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### Minutes

Regular Meeting of June 10, 2021  
Code Enforcement Committee

**Committee Members Present:** Nick Puorro, Police Officer; Kevin Elak, Acting Director of Health; Dean Lisitano, Chief Building Official; Christopher Holden, Deputy Director of Public Works; Ron Baia, Zoning Enforcement Officer; Art Higgins, Fire Marshal; 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 9:02 a.m.

2. **Approval of Minutes**

A. Review and approval of the minutes of the May 27, 2021 regular meeting.

**MOTION:** Chief Building Official Lisitano made a motion to approve the May 27, 2021 minutes. Officer Puorro 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. Absent. No updates.

B. **Public Works.**

1) Update from the Public Works Department.

a. Congden and Aspen: Overgrown bushes and vegetation on the property that is encroaching on the sidewalks. Zoning Enforcement Officer Baia stated that he will follow up with an inspection to determine if any further action is required. Will continue to monitor.

**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. No updates.

**F. Police Department.**

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

**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. 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. Since the last meeting no further reports from tenants. Will continue to monitor.

**B. Public Works.**

- 1) Greenlawn Road. Pile of debris and junk located on the property. Public Works is working with the owner of the property to have it removed. Will continue to monitor.

**C. Planning, Conservation and Development. Absent, no updates.**

- 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, and the owners have made some progress to remediate the violations.

- 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 will issue a Citation, and will look to initiate clean-and-lien 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. PCD will issue a Citation, and will look to initiate clean-and-lien procedures if no action has been taken to remediate the violations.
- 4) 5 Westmont Drive. Tall grass was reported on the property. The violations have been remediated, and no further action is required.

#### **D. Health Department.**

- 1) 26B Saybrook Road: The owner of the property has remediated the health violations, but the building and fire code inspections are still required. The Building Department and Fire Department will go inspect to ensure that the violations have been brought into compliance.
- 2) 399 deKoven Drive. The Health Department has issued legal orders against the property owner and tenants for violations in the property. Citations have been issued and one more apartment has been condemned and the tenants are being put up in a hotel by the owner. The owner is working with the Health Department to remediate the violations. Will continue to monitor.
- 3) 153 Liberty Street. The Health Department condemned the property, which is bank owned. The property appears to be abandoned, doors have been removed and there is trash located on the property, and the back porch is unstable and unsafe. Health will attempt to obtain compliance with the owner of the property. Will continue to monitor.

#### **E. Police Department**

- 1) Liberty Street (Mortimer Cemetery). The Police Department has received reports of people living in the cemetery and illegally dumping waste. Police Department has stepped up patrols in the area and has made sure the gates are padlocked. Since the last meeting, there have been no reports of people in the cemetery or trash. Police and Public Works will continue to monitor.

**F. 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. The owner has started to work to bring some violations into compliance. Will continue to monitor

**G. 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.

**H. Westfield Fire District.**

- 1) Fire Hydrant Repair or Replacement –City and Private. Fire Marshal Higgins raised the issue of fire hydrants that may be defective or do not work around the City. AGC Forte informed the Committee that the Office of the General Counsel attempted to work with the Water & Sewer Department in 2018 on this issue. Will continue to monitor.

**6. Adjournment**

**MOTION:** Chief Building Official Lisitano made a motion to adjourn. Officer Puorro seconded the motion. Motion passed unanimously at 9:26 am.

The Committee adjourned at 9:26 a.m.

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