

Passaic City  
330 Passaic Street  
Passaic, NJ 07055

## Properties in Violation of Building Code

Issued between the dates of 12/1/2024 and 6/3/2025.

|                          |                                                                               |                         |                |                                 |                                   |
|--------------------------|-------------------------------------------------------------------------------|-------------------------|----------------|---------------------------------|-----------------------------------|
| <b>Violation Number:</b> | V-24-00082                                                                    | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided   |
| <b>Permit Number:</b>    |                                                                               | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | 105 GREGORY LLC                   |
| <b>Issue Date:</b>       | 12/6/2024                                                                     | <b>Compliance Date:</b> | 12/13/2024     | <b>Block:</b>                   | 2206                              |
| <b>Notice Date:</b>      | 12/6/2024                                                                     | <b>Inspection Date:</b> | 12/4/2024      | <b>Lot:</b>                     | 20                                |
| <b>Infraction:</b>       | Notice and Order of Penalty                                                   |                         |                |                                 |                                   |
| <b>Code:</b>             | CABO Model Energy Code / 1995 (Residential) and ASHRAE 90.1-1999              |                         |                |                                 | <b>City:</b> Passaic City         |
| <b>Statute:</b>          | <del>(Commercial)</del><br>YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VI |                         |                |                                 | <b>Zip Code:</b> <b>State:</b> NJ |

|                          |                                                                               |                         |                |                                 |                                   |
|--------------------------|-------------------------------------------------------------------------------|-------------------------|----------------|---------------------------------|-----------------------------------|
| <b>Violation Number:</b> | V-24-00083                                                                    | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided   |
| <b>Permit Number:</b>    |                                                                               | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | 105 GREGORY LLC                   |
| <b>Issue Date:</b>       | 12/6/2024                                                                     | <b>Compliance Date:</b> | 12/6/2024      | <b>Block:</b>                   | 2206                              |
| <b>Notice Date:</b>      | 12/6/2024                                                                     | <b>Inspection Date:</b> | 12/4/2024      | <b>Lot:</b>                     | 20                                |
| <b>Infraction:</b>       | Stop Construction Order                                                       |                         |                |                                 |                                   |
| <b>Code:</b>             | CABO Model Energy Code / 1995 (Residential) and ASHRAE 90.1-1999              |                         |                |                                 | <b>City:</b> Passaic City         |
| <b>Statute:</b>          | <del>(Commercial)</del><br>YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VI |                         |                |                                 | <b>Zip Code:</b> <b>State:</b> NJ |

|                          |                                                     |                         |                 |                                 |                                   |
|--------------------------|-----------------------------------------------------|-------------------------|-----------------|---------------------------------|-----------------------------------|
| <b>Violation Number:</b> | V-24-00086                                          | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided   |
| <b>Permit Number:</b>    | C-23-01284                                          | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | GARCIA, MIGUEL & NELLY, H/W       |
| <b>Issue Date:</b>       | 12/16/2024                                          | <b>Compliance Date:</b> |                 | <b>Block:</b>                   | 1013                              |
| <b>Notice Date:</b>      | 12/12/2024                                          | <b>Inspection Date:</b> | 12/16/2024      | <b>Lot:</b>                     | 16                                |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                 |                                 |                                   |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                 |                                 | <b>City:</b> Passaic City         |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                 |                                 | <b>Zip Code:</b> <b>State:</b> NJ |

|                          |                                                     |                         |                 |                                 |                                   |
|--------------------------|-----------------------------------------------------|-------------------------|-----------------|---------------------------------|-----------------------------------|
| <b>Violation Number:</b> | V-24-00087                                          | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided   |
| <b>Permit Number:</b>    |                                                     | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | BIJI HOLDINGS LLC                 |
| <b>Issue Date:</b>       | 12/16/2024                                          | <b>Compliance Date:</b> |                 | <b>Block:</b>                   | 3279                              |
| <b>Notice Date:</b>      | 12/16/2024                                          | <b>Inspection Date:</b> | 12/16/2024      | <b>Lot:</b>                     | 43                                |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                 |                                 |                                   |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                 |                                 | <b>City:</b> Passaic City         |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                 |                                 | <b>Zip Code:</b> <b>State:</b> NJ |

