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 15
Control No. 1613-0005
No. of Stories 3 Units 25
Lic. Capacity 40 No. of Res. 39
Class RHCF
DATE: 7-6-24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Madel Manor LLC	997 Ringwood Ave
	Haskell NJ
Owner's Phone Number	Property Phone Number
Administrator	7-6-24

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

M. Samy
Received By

7/5/2024
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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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owners Lic Pending		Yes	
	Operator Lic Pending		Yes	
	Life Hazard good			
	Fire Inspection 7/30/24			
	House Rules good/posted			
	Residents Rights good/posted			
4.4	Rates & Services Not posted	9/6/24	Yes	
	Menu good/posted			

Abated [illegible] 10/17

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Kitchen			
	Food Pantry			
3A.6	Shall inspect Dates on all 3 day food supply to ensure no spoiling	9/6/24	Yes	
10.3(a)	All medrine shall be removed from floor and Moved to a secure location	9/6/24	Yes	
3A.5(a)	Shall provide Seating for 40 residents currently Seating for 22	9/6/24	Yes	
	Upstairs Common Area			
3A.4(a)	Shall provide Seating for all residents on floor	9/6/24	Yes	
	Common Hall / Stairwell			
5.7(a)	Shall maintain lighting in all Fixtures in halls and Stairwells	9/6/24	Yes	

Abated by 9/17

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

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	Common Hall / Stairwell			
5.7(a)	Shall maintain lighting in all Fixtures in halls and Stairwells	9/6/24	Yes	

Abated 10/7

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613- 0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Floor 3			
	Room 22 3 beds			
5.7(a)	Outlet Needs cover Shall replace Cover and install by middle bed	9/6/24	Yes	
5.7(a)	Shall Secure Wall paper in Bathroom	9/6/24	Yes	
3A.7(a)	Shall replace and secure outlet Cover by bathroom Sink	9/6/24	Yes	
5.7(a)	Shall scrape, clean and repair ceiling	9/6/24	Yes	
3.7(a)	Shall replace Hatch to Attic	9/6/24	Yes	
	Room 23 2 Beds			
7.3(a) iii	Shall provide Night Stand	9/6/24	Yes	
7.3(a) 4	Shall provide lamps	9/6/24	Yes	
3A.2(b)	Shall clean and remove excesses Storage on floor	9/6/24	Yes	

Abated

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 24 1 bed			
	No violations			
	Room 25 1 bed			
5.7(a)	Shall Scrape and remove	9/6/24	Yes	
	Peeling paint and Repaint			
	Room 3B 1 bed			
7.3(a) 8	Shall repair or replace blinds	9/6/24	Yes	
15.7(a)	Shall repair Broken tiles	9/6/24	Yes	
	Room 26 1 bed			
3A.3(b)2	Shall fix Drip in bathroom sink	9/6/24	Yes	
15.7(a)	Shall remove extension cord	9/6/24	Yes	
	Above bed			
15.7(a)	Shall cap off outlet	9/6/24	Yes	
	Bathroom			
	Bathroom 1 Next to Room			
	No violation			

Abated 9/6/24

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bathroom 2			
	Next to Room 22			
15.7(a)	Shall replace light	9/6/24	Yes	
13B-4	Shall provide access	9/6/24	Yes	
	to Appartment upon			
	Reinspection			
	Floor 2			
	Room 21 2 bed 2			
15.7(a)	Shall repair Damaged floor tiles	9/6/24	Yes	
3A.7(a)	Shall provide lamps	9/6/24	Yes	
7.3(a)iii	Shall provide nightstand	9/6/24	Yes	
	Room 20 1 bed			
15.7(a)	Shall replace and install outlet	9/6/24	Yes	
	cover by foot of Bed			
15.7(a)	Shall fix and repair Damaged	9/6/24	Yes	
	tiles			
3A.7(a)	Shall provide lamp	9/6/24	Yes	
7.3(a)3	Shall provide chair	9/6/24	yes	
15.7(a)	Shall fix and repar Damaged	9/6/24	Yes	
	Door			

