

PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS
AGENDA
JANUARY 19, 2023

1) Appeal of Firas Jaber, 1551 Main Ave, Clifton, NJ

Appellant is pro se

Violations: N.J.A.C. 5:23-2.32 Unsafe structure

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

Appellant is represented by George J. Abdy, Esq.

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 2nd floor office into residential apartment

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

Appellant is represented by Richard P. Blender, Esq.

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 (2nd and 3rd 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 (4th floor)
13. N.J.A.C. 5:70-3, 1010.6 Failure to repair panic bars (basement and 2nd 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 2nd 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 5th floor)

4) Approval of December 15, 2022 meeting minutes