

**PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS
AGENDA
MAY 16, 2024**

1) Appeal of Rosa Sanchez, 121 Washington Place, Passaic City, NJ

Appellant is represented by Jenee K. Ciccarelli, Esq.

Violations: N.J.A.C. 5:23-2.32 Unsafe Structure. Existing two-family home damaged by small fire and water from fire department. Both basement and attic show signs of illegal occupancy. Owner shall submit a report from a structural engineer or architect; construction permit applications for renovation and to remove all illegal partitions. (Attic & Basement)

2) Appeal of Rossanera, LLC, 91 Royal Avenue, Hawthorne, NJ

Appellant is represented by Allan B. Thompson, Esq.

Violations: N.J.A.C. 5:23-2.14 Demo work performed without construction permit and planning board approval. Notice of Unsafe Structure.

3) Appeal of Kinga M. Pokigo, 25 Morsemere Road, Hewitt, NJ

Appellant is pro se

Violations: N.J.A.C. 5:23-2.14(a) Failing to file an application with the Construction Official and obtaining the required permits for building, electric, plumbing and fire.

4) Appeal of Ali Rivera, 126 Fourth Avenue, Hawthorne, NJ

Appellant is represented by Harold P. Cook, Esq.

Violations: N.J.A.C. 5:23-2.31 Stop Construction Order. A permit was issued only for an add-a-level. The first-floor walls and floors have been removed. Part of the foundation appears to be unstable. We will need updated plans from the architect and will need zoning approval. *Zoning approval required to reconstruct as set forth on the plans.

5) Appeal of Danny Shakoj, 59 Tuxedo Avenue, Hawthorne, NJ

Appellant is pro se

Violations: N.J.A.C. 5:23-2.14 Removed underground oil tank without required permits.

6) Appeal of Luis Francisco, 132 Rock Road, Hawthorne, NJ

Appellant is pro se

Violations: Denial of application for a permit: Plans need to say 3-story structure and will need to go through zoning for approval before plan review.

7) Appeal of Jennifer & Matthew Lorper, 47 Grandview Avenue, Hawthorne, NJ

Appellant is pro se

Violations: N.J.A.C 5 :23-2.14 (g) - Retaining wall 4 feet or more measured from the bottom of footing requires a UCC building permit.