|                          |                                                    |                         |                 |                                 |                                   |
|--------------------------|----------------------------------------------------|-------------------------|-----------------|---------------------------------|-----------------------------------|
| <b>Violation Number:</b> | V-24-00088                                         | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided   |
| <b>Permit Number:</b>    |                                                    | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | 26 MARTHA PL LLC                  |
| <b>Issue Date:</b>       | 12/17/2024                                         | <b>Compliance Date:</b> | 12/30/2024      | <b>Block:</b>                   | 2168                              |
| <b>Notice Date:</b>      | 12/13/2024                                         | <b>Inspection Date:</b> | 12/9/2024       | <b>Lot:</b>                     | 36                                |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                 |                                 |                                   |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                 |                                 | <b>City:</b> Passaic City         |
| <b>Statute:</b>          | YOU DID A BASEMENT ALTERATION WITHOUT PERMITS IN V |                         |                 |                                 | <b>Zip Code:</b> <b>State:</b> NJ |



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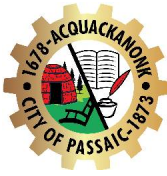
|                          |                                                    |                         |                 |                                 |                                 |               |    |
|--------------------------|----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|---------------|----|
| <b>Violation Number:</b> | V-24-00089                                         | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |               |    |
| <b>Permit Number:</b>    |                                                    | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | CONCORD ESTATES PASSAIC U R LLC |               |    |
| <b>Issue Date:</b>       | 12/31/2024                                         | <b>Compliance Date:</b> | 1/17/2025       | <b>Block:</b>                   | 3319                            | <b>Lot:</b>   | 1  |
| <b>Notice Date:</b>      | 12/31/2024                                         | <b>Inspection Date:</b> | 12/30/2024      | <b>Address:</b>                 | 199-217 BROOK AVE               |               |    |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                 |                                 |                                 |               |    |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                 |                                 |                                 |               |    |
| <b>Statute:</b>          | YOU DID A CHANGE OF USE WITHOUT A PERMIT IN VIOLAT |                         |                 |                                 |                                 |               |    |
|                          |                                                    |                         |                 | <b>City:</b>                    | Passaic City                    |               |    |
|                          |                                                    |                         |                 | <b>Zip Code:</b>                |                                 | <b>State:</b> | NJ |

|                          |                                        |                         |                 |                                 |                                   |               |    |
|--------------------------|----------------------------------------|-------------------------|-----------------|---------------------------------|-----------------------------------|---------------|----|
| <b>Violation Number:</b> | V-25-00001                             | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided   |               |    |
| <b>Permit Number:</b>    |                                        | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | CAMILO, V. C/O OCWEN FED.BANK FSB |               |    |
| <b>Issue Date:</b>       | 1/2/2025                               | <b>Compliance Date:</b> | 1/17/2025       | <b>Block:</b>                   | 2200                              | <b>Lot:</b>   | 38 |
| <b>Notice Date:</b>      | 1/2/2025                               | <b>Inspection Date:</b> | 1/2/2025        | <b>Address:</b>                 | 361 MADISON ST.                   |               |    |
| <b>Infraction:</b>       | Notice of Unsafe Structure             |                         |                 |                                 |                                   |               |    |
| <b>Code:</b>             | N.J.A.C.                               |                         |                 |                                 |                                   |               |    |
| <b>Statute:</b>          | N.J.A.C. § 5:23-2.32 Unsafe structure. |                         |                 |                                 |                                   |               |    |
|                          |                                        |                         |                 | <b>City:</b>                    | Passaic City                      |               |    |
|                          |                                        |                         |                 | <b>Zip Code:</b>                |                                   | <b>State:</b> | NJ |

|                          |                                                    |                         |                 |                                 |                                   |               |    |
|--------------------------|----------------------------------------------------|-------------------------|-----------------|---------------------------------|-----------------------------------|---------------|----|
| <b>Violation Number:</b> | V-25-00002                                         | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided   |               |    |
| <b>Permit Number:</b>    |                                                    | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | CAMILO, V. C/O OCWEN FED.BANK FSB |               |    |
| <b>Issue Date:</b>       | 1/3/2025                                           | <b>Compliance Date:</b> | 1/3/2025        | <b>Block:</b>                   | 2200                              | <b>Lot:</b>   | 38 |
| <b>Notice Date:</b>      | 1/3/2025                                           | <b>Inspection Date:</b> | 1/3/2025        | <b>Address:</b>                 | 361 MADISON ST.                   |               |    |
| <b>Infraction:</b>       | Notice of Imminent Hazard                          |                         |                 |                                 |                                   |               |    |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                 |                                 |                                   |               |    |
| <b>Statute:</b>          | YOU ARE OCCUPING AN ADDITION WITHOUT FIRST OBTAINI |                         |                 |                                 |                                   |               |    |
|                          |                                                    |                         |                 | <b>City:</b>                    | Passaic City                      |               |    |
|                          |                                                    |                         |                 | <b>Zip Code:</b>                |                                   | <b>State:</b> | NJ |

