

**PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS**  
**AGENDA**  
**APRIL 20, 2023**

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

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 (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)

**2) Appeal of BKS Realty, LLC, 295 Broadway, Paterson, NJ**

Appellant is represented by Nestor F. Guzman, Jr., Esq.

- Violations:
- N.J.A.C. 5:70-2.16 Imminent hazard (locking or blocking means of egress)
  - N.J.A.C. 5:70-2.16 Imminent hazard (inadequacy of required fire protection system)
  - N.J.A.C. 5:70-2.17 Evacuation of unsafe premises

**3) Appeal of Mohammad Jubran, 435 Lakeview Avenue, Clifton, NJ**

Appellant is represented by Gary E. Cohen, Esq.

Violations: N.J.A.C. 5:23-2.14(a) No permit  
N.J.A.C. 5:23-2/18(c) No inspections

**4) Appeal of 334 Buffalo Ave Paterson LLC, 38 N Main Street, Paterson, NJ**

Appellant is represented by Peter Pena, Esq.

Violations: N.J.A.C. 5:23-2.14(a) Failure to obtain a construction permit  
N.J.A.C. 5:23.2.31(d) Failure to obtain a certificate of occupancy  
N.J.A.C. 5:23-2.34 Failure to protect adjoining properties and public rights of way

**5) Approval of December 15, 2022 meeting minutes**