



## TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

September 10, 2020

Tel. (203) 239-5321

Fax (203) 234-2130

***VIA FIRST-CLASS MAIL***

N H P P, LLC.,  
Attn: Vipul Gopani and Sangita Gopani  
356 Washington Avenue  
North Haven, Connecticut 06473

N H P P, LLC.,  
Attn: Vipul Gopani and Sangita Gopani  
8711 Church Hill Road  
North Bergen, New Jersey 07047

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
**Issued to 356 Washington Avenue, North Haven on July 15, 2020**

Dear N H P P, LLC., Attn: Vipul Gopani and Sangita Gopani:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 356 Washington Avenue, North Haven ("Property") on July 15, 2020 and you have not yet remedied all of the blight conditions at the Property as cited in the Notice of Violation.

Therefore, the Property has been included in the Notice of Meeting for the next Meeting of the Blight Prevention Appeals Board, which is **Tuesday, September 15, 2020 at 7:00 PM** so that the Board may consider whether a Citation should issue against the Property at that time. As indicated in the enclosed Notice of Meeting, **the Meeting will be held via ZOOM videoconference and conference call.**

**Affected property owners can participate and the public can listen to the meeting from a computer, tablet, or smartphone via the following link:**

<https://us02web.zoom.us/j/86079340308?pwd=N2VPcFZnVUFIMFVFRnBmVzRTSFFRUT09>

Meeting ID: 860 7934 0308

Passcode: 256344

If you do not have internet access, you can DIAL IN using your phone:

September 10, 2020

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Dial In Number: +1 929 205 6099 US (New York)  
Meeting ID: 860 7934 0308  
Passcode: 256344

Please contact the Blight Prevention Officer, Elio Floriano, in the Building Office at (203) 239-5321, extension 405, if you remedy the blight conditions at the Property or if you have any questions. The Building Office is open from 8:30 a.m. to 4:30 p.m. Monday through Friday.

Thank you.

Sincerely,



Lynn K. Sadosky, P.E.,  
Director of Public Works,  
Blight Prevention Officer/Designee

Enclosure

EF/lks

cc: Town Attorney, Dir. Public Works, Land Use Administrator, Zoning Enforcement Officer,  
Quinnipiac Valley Health District

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• Digital

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advertising@shorepublishing.com  
for more information

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September 23 -  
October 7



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last half of the year. This program is supported by grant funding from the Guilford Health Department Preventive Health and Health Services Block Grant and the CT Department of Public Health. The cost is \$85 for the full 12-month program. To register for the class, visit vnacommunity-healthcare.org and click the calendar button on the homepage. For more information, call the VNACHCH Helpline at 866-474-5230.

## TOWN OF NORTH HAVEN BLIGHT PREVENTION APPEALS BOARD NOTICE OF MEETING TO RESIDENTS AND TAXPAYERS OF THE TOWN OF NORTH HAVEN AND OTHER INTERESTED PARTIES:

The North Haven Blight Prevention Appeals Board will hold its Regular Meeting on **Tuesday, September 15, 2020 at 7:00 PM** via ZOOM videoconference and conference call for the purposes listed below.

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, in-person public access to this meeting will not be permitted.

All meeting materials which will be distributed to the Board, will be posted on the Town's website at <https://www.town.north-haven.ct.us/> and will be available for viewing twenty-four (24) hours prior to, during, and after the meeting.

Affected property owners can participate and the public can listen to the meeting from a computer, tablet, or smartphone via the following link:

<https://us02web.zoom.us/j/86079340308?pwd=N2VpZFZaVUJlMFYFRnBmVzRlTSFRUT09>

Meeting ID: 860 7934 0308  
Passcode: 256344

If you do not have internet access, you can *DIAL IN* using your phone:

Dial In Number: +1 929 205 6099 US (New York)  
Meeting ID: 860 7934 0308  
Passcode: 256344

This meeting of the Blight Prevention Appeals Board is being held for the following purposes:

1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 2058 Hartford Turnpike, North Haven.
2. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 60 Quinnipiac Avenue, North Haven.
3. On 2227 Ridge Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 390 Sliff Street, North Haven.
5. On 154 Warner Road, North Haven, the Blight Prevention Officer will provide a status update to the Board.
6. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 356 Washington Avenue, North Haven.

**STEVEN M. MILLER, SECRETARY OF THE TOWN OF NORTH HAVEN  
BLIGHT PREVENTION APPEALS BOARD  
A COPY OF THIS NOTICE IS ON FILE AT THE TOWN CLERK'S OFFICE.**





**Blight Prevention:**  
**356 Washington Avenue**  
**9/9/20**





**Blight Prevention:**  
**356 Washington Avenue**  
**9/9/20**



A photograph showing a red wooden fence on the left and a concrete curb on the right. A white rectangular piece of paper is attached to the fence. The background is a light-colored, textured surface, possibly a wall or ground.

