STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251

POSTED

PAGE 1 OF 2
Control No. 1414-0008
No. of Stories 2 Units 17
Lic. Capacity 20 No. of Res. 20
Class **RHCF**
DATE: 1/3/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Crystal Brook Residence.	2910 Rt 23S. Newfoundland, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☑	ADDENDUM	☐
PHYSICAL	☐	CYCLICAL	☑

-PLEASE READ CAREFULLY-

This evaluation performed by the Bureau of Rooming and Boarding House Standards is being conducted pursuant to the Health Care Facilities Planning Act (N.J.S.A. 26:2H-1.1 et seq.).

You are ORDERED to correct the conditions described in the attached notice of violations by the compliance date indicated for each violation. Failure to comply with these orders will result in penalties and/or a court action in accordance with section 14 of the Act. Please review the violations with the Bureau representative.

You may contest these orders at an administrative hearing. The request for a hearing must be made within 15 days after receipt of these orders. Each issue intended to be raised at the hearing must be set forth in detail in the letter. Any issue not so raised shall be deemed waived. The hearing shall be held pursuant to The Administrative Procedure Act, (C.52:14B-1 et seq.). Refer to the property address and date of compliance (if applicable) and address the hearing request to:

Division of Codes and Standards, Hearing Coordinator, P.O. Box 804, Trenton, New Jersey 08625 with a copy to the **Chief, Bureau of Rooming and Boarding House Standards**, at the same address. A corporation may be represented only by a licensed attorney.

You will be notified of the time and place of the hearing.

If you find an extension of time necessary to abate any violation, a letter must be submitted two (2) weeks prior to the date of compliance which states in detail: (1) The violations abated to date; (2) The reason why each unabated violation cannot be corrected prior to the date of penalty; and (3) The date by which all violations can be abated.

By requesting an extension, one expressly waives the right to a hearing and admits that the Notice and Orders are correct and free from procedural and substantive defects.

Commissioner

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Received By

Printed Name of Person Served

1/3/25
Date Time Served

Bureau Representative

White – Owner's Copy Yellow – File Copy Pink and Goldenrod – Evaluator Copies

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[ ] NJAC 5:27
[X] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

2910 Rte 23 S. Newfoundland, NJ 1414-0008

Administrative Code Reference	1414-0008.	Compliance Date	Reinspection Date	Compliance Date
5:27A-3.1	Fire Cert Exp 2/7/24	3/3/25		
	Facility to make available or Post Current Certificate			
	Owner/Operator License Exp. 2/28/25			
	End of Social Report:			

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STATE OF NEW JERSEY
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DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
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PAGE 1 OF 7
Control No. 1414-0009
No. of Stories 2 Units 15
Lic. Capacity 20 No. of Res. 19
Class RHCF
DATE: 3/4/25

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Crystal Brook Residence LLC	2910 Route 23 South
	Newfoundland NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL	☐	ADDENDUM	☐
PHYSICAL	☒	CYCLICAL	☒

-PLEASE READ CAREFULLY-

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Commissioner

Received By ALMA CRUZ

Printed Name of Person Served

Date Time Served

By *Bernard A. Raywood, Chief*
Bureau of Rooming and Boarding House Standards

Bureau Representative

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1414-0008

2910 Route 23 San

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner License 2/28/25			
	Operator License 2/28/25			
	Fire Certificate 2/7/24			
	Social Evaluator is handling			
	and cited for Fire Certificate			
	1st Floor			
	Room 1			
15.3(a)4	Shall repair wall under	5/5/25		
	Right window			
15.3(a)4	Shall clean and paint all	5/5/25		
	walls in Bathroom			
7.3(a)5i	Shall provide and install a	5/5/25		
	mattress cover for bed 3			
	Room 2			
15.3(a)4	Shall repair floor tiles	5/5/25		
	by Entrance to Bathroom			
	Room 3			
15.3(a)4	Shall install electrical outlet	5/5/25		
	Cover on left wall			

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1414-0008

2910 Route 23 South

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 4			
15.3(a)1	Shall clean and maintain	5/5/25		
	floor in bathroom			
15.3(a)4	Shall repair closet Door	5/5/25		
	Room 7			
	No Violations			
	2nd floor			
	Room 9			
	No Violations			
	Room 12			
15.3(a)4	Shall repair ceiling Right	5/5/25		
	of left window			
15.3(a)4	Shall install electrical outlet	5/5/25		
	cover Right of left window			
15.3(a)4	Shall install electrical outlet	5/5/25		
	cover Right of Entrance Door			
3(a)1	Shall secure smoke Detector	5/5/25		
	to Ceiling			

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1414-0008

2610 Route 23 South

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 13			
	No Violations			
	Room 16			
	No Violations			
	Room 18			
15.3(b)	Shall install window coverings	5/5/25		
	to all windows			
15.3(a)1	Shall clean and maintain	5/5/25		
	base board			
7.3(a)5	Shall provide chair			
15.3(a)1	Shall clean and maintain ceiling	5/5/25		
	Room 19			
	No Violations			
	Room 20			
	No Violations			
	Room 21			
	No Violations			

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1414-0008

2610 Route 23 South

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 22			
15.3(a)4	Shall clean and paint all	5/5/23		
	walls in Room			
15.3(a)4	Shall clean and paint ceiling	5/5/25		
	above windows			
	Room 25			
	No Violations			
	Bathrooms			
	2nd Floor by Room 22			
7.3(a)8	Shall install a window covering	5/5/25		
	2nd floor by Room 12			
15.3(a)4	Shall clean and paint wall	5/5/25		
	across from shower			
7.3(a)8	Shall install a window covering	5/5/25		
	1st floor by Room 6			
15.3(a)1	Shall clean and maintain	5/5/25		
	ceiling Vent			

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1414-0008

2610 Route 23 So

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Area			
7.3(a)8	Shall install window covering for Window 2nd Floor by Exit Door	5/5/25		
	Dining Room			
15.3(a) 4	Shall replace all damaged floor tiles	5/5/25		
15.3(a) 4	Shall repair base board Radiator	5/5/25		
	Kitchen			
15.3(a) 4	Shall repair ceiling above pantry door Entrance	5/5/25		
15.3(a) 4	Shall repair wall above pantry door. Entrance	5/5/25		

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JAC 1414-0008 2610 Route 23 South
27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Exterior			
15.7(a)	Shall secure Right side	5/5/25		
	Entrance Banister			
15.7(a)	Shall repair window frame	5/5/25		
	to Admin Office			

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