



Cliffside Park Borough
Municipal Complex
525 Palisade Ave. – Room 220
Cliffside Park, NJ 07010

Properties in Violation of Building Code

Issued between the dates of 7/1/2025 and 12/31/2025.

Violation Number:	V-25-00013	Issuing Officer:	Greg Yfantis	☒ Abated	☐ Voided		
Permit Number:		Subcode:	Administrative	Owner Name:	251 PALISADE AVE MGMT LLC		
Issue Date:	7/30/2025	Closure Date:	9/30/2025	Block:	407	Lot:	1
Notice Date:	7/30/2025	Inspection Date:	7/25/2025	Address:	251 PALISADE AVE		
Infraction:	Notice of Unsafe Structure						
Code:	UNIFORM CONSTRUCTION CODE			City:	CLIFFSIDE PARK		
Statute:	N.J.S.A 5:23-2.32 (a)			Zip Code:	07010	State:	NJ

Violation Number:	V-25-00014	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Administrative	Owner Name:	PIRIZ, ROBERTO & MARIA E		
Issue Date:	7/30/2025	Compliance Date:	8/30/2025	Block:	302	Lot:	7
Notice Date:	7/30/2025	Inspection Date:	7/29/2025	Address:	116 PALISADE AVE		
Infraction:	Notice of Violation and Order To Terminate						
Code:	UNIFORM CONSTRUCTION CODE			City:	Cliffside Park Borough		
Statute:	N.J.A.C 5:23-2.14(a)- WORKING WITHOUT PERMITS			Zip Code:		State:	NJ

Violation Number:	V-25-00015	Issuing Officer:	Greg Yfantis	☒ Abated	☐ Voided		
Permit Number:	2021-113	Subcode:	Administrative	Owner Name:	70 LAFAYETTE CONDOS LLC		
Issue Date:	7/30/2025	Closure Date:	8/20/2025	Block:	3103	Lot:	4
Notice Date:	7/30/2025	Inspection Date:	7/30/2025	Address:	70 LAFAYETTE AVE		
Infraction:	Notice of Violation and Order To Terminate						
Code:	UNIFORM CONSTRUCTION CODE			City:			
Statute:	N.J.A.C. 5:23-2.23(a) OCCUPYING WITHOUT A VALID CE			Zip Code:		State:	NJ

Violation Number:	V-25-00017	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided		
Permit Number:		Subcode:	Administrative	Owner Name:	KARAASLAN,TARIK & NALAN		
Issue Date:	8/12/2025	Compliance Date:	8/26/2025	Block:	2204	Lot:	19
Notice Date:	8/12/2025	Inspection Date:	8/12/2025	Address:	376-378 COLUMBIA AVE.		
Infraction:	Notice of Violation and Order To Terminate						
Code:	UNIFORM CONSTRUCTION CODE			City:	Cliffside Park Borough		
Statute:	YOU DID A CHANGE OF USE WITHOUT A PERMIT IN VIOLAT			Zip Code:		State:	NJ

Violation Number:	V-25-00016	Issuing Officer:	Greg Yfantis	☒ Abated	☐ Voided		
Permit Number:	2018-597	Subcode:	Administrative	Owner Name:	548 KEARNEY LLC		
Issue Date:	8/18/2025	Closure Date:	9/22/2025	Block:	1702	Lot:	8
Notice Date:	8/18/2025	Inspection Date:	8/18/2025	Address:	548 KEARNEY AVE		
Infraction:	Notice of Violation and Order To Terminate						
Code:	UNIFORM CONSTRUCTION CODE			City:			
Statute:	N.J.A.C. 5:23-2.23(a) OCCUPYING WITHOUT A VALID CE			Zip Code:		State:	NJ



