

**PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS  
AGENDA  
DECEMBER 15, 2022**

**1) Appeal of 298-300 Main Street, Inc., 300 Main Street, Paterson**

**Violations:**

- 1. N.J.A.C. 5:70-3, 901.4 Failure to replace rusted/leaking pipe (main supply line from street)**
- 2. N.J.A.C. 5:70-3, [A] 103.4 Dangerous conditions (6th floor)**
- 3. N.J.A.C. 5:70-3, 901.8 Failure to secure fire protection systems from tampering (basement)**
- 4. N.J.A.C. 5:70-3, 603.6.5 Vent connectors improperly installed (basement)**
- 5. N.J.A.C. 5:70-3, 703.1 Failure to repair holes in walls (upper floors)**
- 6. N.J.A.C. 5:70-3, 315.3.3 Storage prohibited in sprinkler valve/future fire pump room (basement)**
- 7. N.J.A.C. 5:70-2.12(b)4i(2) Failure to obey a lawful order**
- 8. N.J.A.C. 5:70-3, 907.8.1 Failure to provide fire prevention with daily test report**
- 9. N.J.A.C. 5:70-3, 901.6.1 Failure to provide 5-year test report**
- 10. N.J.A.C. 5:70-3, 604.4 Failure to repair inoperable emergency lights (2<sup>nd</sup> and 3<sup>rd</sup> floors)**
- 11. N.J.A.C. 5:70-3, 703.1 Failure to repair holes in walls (stairwells)**
- 12. N.J.A.C. 5:70-3, [BE] 1010.1.9.11 Failure to repair missing door handle (4<sup>th</sup> floor)**
- 13. N.J.A.C. 5:70-3, 1010.6 Failure to repair panic bars (basement and 2<sup>nd</sup> floor)**
- 14. N.J.A.C. 5:70-3, 901.4 Failure to obtain permit (sprinkler system)**
- 15. N.J.A.C. 5:70-3, 315.3.3 Storage prohibited in electrical room (basement)**
- 16. N.J.A.C. 5:70-3, 907.8.1 Failure to label and lock system (breaker panel)**
- 17. N.J.A.C. 5:70-4.19(d) Failure to install carbon monoxide detectors**
- 18. N.J.A.C. 5:70-3, 703.2.2 Failure to repair door closures (basement and 2<sup>nd</sup> floor)**
- 19. N.J.A.C. 5:70-3, 804.2.4 Failure to obtain fire rating for carpeting**
- 20. N.J.A.C. 5:70-3, 605.1 Failure to install proper electrical panel covers (basement and 5<sup>th</sup> floor)**

Appellant is represented by Richard P. Blender, Esq.

**2) Appeal of LSW Realty Inc., 120 Mt. Prospect Ave, Clifton, NJ**

**Violations:** N.J.A.C. 5:23-2.14(a) Failure to obtain permit  
N.J.A.C. 5:23-2.18 Failure to request required inspections  
N.J.A.C. 5:23-2.23A No certificate of occupancy for conversion of 2<sup>nd</sup> floor office into residential apartment

Appellant is represented by George J. Abdy, Esq.

**3) Appeal of Environmental Construction Co., 177 Peter's Mine Road, Ringwood, NJ**

**Violations:** N.J.A.C. 5:23-2.15 Failure to obtain a construction permit for foundation for modular dwelling  
N.J.A.C. 5:23-2.18(b) Failure to request required inspections for footing before placing walls  
N.J.A.C. 5:23-2.14(a) Failure to obtain a construction permit for new modular dwelling

Appellant is pro se

**4) Appeal of Housing Authority of the City of Passaic; 59, 61, & 63 Ascension Street, Passaic**

**Violations:** N.J.A.C. 5:70-3, 901.6.3 Failure to install carbon monoxide alarm  
N.J.A.C. 5:70-3, 703.2 Failure to keep laundry room door closed

Appellant is pro se

**5) Approval of May 19, 2022, July 21, 2022, and October 20, 2022 meeting minutes**

**6) 2023 proposed meeting dates**