

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

POSTED

PAGE 1 OF 2
Control No. 1615-0007
No. of Stories 2 Units 19
Lic. Capacity 20 No. of Res. 8
Class A
DATE: 10/2/24

BRBHS-1
10/22

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Owner's Name, Address, Zip, County <u>200 MORGAN STREET LLC</u>
Owner's Phone Number
Administrator

Property Address <u>124 UNION VALLEY ROAD</u> <u>NEW BRUNSWICK</u>
Property Phone Number

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

R. Zupell
Received By
RICHARD ZAMPULLA
Printed Name of Person Served
9/4/24
Date

Time Served

By Bernard A. Raywood, Chief
Bureau of Rooming and Boarding House Standards
NEIL BOGHEAN
Bureau Representative

White – Owner's Copy

Yellow – File Copy

Pink and Goldenrod – Evaluator Copies

NJAC 5:27
NJAC 5:27A

124 UNION VALLEY RD NEW FOUNDLAND
EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	FIRE CERTIFICATE EXP 10/31/24		11/13/24	
	OWNER LICENSE EXP 5/31/25			
	OPERATOR LICENSE EXP 2/28/25			
	<u>FIRST FLOOR</u>			
	Room 1			
	Room 2		11/13/24	
	Room 3			
	Room 4A	No		
	Room 4B	VIOLATION		
	Room 4C			
	Room 4D			
	Room A			
5:27 14(a)	- PROVIDE CARBON MONOXIDE ALARM (2nd Floor)	11/2/24	YES	
	<u>SECOND FLOOR</u>			
	Room 5			
	Room 6			
	Room 7			
	Room 8			
	Room 9			
	Room 10			
	Room 11	No		
	Room 12	VIOLATION		
	Room 14			
	Room 15			
	Room 16			
	Room 17			

WHITE ~ Owner Copy

YELLOW ~ File Copy

PINK and GOLDENROD ~ Evaluator Copies