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Violation Number:	V-25-00018	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:	2022-128+A	Subcode:	Administrative	Owner Name:	DAIVD GASHI
Issue Date:	8/19/2025	Compliance Date:	9/19/2025	Block:	3101
Notice Date:	8/19/2025	Inspection Date:	8/19/2025	Address:	61 LAWTON AVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	N.J.A.C. 5:23-2.23(a) OCCUPYING WITHOUT A VALID CE				
				City:	
				Zip Code:	State: NJ

Violation Number:	V-25-00019	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	GASHI, DAVID & LAJE
Issue Date:	8/19/2025	Compliance Date:	9/19/2025	Block:	3101
Notice Date:	8/19/2025	Inspection Date:	8/19/2025	Address:	61 LAWTON AVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	N.J.A.C. 5:23-2.31 FAILURE TO CALL FOR FINAL INSPE				
				City:	Cliffside Park Borough
				Zip Code:	State: NJ

Violation Number:	V-25-00020	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	T & F REALTY
Issue Date:	9/8/2025	Compliance Date:	9/30/2025	Block:	1604
Notice Date:	9/8/2025	Inspection Date:	8/14/2025	Address:	596 ANDERSON AVENUE
Infraction:	Notice of Violation and Order To Terminate				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	YOU FAILED TO COMPLY WITH A NOTICE ISSUED BY THIS				
				City:	Cliffside Park
				Zip Code:	State: NJ

Violation Number:	V-25-00021	Issuing Officer:	Greg Yfantis	☒ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	RODRIGUEZ, FIDEL
Issue Date:	9/15/2025	Closure Date:	9/22/2025	Block:	3001
Notice Date:	9/15/2025	Inspection Date:	9/10/2025	Address:	214 GRANT AVE. UNIT 2
Infraction:	Notice and Order of Penalty				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	ILLEGAL CHANGE OF USE N.J.A.C. 5:23-2.6(b) OPERATI				
				City:	Cliffside Park Borough
				Zip Code:	State: NJ

Violation Number:	V-25-00022	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	J & S CHEESE
Issue Date:	9/18/2025	Compliance Date:	10/18/2025	Block:	302
Notice Date:	9/18/2025	Inspection Date:	7/29/2025	Address:	116 PALISADE AVE
Infraction:	Notice of Violation and Order To Terminate				
Code:	CABO Model Energy Code / 1995 (Residential) and ASHRAE 90.1-1999 (Commercial)				
Statute:	YOU DID WORK WITHOUT FIRST OBTAINING A CONSTRUCTION				
				City:	Cliffside Park Borough
				Zip Code:	State: NJ



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Violation Number:	V-25-00023	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	SERPEN REALTY LLC
Issue Date:	9/22/2025	Compliance Date:	10/2/2025	Block:	2303 Lot: 3
Notice Date:	9/22/2025	Inspection Date:	9/19/2025	Address:	646 ANDERSON AVENUE
Infraction:	Notice of Violation and Order To Terminate				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	WORKING WITHOUT PERMITS IN VIOLATION OF NJAC5:23-				
		City:	Cliffside Park Borough	Zip Code:	State: NJ

Violation Number:	V-25-00024	Issuing Officer:	Greg Yfantis	☒ Abated	☐ Voided
Permit Number:	25-381	Subcode:	Administrative	Owner Name:	COMMERCIAL PARTNERS LLC
Issue Date:	10/24/2025	Closure Date:	10/29/2025	Block:	1101 Lot: 4
Notice Date:	10/24/2025	Inspection Date:	10/24/2025	Address:	403 COMMERCIAL AVENUE
Infraction:	Notice of Violation and Order To Terminate				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	5:23-2.34(a) PROTECTION OF ADJOINING PROPERTIES				
		City:	Cliffside Park Borough	Zip Code:	07010 State: NJ

