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 3
Control No. 1820-13-0004
License No.
Type of Construction FRAME
No. of Stories 1 Units 10 Bedrooms
Lic. Capacity 12 No. of Res. 9
Class B
DATE: 9/25/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Cooperative Housing Corp	4 Lindbergh Ave, Warren, 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.

Joyce P

Received By

Joyce Pennyfeather

Printed Name of Person Served

9-25-24

Date Time Served

Commissioner

By JAY Raywood (WM)

Bureau of Rooming and Boarding House Standards

William Murray

Bureau Representative Evaluator #

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

4 Lindbergh Ave. Warren, NJ 1820-B-0004

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp 2/26/25			
	Owner lic. exp 9/30/24			
	Operator lic exp. 8/31/25			
	Ground Floor			
	Room #10			
	-No violations			
	Room #9			
	-No violations			
	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			

4 Lindbergh Ave Warren, NJ 1820-B-0004

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Grand Floor cont			
	Common hallway(s)			
	- No violations			
	Common bathroom(s)			
	- NO violations			
	Kitchen			
	- NO violations			
	Dining room			
	- NO violations			
	Living room			
	- No violations			
	Activity room			
	- No violations			
	Lounge area			
	- NO violations			
	Laundry room(s)			
	- No violations			
	Basement			
	- No violations			
	Exterior			
	- No violations			

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DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
BUREAU OF ROOMING AND BOARDING
HOUSE STANDARDS
(609) 633-6251 984-1704

POSTED

BRBHS-1
7/15

PAGE 1 of 3
Control No. 1820-0004
License No.
Type of Construction timber frame
No. of Stories 1 Units 10
Lic. Capacity 12 No. of Res. 10
Class B
DATE: 4/24/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Cooperative Housing Corp	4 Lindberg Ave
	Warren, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

TYPE OF EVALUATION

SOCIAL	☒	ADDENDUM	☐
PHYSICAL	☐	CYCLICAL	☒

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Commissioner

Joyce R
Received By

By Bernard Raywood
Bureau of Rooming and Boarding House Standards

Joyce Pennyfeather
Printed Name of Person Served

4/24/24 12:00pm
Date Time Served

Bureau Representative

Evaluator #

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

1820-0004

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	License to own expires 9/30/24.			
	License to operate expires 8/31/24.			
	Fire Certificate expires 8/26/24.			
4.9	All staff including the operator shall be trained annually in evacuation policies and procedures, resident's rights and facility rules.	5/24/24	Yes 6/11/24	
Note:	Verification of annual training shall be maintained on site.			
8.1(c)2	Boarding home shall ensure each resident's file shall contain an updated lease, signed by the licensee and the resident, clearly stating the services to be provided by the licensee and the charge to the	5/24/24	Yes 6/11/24	

JP

1820-0004

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[ ] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	resident for such services			
Note:	Updated lease is required			
	for resident HF.			
4.7i	Boarding Home shall	5/24/24	Yes	
	repair the leaking sink in the		6/11/24	
	bathroom located near			
	rooms 6-10.			
		End of	Report	
	Report reviewed with:			
	Joyce R			