|                          |                                        |                         |                 |                                 |                                 |               |    |
|--------------------------|----------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|---------------|----|
| <b>Violation Number:</b> | V-25-00004                             | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |               |    |
| <b>Permit Number:</b>    |                                        | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | SEVERINO JUAN & MARTINEZ RAMONA |               |    |
| <b>Issue Date:</b>       | 1/8/2025                               | <b>Compliance Date:</b> | 1/31/2025       | <b>Block:</b>                   | 3220                            | <b>Lot:</b>   | 11 |
| <b>Notice Date:</b>      | 1/8/2025                               | <b>Inspection Date:</b> | 1/8/2025        | <b>Address:</b>                 | 450 LAFAYETTE AVE               |               |    |
| <b>Infraction:</b>       | Notice of Unsafe Structure             |                         |                 |                                 |                                 |               |    |
| <b>Code:</b>             | N.J.A.C.                               |                         |                 |                                 |                                 |               |    |
| <b>Statute:</b>          | N.J.A.C. § 5:23-2.32 Unsafe structure. |                         |                 |                                 |                                 |               |    |
|                          |                                        |                         |                 | <b>City:</b>                    | Passaic City                    |               |    |
|                          |                                        |                         |                 | <b>Zip Code:</b>                |                                 | <b>State:</b> | NJ |

|                          |                                                     |                         |                 |                                 |                                 |               |    |
|--------------------------|-----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|---------------|----|
| <b>Violation Number:</b> | V-25-00006                                          | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |               |    |
| <b>Permit Number:</b>    | C-25-00026                                          | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | 29 GRACE CITY LLC               |               |    |
| <b>Issue Date:</b>       | 1/8/2025                                            | <b>Compliance Date:</b> | 1/15/2025       | <b>Block:</b>                   | 3289                            | <b>Lot:</b>   | 27 |
| <b>Notice Date:</b>      | 1/8/2025                                            | <b>Inspection Date:</b> | 1/8/2025        | <b>Address:</b>                 | 29 GRACE TERRACE                |               |    |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                 |                                 |                                 |               |    |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                 |                                 |                                 |               |    |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                 |                                 |                                 |               |    |
|                          |                                                     |                         |                 | <b>City:</b>                    | Passaic City                    |               |    |
|                          |                                                     |                         |                 | <b>Zip Code:</b>                |                                 | <b>State:</b> | NJ |



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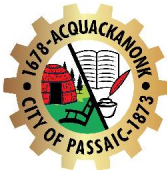
|                          |                                                                  |                         |                |                                 |                                 |
|--------------------------|------------------------------------------------------------------|-------------------------|----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00007                                                       | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | NP-22-00071                                                      | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | 163 165 MARKET LLC              |
| <b>Issue Date:</b>       | 1/22/2025                                                        | <b>Compliance Date:</b> | 1/23/2025      | <b>Block:</b>                   | 1047                            |
| <b>Notice Date:</b>      | 1/22/2025                                                        | <b>Inspection Date:</b> | 1/22/2025      | <b>Address:</b>                 | 163 MARKET ST.                  |
| <b>Infraction:</b>       | Notice and Order of Penalty                                      |                         |                |                                 |                                 |
| <b>Code:</b>             | CABO Model Energy Code / 1995 (Residential) and ASHRAE 90.1-1999 |                         |                | <b>City:</b>                    | Passaic City                    |
| <b>Statute:</b>          | YOU ARE OCCUPYING AN ADDITION WITHOUT FIRST OBTAINI              |                         |                | <b>Zip Code:</b>                | <b>State:</b> NJ                |

|                          |                                                     |                         |                 |                                 |                                 |
|--------------------------|-----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00008                                          | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                     | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | RODRIGUEZ DELGADO HOLDINGS LLC  |
| <b>Issue Date:</b>       | 1/29/2025                                           | <b>Compliance Date:</b> | 1/31/2025       | <b>Block:</b>                   | 1080                            |
| <b>Notice Date:</b>      | 1/30/2025                                           | <b>Inspection Date:</b> | 1/29/2025       | <b>Address:</b>                 | 275-277 PASSAIC ST              |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                 | <b>City:</b>                    | Passaic City                    |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                 | <b>Zip Code:</b>                | <b>State:</b> NJ                |

