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

BRBHS-1
8/02

PAGE 1 of 2
Control No. 1507-0101
License No.
Type of Construction
No. of Stories 1 Units 21
Lic. Capacity 40 No. of Res. 18
Class C
DATE: 4/14/2025

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Affinity Living Operations LLC	16 Whitesville Rd Toms River NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☑ PHYSICAL ☐ ADDENDUM ☐ CYCLICAL ☑

— PLEASE READ CAREFULLY —

This evaluation performed by the Bureau of Rooming and Boarding House Standards is being conducted pursuant to the Rooming and Boarding House Act of 1979. (N.J.S.A. 55:13B-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 10 and 11 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 Raywood
Bureau of Rooming and Boarding House Standards

Received By Steven Reis PHYSICAL Plant
Printed Name of Person Served

Albert Orsborne
Bureau Representative Evaluator #

Date 4/14/2025 Time Served

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

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	1507-C-0101	Compliance Date	Reinspection Date	Compliance Date
N.J.S.A	License to Own exp 01/31/2026			
	License to operate exp 01/31/2026			
	Fire certificate exp 2/17/2026			
5:27.8.1(a-3)	Facility is to create a	5/15/2025		
	binder for every resident			
	medical cert. A copy Affinity			
	One admission booklet, which			
	includes House Rules + Residents			
	Right.			
	End of social Report			
	Albert Orban			

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STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 984-1704

PAGE 1 OF 4
Control No. 1507-C-0101
No. of Stories 1 Units 21 Bedrooms
Lic. Capacity 40 No. of Res. 25
Class C
DATE: 1/30/25

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address
Affinity Living Operations, LLC	16 Whitesville Rd
	Toms River, 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

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

Printed Name of Person Served Stella Ruiz

William Murray III

Date 1/30/25 Time Served

Bureau Representative

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

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16 Whitesville Rd. Toms River, NJ 1507-C-0101

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 12/31/25			
	Owner lic. exp 1/31/25			
	Operator lic. exp 1/31/25			
	Ground Floor			
	Room # 21			
	- No violations			
	Room # 20			
	- No violations			
	Room # 19			
	- Vacant			
	Room # 18			
	- No violations			
	Room # 17			
	- No violations			
	Room # 16			
	- No violations			
	Room # 15			
	- No violations			
	Room # 14			
	- No violations			
	Room # 13			
	- No violations			
	Room # 12			
	- No violations			

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16 Whitesville Rd. Toms River, NJ 1507-C-0101

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Ground Floor cont			
	Room #11			
	-No violations			
	Room #10			
	-No violations			
	Room #9			
	-Vacant			
	Room #8			
	-No violations			
	Room #7			
	-No violations			
	Room #6			
	-No violations			
	Room #5			
	-No violations			
	Room #4			
	-No violations			
	Room #3			
	-No violations			
	Room #2			
	-No violations			
	Room #1			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom (Hall)			
	-No violations			

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16 Whitesville Rd, Toms River, NJ 1507-C-0101

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Ground Floor cont			
	Kitchen			
	-No violations			
	Dining room			
	-No violations			
	Living room			
	-No violations			
	Laundry room			
	-No violations			
	Exterior			
	-No violations			

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