



City of Middletown
OFFICE OF THE GENERAL COUNSEL
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Minutes

Regular Meeting of May 13, 2021
Code Enforcement Committee

Committee Members Present: Nick Puorro, Police Officer; Jennifer Sparks, Acting Public Health Manager; Ron Baia, Zoning Enforcement Officer; Christopher Holden, Deputy Director of Public Works; Bobbye Knoll Peterson, Chief of Staff; James Mastroianni, Fire Marshal; Gary Gessaro, Fire Marshal; and Christopher J. Forte, Assistant General Counsel.

Members of the Public: None

1. **Call to Order By Staff**

Assistant General Counsel Forte called the meeting to order at 9:01 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the April 22, 2021 regular meeting.

MOTION: Deputy Director Holden made a motion to approve the April 22, 2021 minutes. Zoning Enforcement Officer Baia seconded the motion. Motion passed unanimously at 9:02 am. .

3. **Public Session-** No members of the public present.

4. **New Business**

A. **Mayor's Office.**

1) Update from the Mayor's Office. No updates.

B. **Public Works.**

1) Update from the Public Works Department.

a.5 *Westmont Drive.* Tall grass was reported on the property. PCD will inspect and follow up as necessary. Will continue to monitor for compliance.

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C. Health Department.

- 1) Update from the Health Department. No updates.

D. Planning, Conservation and Development.

- 1) Update from the Planning, Conservation and Development Department.
No updates.

E. Building Department.

- 1) Update from the Building Department. Absent. No updates.

F. Police Department.

- 1) Update from the Police Department. No updates.
- 2) Preston Ave (Illegal Dumping). The Police Department has been stepping up patrols in the area. Will continue to monitor.

G. City Fire.

- 1) Update from City Fire. No updates.

H. South Fire District.

- 1) Update from South Fire District. No updates.

I. Westfield Fire District.

- 1) Update from the Westfield Fire District. Absent. No updates.

J. Office of the General Counsel.

- 1) Update from the Office of the General Counsel. No updates.

5. Old Business

A. Mayor's Office

- 1) Wharfside Commons. Report to the Mayor's Office of water and mildew in units, illegal activity in park, and disrepair in the common areas of the property. Police Department and Planning, Conservation and Development Department inspected and has stepped up patrols of the area. City Fire did a safety code inspection and found no major violations. Will continue to monitor.

B. Planning, Conservation and Development.

- 1) 159 Boston Road: The Building Department became aware that the power was turned off to the building due to the fact that the building is in disrepair, with holes in the roof and blight in the yard. PCD issued a blight order and a zoning order for abandoned vehicles on the property. Orders have been issued against the property.

- 2) 212 Sisk Street: The Planning, Conservation and Development Office was made aware that this property was in a state of disrepair, including having a hole in the roof, and junk located in the back of the property. Zoning and Wetlands Enforcement Officer Baia has issued blight and zoning orders against the property, and the violations have not been remediated. PCD issued a Citation, and will look to initiate clean-and-lieu procedures if no action has been taken to remediate the violations.
- 3) 520 East Main Street: A hole in the roof exists on this property. The Zoning Enforcement Office issued blight orders on the property. The owner is working with the ZEO and Building Department to remediate the violations. For now, the owner has installed a tarp on the roof. Zoning Enforcement Officer will monitor and re-inspect.

C. Health Department.

- 1) 26B Saybrook Road: The owner of the property has started to repair the roof. The owner will then need to schedule an inspection with Building, Health and Fire to ensure that the roof and the stair railing is up to code. The Health Department and South Fire will continue to monitor for compliance.
- 2) 399 deKoven Drive. The Health Department has issued legal orders against the property owner and tenants for violations in the property. Will continue to monitor.

D. City Fire.

- 1) 52 North Main Street. The Health Department forwarded this to City Fire, there are reports of illegal gatherings on the premises in violation of COVID-19 guidelines. City Fire inspected the premises and found numerous Fire Code violations, including potentially people living in the building. The Fire Department and Planning, Conservation and Development have issued orders on the property. Will continue to monitor

E. South Fire District.

- 1) Open Burning Ordinance. The fire marshals are reviewing the City's open burn ordinance and will contact the Office of the General Counsel when they are ready to propose changes. Will continue to monitor.

F. Office of the General Counsel.

- 1) 311 Main Street Extension. Auto parts store located on property on East Main Street burned down. The property owners pulled the demolition permit and the building has been removed. No further action needed.

2) Middlesex Pool and Tennis Club (432 Laurel Grove). In 2019, the clubhouse located on the property burned down. The Building Department, in conjunction with Fire, Planning, Conservation and Development, and the Office of the General Counsel have been working with the owner to have the structure removed. The structure has now been taken down, and the pool still remains. The City of Middletown acquired the property and the Public Works Department has rendered the property safe. No further action needed

6. Adjournment

MOTION: Zoning Enforcement Officer Baia made a motion to adjourn. Fire Marshal Gessaro seconded the motion. Motion passed unanimously at 9:16 am.

The Committee adjourned at 9:16 a.m.

cc: Hon. Benjamin Florsheim, Mayor
Code Enforcement Committee Members
OGC Personnel