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

POSTED

PAGE 1 OF 4
Control No. 2119 - 1001
No. of Stories 1 Units 14
Lic. Capacity 28 No. of Res. 28
Class RHCF
DATE: 12/4/24

BRBHS-1
1/18

NOTICE OF LICENSURE VIOLATION AND ORDERS TO CORRECT DEFICIENCIES

Owner's Name, Address, Zip, County	Property Address
Traditions	230 Reeder Rd
	Phillipsburg
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

Received By ALISTAIR CHADWICK

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

Printed Name of Person Served

12/4/24
Date Time Served

Bureau Representative

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

CamScanner

NJAC
5:27A

230 Reeder Rd Phillipsburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Owner/op Lic - 3/31/25			
	Fire Cert. 2/6/25			
	- First floor			
	Office			
	- No violations			
	Living Room			
12.3(1)	- Shall check fire	2/5/25	Yes	
	extinguisher monthly and			
	update			
	Room 1			
	- No violations			
	Room 2			
	- No violations			
	Room 3			
15.1(a)	- Shall provide a	2/5/25	Yes	
	trash can with a lid			
	Room 4			
15.7(a)	- Shall paint bathroom	2/5/25	Yes	
	ceiling			
	Room 5			
15.7(a)	- Shall paint bathroom	2/5/25	Yes	
	Room 6			
	- No violations			
	Room 7			
15.7(a)	- Shall repair ceiling	2/5/25	Yes	
	and paint			

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230 Reeder Rd Phillipsburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Shower Room 1			
	- No violations			
	Shower Room 3			
	- No violations			
	Room 8			
	- No violations			
	Room 9			
	- No violations			
	Room 10			
	- No violations			
	Room 11			
15.3(a)4	- Shall replace	2/5/25	2/4/25	
	faucet in bathroom			
	Room 12			
	- No violations			
	Room 14			
	- No violations			
	Room 16			
	- No violations			
	Kitchen			
15.3(a)4	- Shall check fire			
	extinguishers monthly			
	and notate			
	Dining Room			
	- No violations			

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NJAC
5:27A

230 Route 57 Phillipsburg

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
	Common Hallway			
15.3(a)4	- Shall check fire	2/5/24	Yes	
	extinguishers monthly			
	and notate			
	- Basement -			
	- No Violations			
	- Exterior -			
	- No Violations			
			2/13/24	
	End of Report			

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Commissioner

Received By

Alistair Cadias
Printed Name of Person Served

9/30/24
Date Time Served

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

Bureau Representative

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BRBHS – 2
3/22

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[✓] NJAC 5:27A

EVALUATION REPORT AND ORDERS OF THE COMMISSIONER

230 Reeder Dr, Phillipsburg, NJ 2119-1001

Administrative Code Reference		Compliance Date	Reinspection Date	Compliance Date
5:27A-	Fire Cert. Exp. 6/14/24	12/2/24.		
	Facility to make available			
	or post current Certificate			
5:27A-	License to own & Operate			
	Exp. 3/31/25			
5:27A-9.1(e).	Nurse's notes shall	12/2/24.		
	Present New & Revelant			
	Information Pertaining			
	to each individual			
	resident.			
	End of Social Evaluation			

Vendy Blad 11/27/24

WHITE ~ Owner Copy

YELLOW ~ File Copy

PINK and GOLDENROD ~Evaluator C...

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