

**PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS
AGENDA
MAY 18, 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 (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)

**Re-Inspection report completed on May 15, 2023 attached

2) Appeal of BKS Realty, LLC, 295 Broadway, Paterson, NJ - WITHDRAWN

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 Jose M. Soler-Sosa, 706-708 14th Avenue, Paterson, NJ- ADJOURNED

Appellant is represented by Wayne A. Keller, Esq.

Violation: N.J.A.C. 5:23-2.32 Unsafe Structures (front porch)

4) Appeal of Essex Street Realty, LLC, 42-48 Essex Street, Paterson, NJ -ADJOURNED

Appellant is represented by Charles E. Tempio, Esq.

Violations: N.J.A.C. 5:70-2.17.(a) Evacuation of Unsafe premises
N.J.A.C. 5:70-2.16.(b).1. Unsafe structural conditions due to fire
N.J.A.C.5:70-2.1 3.(a) Cost of suppression for fire dated 3/24/2023

5) Appeal of Qayyum Warda, 150-152 Wayne Avenue, Paterson, NJ

Appellant is represented by Michael J. Lipari, Esq.

Violation: N.J.A.C. 5:23-2.31(d) Prior approvals from Paterson Zoning has been rescinded and therefore all construction must cease until prior approvals are obtained

6) Approval of April 20, 2023 meeting minutes