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|--------------------------|-----------------------------------------------------|-------------------------|----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00009                                          | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | C-25-00037                                          | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | CAMPOVERDE DIEGO                |
| <b>Issue Date:</b>       | 2/11/2025                                           | <b>Compliance Date:</b> | 2/17/2025      | <b>Block:</b>                   | 3216                            |
| <b>Notice Date:</b>      | 2/11/2025                                           | <b>Inspection Date:</b> | 2/11/2025      | <b>Address:</b>                 | 93 LINCOLN ST                   |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                | <b>City:</b>                    | PASSAIC                         |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                | <b>Zip Code:</b>                | 07055 <b>State:</b> NJ          |

|                          |                                                    |                         |                  |                                 |                                 |
|--------------------------|----------------------------------------------------|-------------------------|------------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00010                                         | <b>Issuing Officer:</b> | Thomas VanGorder | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | C-25-00159                                         | <b>Subcode:</b>         | Administrative   | <b>Owner Name:</b>              | 228 232 GREGORY AVE LLC         |
| <b>Issue Date:</b>       | 2/11/2025                                          | <b>Compliance Date:</b> | 2/17/2025        | <b>Block:</b>                   | 2151                            |
| <b>Notice Date:</b>      | 2/11/2025                                          | <b>Inspection Date:</b> | 2/11/2025        | <b>Address:</b>                 | 228-232 GREGORY AVE             |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                  |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                  | <b>City:</b>                    | Passaic City                    |
| <b>Statute:</b>          | YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VI |                         |                  | <b>Zip Code:</b>                | <b>State:</b> NJ                |

|                          |                                                     |                         |                |                                 |                                 |
|--------------------------|-----------------------------------------------------|-------------------------|----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00015                                          | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | C-25-00056                                          | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | AVERY PROPERTIES LLC/STE.#45    |
| <b>Issue Date:</b>       | 2/19/2025                                           | <b>Compliance Date:</b> | 2/25/2025      | <b>Block:</b>                   | 3298                            |
| <b>Notice Date:</b>      | 2/19/2025                                           | <b>Inspection Date:</b> | 2/19/2025      | <b>Address:</b>                 | 113 MAIN AVE                    |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                | <b>City:</b>                    | Passaic City                    |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                | <b>Zip Code:</b>                | <b>State:</b> NJ                |



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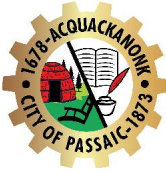
|                          |                                                    |                         |                |                                 |                                  |
|--------------------------|----------------------------------------------------|-------------------------|----------------|---------------------------------|----------------------------------|
| <b>Violation Number:</b> | V-25-00017                                         | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided  |
| <b>Permit Number:</b>    | C-24-01411                                         | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | ESQUENAZI JOSEPH & BERMAN RACHEL |
| <b>Issue Date:</b>       | 2/19/2025                                          | <b>Compliance Date:</b> | 2/25/2025      | <b>Block:</b>                   | 3300.02                          |
| <b>Notice Date:</b>      | 2/19/2025                                          | <b>Inspection Date:</b> | 2/19/2025      | <b>Address:</b>                 | 230 BROOK AVE                    |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                |                                 |                                  |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                |                                 |                                  |
| <b>Statute:</b>          | YOU INSTALLED A HOT WATER HEATER WITHOUT PERMITS I |                         |                |                                 |                                  |
|                          |                                                    |                         |                | <b>City:</b>                    | Passaic City                     |
|                          |                                                    |                         |                | <b>Zip Code:</b>                |                                  |
|                          |                                                    |                         |                | <b>State:</b>                   | NJ                               |

|                          |                                                     |                         |                |                                 |                                 |
|--------------------------|-----------------------------------------------------|-------------------------|----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00018                                          | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | 46513                                               | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | PEREZ ALEX                      |
| <b>Issue Date:</b>       | 2/21/2025                                           | <b>Compliance Date:</b> | 2/27/2025      | <b>Block:</b>                   | 4125                            |
| <b>Notice Date:</b>      | 2/21/2025                                           | <b>Inspection Date:</b> | 2/21/2025      | <b>Address:</b>                 | 47-51 LEXINGTON AVE             |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                |                                 |                                 |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                |                                 |                                 |
|                          |                                                     |                         |                | <b>City:</b>                    | Passaic City                    |
|                          |                                                     |                         |                | <b>Zip Code:</b>                |                                 |
|                          |                                                     |                         |                | <b>State:</b>                   | NJ                              |