Abated 10/17 2pm

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 20 1 bed (con't)			
15.7(a)	Shall scrape, spackle and repaint Peeling paint on ceiling	9/6/24	Yes	
15.7(a)	Shall repair bath hole in wall by mirror	9/6/24	Yes	
	Room 19 1 bed			
7.3(a) 3	Shall provide chair	9/6/24	Yes	
	Room 18 2 beds			
7.3(a) 3	Shall provide chair	9/6/24	Yes	
15.7(a)	Shall fix and replace tiles	9/6/24	Yes	
	Room 17 1 bed			
7.3(a) 8	Shall provid screen for Window	9/6/24	Yes SR	
15.7(a)	Shall fix and repair wall behind Door	9/6/24	Yes	
15.7(a)	Shall tighten and secure DOOR Knob	9/6/24	Yes 10/17	
	Bathroom across from Room 17			Abated
15.7(a)	Shall Scrape, remove and paint Chipped paint behind SINK	9/6/24	Yes	
15.7(a)	Shall remove evidence of Black moisture in toilet	9/6/24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bathroom 2 across from Rm 16			
15.7(a)	Shall fix ceiling above sink	9/6/24	Yes	
3A.3(b)3	Shall repair loose shower head that shakes when running	9/6/24	Yes	
15.7(a)	Shall repair sloping floor by shower	9/6/24	Yes	
15.7(a)	Shall replace and repair base board trim loose by toilet and heatervent	9/6/24	Yes Abated 9/17/24	
	Room 16 1 bed			
	No Violations			
	Room 15 3 beds			
15.7(a)	Shall repair hole in Closet Door	9/6/24	Yes	
7.3(a)	Shall provide chair	9/6/24	Yes	
15.7(a)	Shall scrape, repair and repaint ceiling	9/6/24	Yes	
7.3(a)iii	Shall provide night stand		Yes	
7.3(c)5	Shall repair Dresser Drawer	9/6/24	Yes	
	Room 14			
3A.11(a)	Shall repair vent that is Bowed by baseboard	9/6/24	Yes	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bathroom 3 across from Room 14			
3A.7(a)	Shall repair Drip in Sink	9/6/24	Yes	
	Bathroom 4 across From Room 13			
3A.3(b)3	Shall fix loose Shower Faucet	9/6/24	Yes	
15.7(a)	Shall repair and replace light fixture Cover	9/6/24	Yes	
15.7(a)	Shall repar leak around base of toilet	9/6/24	Yes	
	Staff room off common Area			
15.7(a)	Shall replace and repair Door Knob and Frame	9/6/24	Yes 12/17	
	Common Area			
15.7(a)	Shall feplace and Repair Damaged floor tiles		Yes 12/17	
15.7(a)	Shall Scrape, repair and paint chipped paint on ceiling and wall	9/6/24	Yes Abated	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Bathroom 3 across from Room 14			
3A.7(a)	Shall repair Drip in Sink	9/6/24	Yes	
	Bathroom 4 across From Room 13			
3A.3 (b)3	Shall fix loose Shower Faucet	9/6/24	Yes	
15.7(a)	Shall repair and replace light fixture Cover	9/6/24	Yes	
15.7(a)	Shall repar leak around base of toilet	9/6/24	Yes	
	Staff room off common Area			
15.7(a)	Shall replace and repair Door Knob and Frame	9/6/24	Yes 12/17	
	Common Area			
15.7(a)	Shall feplace and Repair Damaged floor tiles		Yes 12/17	
15.7(a)	Shall Scrape, repair and paint chipped paint on ceiling and wall	9/6/24	Yes Abated 12/17	

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 13 1 bed			
5.7(a)	Shall replace Ceiling light Bulb	9/6/24	Yes	
3A.2(e)	Shall store personal items off floor to create a safe egress from room	9/6/24	Yes	
7.3(a) 3	Shall provide chair	9/6/24	Yes	
	Room 12 1 bed			
15.7(a)	shall scrape, and repaint wall with chips	9/6/24	Yes	
3A.7(c)	shall provid and install Globe light cover for ceiling light	9/6/24	yes	
	Room 11 2 beds			
3A.7(a)	shall provide lamps	9/6/24	Yes	
	Bathroom outside Room 10 (Storage)			
3A.3(b) i	Shall remove storage and create usadle bathroom	9/6/24	Yes	
	Room 9 2 beds			
7.3(a) 8	Shall Install Screen on Window	9/6/24	Yes	
7.3(a) 3	Shall remove folding chair and Provide non-folding chair	9/6/24	Yes	