Violation Number:	V-25-00025	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	CEVALLOS, GLORIA
Issue Date:	10/28/2025	Compliance Date:	11/7/2025	Block:	1404 Lot: 22
Notice Date:	10/28/2025	Inspection Date:	10/27/2025	Address:	447 EDGEWATER ROAD
Infraction:	Stop Construction Order				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	WORKING WITHOUT PERMITS IN VIOLATION OF NJAC5:23-				
		City:	Cliffside Park Borough	Zip Code:	State: NJ

Violation Number:	V-25-00026	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:	25-444	Subcode:	Administrative	Owner Name:	MARJAN GHAEMI
Issue Date:	11/25/2025	Compliance Date:	12/11/2025	Block:	3601 Lot: 6
Notice Date:	11/25/2025	Inspection Date:	11/25/2025	Address:	300 WINSTON DRIVE UNIT 2502
Infraction:	Notice and Order of Penalty				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	5:23-2.31(b) 2 REFUSED ACCESS FOR INSPECTION				
		City:	CLIFFSIDE PARK	Zip Code:	07010 State: NJ

Violation Number:	V-25-00027	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	RUSTICA/ ES CORPORATE HOLDINGS 2 LLC
Issue Date:	12/1/2025	Compliance Date:	1/1/2026	Block:	1702 Lot: 11
Notice Date:	12/1/2025	Inspection Date:	12/1/2025	Address:	565 GORGE RD
Infraction:	Notice of Unsafe Structure				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	N.J.A.C. 5:23-2.32(a)- UNSAFE STRUCTURE				
		City:	Cliffside Park Borough	Zip Code:	State: NJ



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Issued between the dates of 7/1/2025 and 12/31/2025.

Violation Number:	V-25-00028	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	RINOR IDRIZI & ATDHE KUKIQU/ SOFRA CAFE
Issue Date:	12/2/2025	Compliance Date:	12/12/2025	Block:	2203
Notice Date:	12/2/2025	Inspection Date:	12/2/2025	Address:	631 ANDERSON AVE
Infraction:	Stop Construction Order				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	WORKING WITHOUT PERMITS IN VIOLATION OF NJAC5:23-				
		City:	Cliffside Park Borough		
		Zip Code:		State:	NJ

Violation Number:	V-25-00029	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:	25-228	Subcode:	Administrative	Owner Name:	CHEUNG,MING W & KHUU,NOAN
Issue Date:	12/3/2025	Compliance Date:		Block:	1302
Notice Date:	12/3/2025	Inspection Date:	12/3/2025	Address:	434 ONCREST TERRACE
Infraction:	Notice and Order of Penalty				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	WORKING WITHOUT PERMITS IN VIOLATION OF NJAC5:23-				
		City:	Cliffside Park Borough		
		Zip Code:		State:	NJ

Violation Number:	V-25-00031	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:		Subcode:	Administrative	Owner Name:	BRUCI, RAMADAN & SHABAN ETALS
Issue Date:	12/9/2025	Compliance Date:	12/18/2025	Block:	502
Notice Date:	12/9/2025	Inspection Date:	12/9/2025	Address:	12 BENDER PL
Infraction:	Stop Construction Order				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	N.J.A.C 5:23-2.14(a)- WORKING WITHOUT PERMITS				
		City:	Cliffside Park Borough		
		Zip Code:		State:	NJ

Violation Number:	V-25-00032	Issuing Officer:	Greg Yfantis	☐ Abated	☐ Voided
Permit Number:	25-228	Subcode:	Administrative	Owner Name:	CHEUNG,MING W & KHUU,NOAN
Issue Date:	12/11/2025	Compliance Date:	12/11/2025	Block:	1302
Notice Date:	12/11/2025	Inspection Date:	12/11/2025	Address:	434 ONCREST TERRACE
Infraction:	Notice and Order of Penalty				
Code:	UNIFORM CONSTRUCTION CODE				
Statute:	5:23-2.31 (a) 3- FAILURE TO COMPLY WITH A LAWFUL O				
		City:	Cliffside Park Borough		
		Zip Code:		State:	NJ