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|--------------------------|-----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00020                                          | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                     | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | FONTALVO IBETHE                 |
| <b>Issue Date:</b>       | 3/3/2025                                            | <b>Compliance Date:</b> |                 | <b>Block:</b>                   | 1292.02                         |
| <b>Notice Date:</b>      | 3/7/2025                                            | <b>Inspection Date:</b> | 2/27/2025       | <b>Address:</b>                 | 47 ELLIOT ST                    |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                 |                                 |                                 |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                 |                                 |                                 |
|                          |                                                     |                         |                 | <b>City:</b>                    | Passaic City                    |
|                          |                                                     |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                                                     |                         |                 | <b>State:</b>                   | NJ                              |

|                          |                                                       |                         |                 |                                 |                                 |
|--------------------------|-------------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00000                                            | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                       | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | ATN ASSOCIATES LLC              |
| <b>Issue Date:</b>       | 3/5/2025                                              | <b>Compliance Date:</b> |                 | <b>Block:</b>                   | 2150                            |
| <b>Notice Date:</b>      | 3/5/2025                                              | <b>Inspection Date:</b> | 3/5/2025        | <b>Address:</b>                 | 21 BROADWAY                     |
| <b>Infraction:</b>       | Notice and Order of Penalty                           |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                              |                         |                 |                                 |                                 |
| <b>Statute:</b>          | YOU ARE OCCUPYING AN ADDITION WITHOUT FIRST OBTAINING |                         |                 |                                 |                                 |
|                          |                                                       |                         |                 | <b>City:</b>                    | Passaic City                    |
|                          |                                                       |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                                                       |                         |                 | <b>State:</b>                   | NJ                              |

|                          |                                        |                         |                 |                                 |                                 |
|--------------------------|----------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00021                             | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                        | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | 13 WILSCOT REALTY LLC           |
| <b>Issue Date:</b>       | 3/10/2025                              | <b>Compliance Date:</b> | 4/10/2025       | <b>Block:</b>                   | 4093                            |
| <b>Notice Date:</b>      | 3/10/2025                              | <b>Inspection Date:</b> | 3/7/2025        | <b>Address:</b>                 | 45 JACKSON ST                   |
| <b>Infraction:</b>       | Notice of Unsafe Structure             |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                               |                         |                 |                                 |                                 |
| <b>Statute:</b>          | N.J.A.C. § 5:23-2.32 Unsafe structure. |                         |                 |                                 |                                 |
|                          |                                        |                         |                 | <b>City:</b>                    | Passaic City                    |
|                          |                                        |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                                        |                         |                 | <b>State:</b>                   | NJ                              |



Passaic City  
330 Passaic Street  
Passaic, NJ 07055

## Properties in Violation of Building Code

Issued between the dates of 12/1/2024 and 6/3/2025.

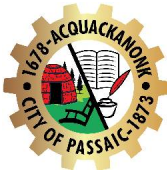
|                          |                                        |                         |                 |                                 |                                 |
|--------------------------|----------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00022                             | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                        | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | CAMILO, V. C/O OCWEN FED. BANK  |
| <b>Issue Date:</b>       | 3/10/2025                              | <b>Compliance Date:</b> | 3/12/2025       | <b>Block:</b>                   | 1008                            |
| <b>Notice Date:</b>      | 3/10/2025                              | <b>Inspection Date:</b> | 3/10/2025       | <b>Lot:</b>                     | 26                              |
| <b>Infraction:</b>       | Notice of Unsafe Structure             |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                               |                         |                 |                                 |                                 |
| <b>Statute:</b>          | N.J.A.C. § 5:23-2.32 Unsafe structure. |                         |                 |                                 |                                 |
|                          |                                        |                         |                 | <b>City:</b>                    | Passaic City                    |
|                          |                                        |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                                        |                         |                 | <b>State:</b>                   | NJ                              |