Abated 10/17

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	First Floor			
	Office			
	No Violations			
	Bathroom Next to office			
15.7 (a)	Shall replace vent cover	9/6/24	Yes	
15.7 (a)	Shall replace water Damage	9/6/24	Yes	
	to wall behind Shower			
15.7 (a)	Shall fix and replace and	9/6/24	Yes	
	fix damaged tiles			
15.7 (a)	Shall fix and repair	9/6/24	Yes	
	base board Trim			
	Bathroom across from Rm2			
15.7 (a)	Shall fix and replace	9/6/24	Yes	
	base board Trim			
15.1 (a)	Shall Clean Vent	9/6/24	Yes	
	Room 1 bed 1			
15.7 (a)	Shall fix and repair	9/6/24	Yes	
	tile under bed			

Abated 10/17

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1613-0005 997 Ringwood Ave

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NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 8 3 beds			
3A.7(a)	Shall provide lamps	9/6/24	Yes	
7.3(a)iii	Shall provide night stand	9/6/24	Yes	
	Shall provide and install	9/6/24	Yes	
3A.7(a)	Globe Cover for ceiling light	9/6/24	Yes	
7.3(e)5	Shall repair Dresser Drawer	9/6/24	Yes	
15.7(a)	Shall Spackle and repaint hole in wall		Yes	
	Room 2 1 bed			
15.7(a)	Shall fix and replace Broken tile	9/6/24	Yes	
3A.7(e)	Shall provide and Install Globe Cover for Ceiling lights	9/6/24	Yes	
	~~Bath~~ room 3 across from RM4			
15.7(a)	Shall replace and fix vent cover	9/6/24	Yes	
	Room 4 2 beds			
7.3(e)	Shall provide chairs	9/6/24	Yes	
15.7(a)	Shall repair, spackle and Repaint hole in wall by bed above window	9/6/24	Yes	

10/17 Abated

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Room 5 1 Bed			
	No Violations			
	Room 6 1 Bed			
15.7 (a)	Shall fix sticking Door	9/6/24	Yes	
15.7 (a)	Shall fix and repair cracked and Damaged tiles	9/6/24	Yes	
	Room 7 2 Beds			
15.7 (a)	Shall fix and repair Damaged tiles	9/6/24	Yes	
15.1 (a)	Shall repair wall on Window side behind bed to ceiling	9/6/24	Yes	
	Basement			
	No Violation			

Abated 10/17

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Outside Backyard			
	Looking at back of house			
	Left to right			
	Left side			
15.7(a)	Shall repair or replace Cement	9/6/24	Yes	
	Stairs broken and Damage to			
	foundation of stairs to be			
	removed			
15.7(a)	Shall remove all rust	9/6/24	Yes	
	from Railings			
	Middle Rear			
15.7(a)	Shall repair of replace Cement	9/6/24	Yes	
	Stairs Broken and Damage to			
	foundation of stairs to be removed			
15.7(a)	Shall remove all rust from			
	Railing			
	Left Rear			
15.7(a)	Shall fix or Replace Bilco	9/6/24	Yes	
	Doors that curently have			
	a large hole			
15.7(a)	Shall remove All rust	9/6/24	Yes	
	from Railings			

Abated 10/17 DJ

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

1613-0005 997 Ringwood Ave

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
15.7a	Several floors ceilings Show evidence of water leakage owner shall make repairs in a workman Like manner	9/6/24	Yes	
15.7a	Owner Shall repave uneven driveway, repair all Damaged concrete on Exterior of Building	9/6/24	Yes	
15.7a	Owner Shall Complete all repairs in a workman Like manner	9/6/24	Yes	

Abated 10/17 [illegible]

End of Report

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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

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PAGE 1 OF 2
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BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
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Owner's Phone Number	Property Phone Number
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Mohamed Samy Farid
Received By

Printed Name of Person Served

5/7/24.
Date Time Served

Commissioner

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

Bureau Representative

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

997 Ringwood Ave, Haskell, NJ 07420-0005

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire Cert. Exp. 7/30/24.			
	Owner/Operator Lic. Exp. 10/31/24.			
5:27A-10.2(a)	The Facility shall designate a consultant pharmacist who shall be responsible for the direction, provision and quality of pharmaceutical services pharmacist provides. Agreement shall be updated with the new pharmacist information.	7/8/24	Yes	
	End of Social Evaluation.			

Signed 7/10/24

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