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. 1525-C-0001
No. of Stories 3 Units 15 Bedrms
Lic. Capacity 20 No. of Res. 18
Class C
DATE: 3/18/25

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County	Property Address
Name of business will be noted on information page	111 Forman Ave
	Pt. Pleasant Beach, 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 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 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

Saloya Scott
Received By

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

Saloya Scott
Printed Name of Person Served

03/18/2025
Date Time Served

William Murray
Bureau Representative

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

CamScanner

111 Forman Ave. Point Pleasant Beach, NJ 1525-C-0001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 3/18/25			
	Owner lic. exp : 5/31/25			
	Operator lic. exp. 7/31/25			
	3rd Floor			
	Room #15			
	-No violations			
	Room #14			
	-No violations			
	Room #13			
	-No violations			
	Room #12			
	-No violations			
	Room #11			
	-No violations			
	Room #10			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	2nd Floor			
	Room #9			
	-No violations			

CamScanner

111 Forman Ave Pt. Pleasant Beach, NJ 1575-C-0001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	2nd Floor cont.			
	Room #2			
	-No violations			
	Room #1			
	-No violations			
	Room #6			
	-No violations			
	Room #5			
	-No violations			
	Common hallway			
	-No violations			
	Common bathroom			
	-No violations			
	1st Floor			
	Room #5 - Occupied by staff			
	Room #4			
	-No violations			
	Room #3			
	-No violations			
	Room #2			
	-No violations			
	Room #1			
	-No violations			
	Common entrance			
	-No violations			

CamScanner

111 Forman Ave, Pt. Pleasant Beach, NJ 1525-C-0001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont.			
	Common bathroom #2 (Next to kitchen)			
	- No violations			
	Common bathroom #2 (Near #4)			
	- No violations			
	Kitchen			
	- No violations			
	Dining room			
	- No violations			
	Living room			
	- No violations			
	Basement			
	- No violations			
	Exterior			
	- No violations			

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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) 633-6251

BRBHS-1
7/15

(Monthly Probation)

PAGE 1 of 2
Control No. 1525-0001
License No.
Type of Construction Frame
No. of Stories 3 Units 15 Rooms
Lic. Capacity 20 No. of Res. 19
Class C
DATE: 8/13/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Joseph Paytas	111 Forman Ave Point Pleasant N.J
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL ☑ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☑

— PLEASE READ CAREFULLY —

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Your 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 court action in accordance with section 10 and 11 of the Act. Please review the violations with the Bureau representative.

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Commissioner

By Bernard Raymond
Bureau of Rooming and Boarding House Standards

Received By Joseph Paytas Operator
Printed Name of Person Served

8/13/24
Date Time Served

Albert Orchon
Bureau Representative Evaluator #

White - Owner's Copy Yellow - Evaluator's Copy Pink - Office Copy

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

(Probation)

Administrative Code Reference	1525-C- Cool	Compliance Date	Reinspection Date	Compliance Date
NJAC 5:27	License to own exp 05/31/2025			
	License & operate exp 07/21/2024			
	Fire certificate exp 3/18/25			
5:27.8.3(h)	The Facility Must update	9/13/2024	9/13/2024	
	Monthly Fire drill log!		Abated	
	Owner or Staff Must conduct			
	at least 1 Fire drill per			
	Month!			
5:27.9.2	Facility Must provide 3 well	9/13/2024	9/13/2024	
a) b) c)	balanced meals!!!		Abated	
	(Peanut butter + Jelly sandwich OR	.		
	on bagel with avocado or butter			
	is NOT a well balance meal.			
5:27-9.2	Diet for each resident Shall have	9/13/2024	9/13/2024	
a) b) c) d	all Food Groups, Good proportions		Abated	
	Equal to age, weight and Physical			
	condition!!!			
	Menus Shall be prepared weekly!			
	Menus will be Specific and			
	any Changes to menus and			
	substitutions shall be recorded.			
5:27.8.1	Facility must update all residents files	9/13/2024	9/13/2024	
(resident	that needs Resident's Rights A signed copy!			
CK, VK, MB)	End of Social Report			

Albert Osborne

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