|                          |                           |                         |                 |                                 |                                 |
|--------------------------|---------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00023                | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                           | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | CAMILO, V. C/O OCWEN FED. BANK  |
| <b>Issue Date:</b>       | 3/12/2025                 | <b>Compliance Date:</b> | 3/14/2025       | <b>Block:</b>                   | 1008                            |
| <b>Notice Date:</b>      | 3/12/2025                 | <b>Inspection Date:</b> | 3/12/2025       | <b>Lot:</b>                     | 26                              |
| <b>Infraction:</b>       | Notice of Imminent Hazard |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                  |                         |                 |                                 |                                 |
| <b>Statute:</b>          | (NONE)                    |                         |                 |                                 |                                 |
|                          |                           |                         |                 | <b>City:</b>                    | Passaic City                    |
|                          |                           |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                           |                         |                 | <b>State:</b>                   | NJ                              |

|                          |                                                     |                         |                 |                                 |                                 |
|--------------------------|-----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00024                                          | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                     | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | ANKYT REALTY CORP.              |
| <b>Issue Date:</b>       | 3/13/2025                                           | <b>Compliance Date:</b> |                 | <b>Block:</b>                   | 3215                            |
| <b>Notice Date:</b>      | 3/13/2025                                           | <b>Inspection Date:</b> | 3/13/2025       | <b>Lot:</b>                     | 40                              |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                 |                                 |                                 |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                 |                                 |                                 |
|                          |                                                     |                         |                 | <b>City:</b>                    | Passaic City                    |
|                          |                                                     |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                                                     |                         |                 | <b>State:</b>                   | NJ                              |

|                          |                                                    |                         |                 |                                 |                                 |
|--------------------------|----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00025                                         | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                    | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | MAURA MILDREYS                  |
| <b>Issue Date:</b>       | 3/14/2025                                          | <b>Compliance Date:</b> | 3/21/2025       | <b>Block:</b>                   | 4070                            |
| <b>Notice Date:</b>      | 3/14/2025                                          | <b>Inspection Date:</b> | 3/14/2025       | <b>Lot:</b>                     | 12                              |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                 |                                 |                                 |
| <b>Statute:</b>          | YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VI |                         |                 |                                 |                                 |
|                          |                                                    |                         |                 | <b>City:</b>                    | Passaic City                    |
|                          |                                                    |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                                                    |                         |                 | <b>State:</b>                   | NJ                              |

|                          |                                                    |                         |                |                                 |                                 |
|--------------------------|----------------------------------------------------|-------------------------|----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00027                                         | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                    | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | JOHN DEMIRDJIAN                 |
| <b>Issue Date:</b>       | 3/21/2025                                          | <b>Compliance Date:</b> | 3/27/2025      | <b>Block:</b>                   | 1025                            |
| <b>Notice Date:</b>      | 3/21/2025                                          | <b>Inspection Date:</b> | 3/21/2025      | <b>Lot:</b>                     | 4                               |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                |                                 |                                 |
| <b>Statute:</b>          | YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VI |                         |                |                                 |                                 |
|                          |                                                    |                         |                | <b>City:</b>                    | Passaic City                    |
|                          |                                                    |                         |                | <b>Zip Code:</b>                |                                 |
|                          |                                                    |                         |                | <b>State:</b>                   | NJ                              |



Passaic City  
330 Passaic Street  
Passaic, NJ 07055

## Properties in Violation of Building Code

Issued between the dates of 12/1/2024 and 6/3/2025.

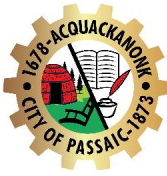
|                          |                                                    |                         |                 |                                 |                                 |
|--------------------------|----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00028                                         | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                    | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | TEREBELO GOLDA                  |
| <b>Issue Date:</b>       | 3/26/2025                                          | <b>Compliance Date:</b> |                 | <b>Block:</b>                   | 3298                            |
| <b>Notice Date:</b>      | 3/26/2025                                          | <b>Inspection Date:</b> | 3/26/2025       | <b>Lot:</b>                     | 85                              |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                 |                                 |                                 |
| <b>Statute:</b>          | YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VI |                         |                 |                                 |                                 |
|                          |                                                    | <b>City:</b>            | Passaic City    | <b>Zip Code:</b>                |                                 |
|                          |                                                    | <b>State:</b>           | NJ              |                                 |                                 |

