

**PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS  
MINUTES  
JUNE 15, 2023**

Secretary Abarca opened the meeting at 4:07 PM and read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to call the roll.

**MEMBERS PRESENT**

1. John Bleeker, Vice Chair
2. Robert Lynch, Commissioner
3. James Booth, Commissioner
4. Dennis Kolano, Commissioner
5. Kevin Bloom, Counsel
6. Payton Rogers, Counsel
7. Saryeliz Abarca, Secretary
8. Carolyn Steele, Secretary

**MEMBERS ABSENT**

1. Phillip Cheff, Chair

**APPEALS TO THE BOARD**

**Jose M. Soler-Sosa, 706-708 14<sup>th</sup> Avenue, Paterson, NJ**

This matter was adjourned to August 17, 2023, prior to the start of the meeting.

**Essex Street Realty, LLC, 42-48 Essex Street, Paterson, NJ**

This matter was withdrawn by the Appellant prior to the start of the meeting.

**Eugenio S. Notaro, 18 Stanley Rd., Little Falls, NJ**

This matter was withdrawn by the Appellant prior to the start of the meeting.

**Miguel Cabrera, 72 Arthur St., Clifton, NJ**

This matter was withdrawn by the Appellant prior to the start of the meeting.

**Environmental Construction Co., 461 Westbrook Rd., Ringwood, NJ**

This matter was adjourned to August 17, 2023 prior to the start of the meeting.

**JB CONSTRUCTION SERVICES, LLC, 561 Van Houten St., Clifton, NJ**

**PRESENT:** Tony Winzer, Appellant  
Ernest Tedesco, City of Clifton. Construction Official  
Brian Claurro, City of Clifton, Assistant Construction Official

**VIOLATION:** N.J.A.C.5:23-2.14(A) No permit for interior renovations

Mr. Tedesco stated that JB Construction was working for someone else, and he was granted a variance change of use from a restaurant to a 5 or 6-family home. Mr. Winzer received a violation for starting construction without a permit. He currently has zoning approval but not sure if he had it at the time of the violation.

Mr. Claurro stated that he was called about a dump truck backed up onto the sidewalk. Mr. Claurro decided to check the system to see if JB Construction had any permits.

Mr. Winzer stated that he does not disagree and that it was bad judgment on his part and overstepped bounds. He works mostly in Essex County and is not familiar with the City of Clifton Building Department.

Mr. Tedesco stated that he is willing to negotiate the fee to half if that will make the court happy. I will take \$2,000.00 for the fine. I am going to let my assistant Mr. Claurro step outside and speak with Mr. Winzer to negotiate a deal.

A motion was made by Commissioner Kolano \$2,000.00 fine to settle the matter proper plans were submitted in compliance with the City of Clifton. The motion was seconded by Commissioner Lynch. The motion passed unanimously.

**334 Buffalo Ave. Paterson, LLC, 38 N. Main St., Paterson, NJ**

This matter was adjourned to August 17, 2023, prior to the start of the meeting.

**OFFICIAL BUSINESS**

A motion to adopt the minutes of the May 18, 2023, Construction Board of Appeals meeting was made by Commissioner Lynch and seconded by Commissioner Kolano. The motion passed unanimously, with Vice Chairman Bleeker abstaining.

A motion was made by Commissioner Lynch and seconded by Commissioner Booth to adjourn. The meeting adjourned at 4:35 PM.

The next meeting of the Board will be on August 17, 2023.

/ s / Saryeliz Abarca  
Secretary, Passaic County Construction Board of Appeals