

**PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS
AGENDA
OCTOBER 17, 2024**

1) Appeal of Efren Zamora, 679 Center Street, Ridgefield, NJ

Appellant is pro se

Violations: N.J.A.C. 52 :27D-132, N.J.A.C. 5 :23-2.32 The building, or structure, or portion thereof, deemed an unsafe condition is described as follows: Rear retaining wall on the verge of eminent failure. Notice of Unsafe Structure.

2) Appeal of Yousuf Alsaydi, 206 W. 3rd Street, Clifton, NJ

Appellant is pro se

Violations: N.J.A.C. 5 :23-2.14(A) No Permit/N.J.A.C. 5:23-2.18(C) No inspection for rear deck with ramp.

3) Appeal of Strengthen Our Sisters, 76 Old Route 23, New Foundland, NJ

Appellant is represented by Joel M. Bacher, Esq.

Violations: N.J.A.C. 5 :23-2.23(F) Change of Use.

4) Appeal of MLV Realty, LLC, 153 Passaic Street, Passaic City, NJ

Appellant is pro se

Violations:

N.J.A.C. 5 :23-2.31(e) Failure to comply with a notice issued by this agency in violation of N.J.A.C. 5 :23-2.31(e). After two consecutive complaint inspections the new tenant for smoke shop removed the stop work order from front door and insists on maintaining business operations without the issuance of proper CO/CCO.

5) Appeal of Seguidilla Liquors, 227 Park Avenue, Paterson, NJ

Appellant is represented by Peter Peña, Esq.

Violations:

N.J.A.C. 5 :70-3(A)104.8 Dangerous Conditions/Overcrowding or admittance of any person beyond the approved capacity of a building shall not be allowed.

N.J.A.C. 5:70-3, [BE] 1003.5 Means of Egress/Overcrowding (Above approved Occupant Load)

N.J.A.C. 5:70-3, [BE] 1010.1.9 Egress Doors/Egress doors shall be readily openable without locks or special knowledge

6) Appeal of Joya Bar & Liquors, 15 Park Avenue, Paterson, NJ 07501

Appellant is represented by Theresa Richardson, Esq.

Violations:

N.J.A.C. 5:70-3, 906.2 Portable fire extinguishers/Fire extinguisher need to be inspected, maintained and tested in accordance with NFPA 10. Overdue for annual testing.

N.J.A.C. 5:70-3, 703.1 Fire Resistive Rated Assembly/Holes in ceiling, walls, floors or ceiling tiles must be repaired. Repair holes in ceiling.

N.J.A.C. 5:70-3, 605.3 Clearance required around electrical equipment (30 in wide x 36 in deep x 78 in height). Move storage away from and below electric meters.

N.J.A.C. 5:70-3, 907.8.2. Fire alarm annual testing required, and report (NFPA 72) forwarded to Fire Prevention. Provide copy of fire alarm test report.

N.J.A.C. 5:70-3, 604.4 Emergency lighting must be maintained. Repair emergency light.

N.J.A.C. 5:70-4.11.(I).2. Approved self-closing door devices shall be installed. Self closer required.

N.J.A.C. 5 :70-2.16.(b).2. Special Hazards/Imminent Hazard: Locking or blocking of any means of egress.

N.J.A.C. 5:70-3, 315.3.1 Storage must be maintained orderly with 24 inch clearance below ceiling (not sprinklered). Lower liquor and beer storage.

7) Appeal of NBS Realty, LLC, 48-50 3rd Avenue, Paterson, NJ

Appellant is represented by Theresa Richardson, Esq.

Violations:

N.J.A.C. 5 :70-2.16.(b).5. Imminent Hazard: Inadequacy of any required fire protection system.

N.J.A.C. 5:70-2.16.(b).5. Special Hazards/Imminent Hazard: Inadequacy of any required fire protection system. Fire alarm system shall be reset upon activation.

8) Appeal of Rocky's Bar and Liquors, 48 3rd Avenue, Paterson, NJ

Appellant is represented by Peter Peña, Esq.

Violations:

N.J.A.C. 5 :70-3, 907.8.1 Fire Protection Systems/Fire Alarm System must be maintained as installed. Remove plastic over smoke detectors.

N.J.A.C. 5 :70-2.16.(b).2. Special Hazards/Imminent Hazard: Locking or blocking of any means of egress. Rear door may not be padlocked.

N.J.A.C. 5 :70-2.16.(b).5. Special Hazards/Imminent Hazard: Inadequacy of any required fire protection system. Reset tripped fire alarm/system must be reset after activating.