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

POSTED

PAGE 1 of 3
Control No. 2021-C-0001
License No.
Type of Construction Frame
No. of Stories 2 Units 48 Bedrooms
Lic. Capacity 65 No. of Res. 46
Class C
DATE: 11/12/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Colonial Manor At Panther Valley	627 Route 517
	Allamuchy, NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

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 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.

Commissioner

Received By

By Jay Raywood

Printed Name of Person Served 11/12/24

Bureau of Rooming and Boarding House Standards

Date Time Served

William Murray III

Bureau Representative Evaluator #

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

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1627 Route 517 Allamuchy, NJ 2101-C-0001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Fire cert exp. 3/30/24			
5:27 1.3(c)4	Provide current Fire certificate	12/12/24	Aborted	
	Owner lic. exp 2/28/25			
	Operator lic. exp 2/28/25			
	2nd Floor			
	Suite # 230 - Occupied by operator			
	Rooms # 223 & 212			
	- Vacant			
	Rooms # 201, 202, 203, 204, 205, 206,			
	207, 208, 209, 210, 211, 213,			
	214, 215, 216, 217, 218, 219,			
	220, 221, 222, 224, 226 & 228			
	- No violations			
	Common hallway			
	- No Violations			
	1st Floor			
	Rooms # 101, 102, 103, 104, 105, 106, 107,			
	108, 110, 112, 113, 114, 115, 116,			
	117, 118, 119, 120, 121, 123,			
	124 & 126			
	No violations			
	Common hallway			
	- No violations			
	Common bathroom (Men's)			
	- No violations			

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1627 Route 517 Allamuchy, NJ 2101-C-0001

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st Floor cont			
	Common bathroom (Women's)			
	-No violations			
	Kitchen			
	-No violations			
	Dining room			
	-No violations			
	Ballroom			
	-No violations			
	Library/lounge room			
	-No violations			
	Laundry room			
	-No violations			
	Electrical room			
	-No violations			
	Basement			
	-No violations			
	Exterior			
	-No violations			

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PAGE 1 of 2
Control No. 2101-0001
License No.
Type of Construction Frame
No. of Stories 2 Units 48
Lic. Capacity 65 No. of Res. 44
Class C
DATE: 4/12/2024

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Colonial Manor at Panther Valley	1627 Route 517
	Allamuchy Twp NJ
Owner's Phone Number	Property Phone Number
Operator's Name	

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SOCIAL ☒ ADDENDUM ☐
PHYSICAL ☐ CYCLICAL ☒

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Commissioner
By Bernard Raywal
Bureau of Rooming and Boarding House Standards

Received By
Andrew DeSanzo Manager
Printed Name of Person Served
4/12/24
Date Time Served

Albert Orlando
Bureau Representative Evaluator #

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

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference	2101-C-0001	Compliance Date	Reinspection Date	Compli Dat
N.J.A.C	License to own exp 02/28/2025			
	License to Operate exp 02/28/2025			
	Fire certificate exp 07/12/2024			
5:27.4.9	The Facility shall develop a written evacuation plan which include another physical site. This receiving Facility must be able to accomodate the specific population incase of fire, loss of Heat during winter months or air conditioners during summer months	5/12/2024	5/28/2024 Abated	
	Facility Shall provide address + Phone number of the receiving facility.			
	Facility Shall also continue to finish the DCA Log book. Missing Items: past social + Physical reports + Disclosure of licensee Identity.			
	End Of social Report Albert Orbon			

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