|                          |                                                |                         |                 |                                 |                                 |
|--------------------------|------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00029                                     | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | 188 190 MONROE LLC              |
| <b>Issue Date:</b>       | 4/4/2025                                       | <b>Compliance Date:</b> | 4/30/2025       | <b>Block:</b>                   | 4072                            |
| <b>Notice Date:</b>      | 4/16/2025                                      | <b>Inspection Date:</b> | 4/16/2025       | <b>Lot:</b>                     | 28                              |
| <b>Infraction:</b>       | Notice and Order of Penalty                    |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                       |                         |                 |                                 |                                 |
| <b>Statute:</b>          | NJAC 5:23 - 2.15 (b) 2i WORK WITHOUT A LICENSE |                         |                 |                                 |                                 |
|                          |                                                | <b>City:</b>            | Passaic City    | <b>Zip Code:</b>                |                                 |
|                          |                                                | <b>State:</b>           | NJ              |                                 |                                 |

|                          |                                                   |                         |                 |                                 |                                    |
|--------------------------|---------------------------------------------------|-------------------------|-----------------|---------------------------------|------------------------------------|
| <b>Violation Number:</b> | V-25-00030                                        | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided    |
| <b>Permit Number:</b>    |                                                   | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | ASPIRE CONSULTING PROSPECT GRP LLC |
| <b>Issue Date:</b>       | 4/21/2025                                         | <b>Compliance Date:</b> | 4/30/2025       | <b>Block:</b>                   | 2150                               |
| <b>Notice Date:</b>      | 4/21/2025                                         | <b>Inspection Date:</b> | 4/21/2025       | <b>Lot:</b>                     | 31                                 |
| <b>Infraction:</b>       | Notice and Order of Penalty                       |                         |                 |                                 |                                    |
| <b>Code:</b>             | N.J.A.C.                                          |                         |                 |                                 |                                    |
| <b>Statute:</b>          | YOU FAILED TO COMPLY WITH A NOTICE ISSUED BY THIS |                         |                 |                                 |                                    |
|                          |                                                   | <b>City:</b>            | Passaic City    | <b>Zip Code:</b>                |                                    |
|                          |                                                   | <b>State:</b>           | NJ              |                                 |                                    |

|                          |                                                   |                         |                 |                                 |                                 |
|--------------------------|---------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00031                                        | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | C-2400653                                         | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | SOUTH STREET APARTMENTS LLC     |
| <b>Issue Date:</b>       | 4/22/2025                                         | <b>Compliance Date:</b> | 4/30/2025       | <b>Block:</b>                   | 1030                            |
| <b>Notice Date:</b>      | 4/22/2025                                         | <b>Inspection Date:</b> | 4/20/2025       | <b>Lot:</b>                     | 23                              |
| <b>Infraction:</b>       | Notice and Order of Penalty                       |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                          |                         |                 |                                 |                                 |
| <b>Statute:</b>          | YOU FAILED TO COMPLY WITH A NOTICE ISSUED BY THIS |                         |                 |                                 |                                 |
|                          |                                                   | <b>City:</b>            | Passaic City    | <b>Zip Code:</b>                |                                 |
|                          |                                                   | <b>State:</b>           | NJ              |                                 |                                 |

|                          |                                                    |                         |                 |                                 |                                 |
|--------------------------|----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00032                                         | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                    | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | MIRIAM ONE LLC                  |
| <b>Issue Date:</b>       | 4/29/2025                                          | <b>Compliance Date:</b> | 5/9/2025        | <b>Block:</b>                   | 2171                            |
| <b>Notice Date:</b>      | 4/29/2025                                          | <b>Inspection Date:</b> | 4/29/2025       | <b>Lot:</b>                     | 1                               |
| <b>Infraction:</b>       | Notice and Order of Penalty                        |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                           |                         |                 |                                 |                                 |
| <b>Statute:</b>          | YOU DID INTERIOR ALTERATIONS WITHOUT PERMITS IN VI |                         |                 |                                 |                                 |
|                          |                                                    | <b>City:</b>            | Passaic City    | <b>Zip Code:</b>                |                                 |
|                          |                                                    | <b>State:</b>           | NJ              |                                 |                                 |



