POSTED

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 5
Control No. 2115-0001
License No.
Type of Construction Frame/Siding
No. of Stories 3 Units 5
Lic. Capacity 10 No. of Res. 8
Class F
DATE: 8/16/24

◄ EVALUATION REPORT AND ORDERS OF THE COMMISSIONER ►

Owner's Name, Address, Zip, County	Property Address, Zip, County
Freedom House INC	635 Belvidere Ave
	Lopatcong, 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.

Permission to sign by Freedom House Staff.

Joseph WARD
Received By

Joseph Ward
Printed Name of Person Served

8/16/2024
Date Time Served

Commissioner
By Bernard Haywood/AL.
Bureau of Rooming and Boarding House Standards

8/16/24
Bureau Representative Evaluator #

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

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

2115-0001 635 Belvidere Ave, Lopatcong, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner licence			
1.6(a)1	↳ Shall provide & post.	9/17/24	Yes	
	Operator license			
1.6(a)1	↳ Shall provide & post	9/17/24	Yes	
	Fire Certificate			
1.3(c)4	↳ Shall provide & post	9/17/24	Yes	
	H&E Hazard			
4.9	↳ Shall provide & post			
	Residence Rights.	9/17/24	Yes	
3.2(a)	↳ Shall provide & post			
	House Rules.	9/17/24	Yes	
3.2(a)	↳ Shall Provide & post			
	Rates/Services.	9/17/24	Yes	
3.10(a)	↳ Shall provide & post			
	Exterior - Front.			
4.7(a)	→ Shall repair stone	9/17/24	Yes	
	pathway & cracks at			
	step. (stones missing)			
	Side -			
4.9	→ Shall fill in large	9/17/24	Yes	
	sink hole in grass			
	Rear -			
	No violations.			

12/5/24

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

635 Belvidere Ave, Lopatcong, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	1st F/R.			
	Common Bathroom (Full)			
4.4(c)	→ Shall clean ventalation	9/17/24	Yes	
	fan in ceiling			
	Rm #1 (1 Bed)			
	↳ No violations. → currently			
	Rm #2 (1 Bed)			
	↳ No violations - currently			
	Rm #3 (2 Beds)			
4.7(a)	→ Shall repair hole	9/17/24	Yes. 12/5/24	
	by/over window.			
4.4(c)	→ Shall remove all temp-	9/17/24	Yes	
	orary wiring.			
	2nd F/R.			
	Rm #4 (1 Bed)			
4.9	↳ Shall repair/replace broken	9/17/24	Yes	
	window blinds.			
	Rm #5 (2 beds)			
4.9	↳ Shall repair/replace	9/17/24	Yes	
	damaged window blinds.			
	Room end of hall			
	→ No access.			

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

635 Belvidere Ave, Lopatcong NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
3.4(a)	→ Shall provide access upon reinspection.	9/17/24	Yes	
4.7(a)	→ Shall remove all peeling cracked paint around doorway. Then reprime & paint all stains	9/17/24	Yes	
4.9	→ Shall piece/repair [illegible]	9/17/24	Yes	
	Kitchen.			
4.7(a)	→ Shall repair peeling paint, cracked plaster in pantry/closet. in a workman like matter Then repaint.	9/17/24	Yes 12/5/24	
4.9	→ Shall repair all burners on stove shall be operable. (left rear burner not operable)	9/17/24	Yes	
	Bathroom (2nd flr)			
4.4(c)	→ Shall clean circulation vent in ceiling	9/17/24	Yes	
4.7(a)	→ Shall remove all loose paint from ceiling & walls Spackle to sand repaint in a workman like matter.	9/17/24	Yes	

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

635 Belvidere AVE Lopatcong, NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Basement			
	↳ No current violation.			
	Garage.			
	↳ No current violations.			
	Attic			
	↳ No current violations.			
			12/5/24	
	End of Report.			

Chief Valentine
12-5-24

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Control No. 2415-0001
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Class A
DATE: 8/16/24

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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.

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Edward Vadinski
Received By
Edward Vadinski
Printed Name of Person Served
8-19-24
Date Time Served

Commissioner
By Bernard Raywood Jr.
Bureau of Rooming and Boarding House Standards
Dina Kim
8/16/24
Bureau Representative Evaluator #

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CamScanner

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Commissioner
By Bernard Raywood Jr.
Bureau of Rooming and Boarding House Standards

Received By

Printed Name of Person Served

Date Time Served

Dina Fin.
8/16/24
Bureau Representative Evaluator #

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EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

2115-0001 635 Belvidere Ave, Lopatcong NJ

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner shall apply for	9/17/24	Yes	
1.6(a)1	new operator license			