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

PAGE 1 OF 4
Control No. 1701-0004
No. of Stories 1 Units 17
Lic. Capacity 20 No. of Res. _____
Class RHCF
DATE: 8/15/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Hope's Ranch Inc	206 Buckra Pittsgrove
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

Rebecca Bove
Received By

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

REBECCA BOVE
Printed Name of Person Served

Bernice Pinto
Bureau Representative

8/15/24
Date Time Served

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DRDUS - 2
3/22

1710-0004

[ ] NJAC 5:27
[x] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

2 Buck Rd

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owners Lic - good			
	Oper Lic - good			
	Fire Cert - 5/31/25 good			
	Rm6 - No violation			
	Rm7 - No violation			
	Bath - No violation			
	Women - No violation			
	Rm8 - No violation			
	Rm10 - No violation			
	Rm9 - No violation			
	Rm12 - No violation			
	Rm11 - No violation			
	Rm14L - No violation			
	Rm14R - No violation			
	Rm5 - No violation			
	Mens Room			
15.3(a)4	- Shall repair leak wetting floor	10-15-24	Yes	
	Rm17 - No violation			
	Rm16 - No violation			

12/31/24

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1701-0004

BRDHS - 2
3/22

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

206 Buck Rd

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Hall - By Rm 15			
15.7(a)	- shall maintain emergency lights	10.15.24	yes	
	Rm 17			
15.3(a)4	- shall secure light switch plate	10.15.24	yes	
	Common Hall - by Rm 5			
15.3(a)4	- shall paint over spackle	10.15.24	yes	
	Rm 5 - No violation			
	Rm 4 - No violation			
	Rm 3 - No violation			
	Rest Rm - No violation			
	Rm 2 - No violation			
	Rm 1 - No violation			
	Kitchen - No violation			
	Dining Rm - No violation			
	Staff bath - No violation			
	Laundry Rm - No violation			

12/31/24

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Side Apt - Vacant			
15-7.9(a)	- shall maintain chirping	10-15-24	Yes	
	Smoke detects - kitchen			
	Criteria - No violation		Yes	
			Yes	
			12/31/24	

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POSTED

PAGE 1 OF 2
Control No. 1710-0004
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DATE: 7-12-2024

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Hopes Ranch LLC	206 Buck Rd Pitts Grove, NJ
Owner's Phone Number	Property Phone Number
Administrator	

TYPE OF EVALUATION

SOCIAL ☒ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☒

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Rebecca Bove
Received By
Rebecca Bove
Printed Name of Person Served
7-12-24 3:35 pm
Date Time Served

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

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Control # 1710-0004

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License To Own & Operate Expires: 2/28/25			
	Fire Certificate Expires: 5/31/2025.			
15.1(b)	RHCF-licensee shall provide housekeeping, laundry, pest control & maintenance services.	9-12-24	10-8-24 SAG Yes	
(note)	RHCF-licensee shall provide pest control bed bug treatment to ALL areas of the facility specifically bedrooms #1, #3, & #6 until the bed bugs are eradicated			
4.8	RHCF licensee shall provide updated Contractual agreements for ALL resident day programs.	9-12-24	9-20-24 Yes SAG	
	END of Report			RB

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