Passaic City  
330 Passaic Street  
Passaic, NJ 07055

## Properties in Violation of Building Code

Issued between the dates of 12/1/2024 and 6/3/2025.

|                          |                                                   |                         |                |                                 |                                 |
|--------------------------|---------------------------------------------------|-------------------------|----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00033                                        | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | P-24-0663                                         | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | TAPIA ROSALBA                   |
| <b>Issue Date:</b>       | 5/6/2025                                          | <b>Compliance Date:</b> | 5/12/2025      | <b>Block:</b>                   | 4124                            |
| <b>Notice Date:</b>      | 5/6/2025                                          | <b>Inspection Date:</b> | 5/5/2025       | <b>Address:</b>                 | 305 MONROE ST                   |
| <b>Infraction:</b>       | Notice and Order of Penalty                       |                         |                |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                          |                         |                | <b>City:</b>                    | PASSAIC                         |
| <b>Statute:</b>          | YOU MADE FALSE OR MISLEADING WRITTEN STATEMENT IN |                         |                | <b>Zip Code:</b>                | 07055                           |
|                          |                                                   |                         |                | <b>State:</b>                   | NJ                              |

|                          |                                                     |                         |                  |                                 |                                 |
|--------------------------|-----------------------------------------------------|-------------------------|------------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00034                                          | <b>Issuing Officer:</b> | Thomas VanGorder | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | C-25-00577                                          | <b>Subcode:</b>         | Administrative   | <b>Owner Name:</b>              | GIL ADOLFO                      |
| <b>Issue Date:</b>       | 5/21/2025                                           | <b>Compliance Date:</b> | 5/20/2025        | <b>Block:</b>                   | 1322.01                         |
| <b>Notice Date:</b>      | 5/21/2025                                           | <b>Inspection Date:</b> |                  | <b>Address:</b>                 | 228 SPRING ST                   |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                  |                                 |                                 |
| <b>Code:</b>             | International Building Code / 2021                  |                         |                  | <b>City:</b>                    | Passaic City                    |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                  | <b>Zip Code:</b>                |                                 |
|                          |                                                     |                         |                  | <b>State:</b>                   | NJ                              |

|                          |                                                     |                         |                |                                 |                                 |
|--------------------------|-----------------------------------------------------|-------------------------|----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00035                                          | <b>Issuing Officer:</b> | Nagy Sileem    | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    |                                                     | <b>Subcode:</b>         | Administrative | <b>Owner Name:</b>              | GIL ADOLFO                      |
| <b>Issue Date:</b>       | 5/21/2025                                           | <b>Compliance Date:</b> | 5/21/2025      | <b>Block:</b>                   | 1322.01                         |
| <b>Notice Date:</b>      | 5/21/2025                                           | <b>Inspection Date:</b> | 5/20/2025      | <b>Address:</b>                 | 228 SPRING ST                   |
| <b>Infraction:</b>       | Stop Construction Order                             |                         |                |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                | <b>City:</b>                    | Passaic City                    |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                | <b>Zip Code:</b>                |                                 |
|                          |                                                     |                         |                | <b>State:</b>                   | NJ                              |

|                          |                                                     |                         |                 |                                 |                                 |
|--------------------------|-----------------------------------------------------|-------------------------|-----------------|---------------------------------|---------------------------------|
| <b>Violation Number:</b> | V-25-00036                                          | <b>Issuing Officer:</b> | Alberto Ventura | <input type="checkbox"/> Abated | <input type="checkbox"/> Voided |
| <b>Permit Number:</b>    | c-                                                  | <b>Subcode:</b>         | Administrative  | <b>Owner Name:</b>              | YESHURUN KOL                    |
| <b>Issue Date:</b>       | 5/28/2025                                           | <b>Compliance Date:</b> | 6/13/2025       | <b>Block:</b>                   | 3309.01                         |
| <b>Notice Date:</b>      | 5/28/2025                                           | <b>Inspection Date:</b> | 5/27/2025       | <b>Address:</b>                 | 534-548 BROADWAY                |
| <b>Infraction:</b>       | Notice and Order of Penalty                         |                         |                 |                                 |                                 |
| <b>Code:</b>             | N.J.A.C.                                            |                         |                 | <b>City:</b>                    | Passaic City                    |
| <b>Statute:</b>          | YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION |                         |                 | <b>Zip Code:</b>                |                                 |
|                          |                                                     |                         |                 | <b>State:</b>                   | NJ                              |