

Minutes Condemnation & Blight Board Meeting

April 08, 2013

Present:

William Kessler, Chairman,
James Gilleran, Vice Chairman
Sands Cleary, Secretary,

Also present:

Samuel Bastien, 388 Birch Road, Town
Deb Haughn, 404 Birch Road, Town
James Entwistle, 220 Birch Road, Town
Harry Wahnquist, 160 Edward Street, Town
Janet Wahnquist, 160 Edward Street, Town
Elisabeth Walter, 184 Edward Street, Town
Jan Murray, 328 Birch Road, Town
John Harwood, 391 Birch Road, Town
Mary J. Harwood, 391 Birch Road, Town

I. CALL TO ORDER by CHAIRMAN:

The meeting was called to order by William Kessler at 2:12 PM

William Kessler made a motion to suspend regular order of business to address members of the public present. Sands Cleary seconded the motion which passed unanimously.

Blight Agenda:

159 Edward Street

This structure was damaged in Storm Sandy. The owner has not done any post-storm clean up. Debris is falling out of garage. Fence was destroyed in storm and remains on the parcel. James Gilleran said this parcel does meet the Blight Criteria. Owner will be notified that the property needs to be properly cleaned and secured to avoid a \$100/day fine.

William Kessler has called the meeting back to the Regular order of business:

II. APPROVAL of MINUTES:

Sands Cleary moved to approve the minutes of March 11, 2013.. William Kessler seconded the motion which passed unanimously.

III. COMMUNICATIONS: Condemnation & Blight
None.

IV. CONDEMNATION - Old Business

Condemnation

3611 Post Road (former Double L) Woods – *Condemned with 30 day extension granted*

This parcel was on the “Code Enforcement” Agenda this month. Sands Cleary will contact the Attorney for the Owner to see if they intend to go forward with Appeal on April 16, 2013. Significant progress is being made for this sale to go forward.

4185 Black Rock Tpke. (The Plant Factory) Richter - Condemned

Sands Cleary spoke to Mr. Richter. The small red house has collapsed. Sands explained a demo permit needs to be taken out immediately. Mr. Richter said he will work on this immediately. Work has begun with the repair the greenhouses.

600 Hulls Farm Road (corner of Jessica Lane) Colvin - Condemned

AA Wrecking has provided the owner a quote for removal of the structure and foundation.

1003 Fairfield Beach Road - Condemned

No change in status. This structure is stable and secure.

1011 Fairfield Beach Road (Kucej) (previously condemned)

Structure appears to be stable and secure. Sonitubes have been installed, deck repairs have been done. No permits have been taken out for the work being done. James Gilleran will issue a “stop-work order” on the owner.

1019 Fairfield Beach Road (Ganim) Condemned

No change in status.

1205 Fairfield Beach Road – (Boyle/Ringle) (previously condemned)

No change in status. James Gilleran will inspect this property to determine if the second floor is secure.

1281 Fairfield Beach Road - (previously condemned)

No update has been received. Property appears occupied. There is a new electric meter running on the structure. A “For Rent” sign is hanging. James Gilleran will verify if building permits were issued.

1305 Fairfield Beach Road (previously condemned)

No change in status.

1311 Fairfield Beach Road – (previously condemned)

No change in status. A demo permit was issued for this structure but not 1305.

2115 & 2116 Fairfield Beach Road – (previously condemned) REMOVED FROM AGENDA

Demolition of garage & remaining house structure has occurred. The site is clean & secure.

Sands Cleary made a motion to remove this item from the Agenda. William Kessler seconded the motion which passed unanimously.

2171 Fairfield Beach Road (previously condemned) Barg

James Gilleran has requested funds to have this structure removed. Awaiting final price quotes.

2170 Fairfield Beach Road (previously condemned)

Structure has been re-secured.

19 Overlook Avenue (condemned via emergency meeting on 03/11/13))

Garage appears to have further collapse.

V. CONDEMNATION - New Business:

545 South Benson Road

Barn at rear of property has collapsed.

James Gilleran made a motion to declare this structure a menace to public safety. William Kessler seconded the motion which passed unanimously.

A letter will be sent to property owner regarding condemnation of this structure.

~BLIGHT ORDINANCE~

VI. BLIGHT ORDINANCE- Old Business

112 Lalley Boulevard (Blight Citation Order approved 4/2012)

Two small piles under tarps remain along with one vehicle. This item will remain on the agenda.

355 Kings Highway (formerly Paul Miller VW dealership)

More windows appear to be broken. James Gilleran will contact the owner and will issue a new blight citation.

136 Longfellow Avenue

James Gilleran will send a blight citation.

283 Dunnlea Road

No change in status. Junk remains in the yard.

410 North Cedar Road

No change in status.

1459 Stratfield Road (former Stratfield IGA)

James Gilleran will contact Walgreen's and request they clean up the property again.

741 Old Stratfield Road

Sands will check with TPZ for status update.

131 Dunnlea Road

Some vegetation remains. James Gilleran will inspect the property to see if it meets the Blight Criteria.

66-68 Campfield Drive

Both units are vacant. Windows are broken and doors are unsecure on the second floor. James Gilleran will send a Blight Citation letter.

164 Tuller Road (Tuller School)

No change in status. Structure is unsecure and has broken window. James Gilleran will check with landscaper.

609 Springer Road (tree fallen on deck & house)

Sands inspected this parcel. There has been no change in status. Damaged car remains in the driveway. It does not appear if anyone is occupying the home. Sands left a note & card in the door for the owner to contact him.

34 Judd Street

James Gilleran sent a letter to the owner. No change has occurred. James Gilleran will issue a Blight Citation. Today was the cut off date.

VII BLIGHT - New Business**159 Edward Street**

See above.

1080 Mill Hill Terrace:

Excessive amounts of debris, furniture & appliances abandoned on the property. An inspection will be made of this parcel.

Summary of Votes regarding Condemnation:

545 South Benson Road

James Gilleran moved to declare this property “A Menace to Public Safety” pursuant to §100-2 of the Fairfield Town Code. William Kessler seconded the motion which passed unanimously.

ADJOURNMENT:

A **Motion** was made and seconded which passed unanimously to adjourn the Meeting at 3:57 pm.

There being no further business, the meeting was adjourned. .

Respectfully submitted,