**Blight Prevention:  
356 Washington Avenue  
9/9/20**





**TOWN OF NORTH HAVEN**

MEDICAL TOWN HALL / 140 BIRCH STREET  
NORTH HAVEN, CONNECTICUT 06460



Tel: (203) 234-1520  
Fax: (203) 234-2130

REF: 000

July 15, 2020

SENT VIA CERTIFIED MAIL,  
US MAIL  
AND HAND DELIVERY

N H P P, LLC  
356 Washington Avenue  
North Haven, Connecticut 06460

N H P P, LLC  
Attn: Vipul Gupta and Sangita Gupta  
870 Church Hill Road  
North Bergen, New Jersey 07047

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
356 Washington Avenue, North Haven, Connecticut

Dear N H P P, LLC and Vipul Gupta and Sangita Gupta:

On July 15, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a complaint regarding the existence of possible violation(s) of Chapter 84 of the Ordinances, Town of North Haven, the Blight Prevention Ordinance (hereinafter referred to as the "Ordinance"), at the property of 356 Washington Avenue in North Haven.

Specifically, the Complainant has alleged that the property

- Contains overgrown grass, which exceeds one foot in height along the property line(s), and
- Looks very unsightly and unkempt.

Section 84.3 of the Ordinance, entitled "Provisions Against Blighted Premises" states "No owner of real property located in the Town of North Haven shall allow, create, maintain or cause to be created or maintained, a blighted premises." "Blighted premises" is defined as, "Real property, including any building or structure located thereon, which is and continues to be in the state of disrepair or is becoming dilapidated." "The term state of disrepair" or "becoming dilapidated"

July 15, 2020

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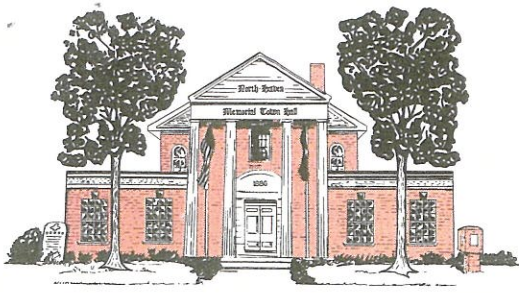
**BLIGHT PREVENTION:**  
**356 Washington Avenue**  
**7/15/20**





**BLIGHT PREVENTION:**  
**356 Washington Avenue**  
**7/15/20**





## TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321  
Fax (203) 234-2130

July 15, 2020

**SENT VIA CERTIFIED MAIL,  
US MAIL  
AND HAND DELIVERED**

N H P P, LLC.  
356 Washington Avenue  
North Haven, Connecticut 06473

N H P P, LLC.,  
Attn: Vipul Gopani and Sangita Gopani  
8711 Church Hill Road  
North Bergen, New Jersey 07047

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**  
356 Washington Avenue, North Haven, Connecticut

Dear N H P P, LLC. and Vipul Gopani and Sangita Gopani;

On July 1, 2020, and in my capacity as the Town of North Haven's Blight Prevention Officer, I received a complaint regarding the existence of possible violation(s) of Chapter 84 of the Ordinances, Town of North Haven, the Blight Prevention Ordinance (hereinafter referred to as the "Ordinance"), at the property of 356 Washington Avenue in North Haven.

Specifically, the Complainant has alleged that the property:

- Contains overgrown grass, which exceeds one foot in height along the property line(s); and
- Looks very unsightly and unkempt.

Section 84-3 of the Ordinance, entitled "Prohibition Against Blighted Premises" states "No owner of real property located in the Town of North Haven shall allow, create, maintain or cause to be created or maintained, a blighted premises." "Blighted premises" is defined as, "Real property, including any building or structure located thereon, which is and continues to be in the state of disrepair or is becoming dilapidated ..." The terms "state of disrepair" or "becoming dilapidated"

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July 15, 2020

Page 1

are therein defined in the Ordinance under Section 84-2.

I have conducted an investigation of the allegations of the complaint and have determined that a violation of the Ordinance exists at 356 Washington Avenue as I observed the following conditions at said property which evidence the violation, including:

- There is excessive amounts of garbage or trash on the property (around and behind the structure);
- There is overgrown brush, overgrown grass and/or weeds of at least one foot in height (along the perimeter); and
- The property is unsightly, unkempt and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 356 Washington Avenue must remedy the listed conditions which constitute a violation of the Ordinance within thirty (30) days of the date of this NOTICE OF VIOLATION or such longer period as I may permit in my discretion as the Blight Prevention officer. Please contact me immediately if you believe that there are circumstances, which exist that warrant exercise of that discretion.

Please take note that, as the property owner of 356 Washington Avenue, you may contest the NOTICE OF VIOLATION and liability for same before the Town of North Haven's Blight Prevention Board of Appeals by delivering in person or by mail, written notice of your request to do so, to me as the Blight Prevention Officer within ten (10) calendar days of this NOTICE OF VIOLATION.

**IF YOU FAIL TO REMEDY THE VIOLATIONS OF THE ORDINANCE NOTED HEREIN WITHIN THIRTY (30) CALENDAR DAYS AND YOU DO NOT DEMAND A HEARING BEFORE THE BLIGHT PREVENTION APPEALS BOARD WITHIN TEN (10) CALENDAR DAYS HEREOF, THE BOARD SHALL ISSUE A CITATION AND ASSESSMENT OF FINES AND DELIVER NOTICE OF SAME TO YOU. A VIOLATION OF THE ORDINANCE IS PUNISHABLE BY A FINE OF \$100.00 A DAY FOR EACH DAY A VIOLATION CONTINUES TO EXIST. THE DATE THE CITATION IS ISSUED BY THE BLIGHT PREVENTION APPEALS BOARD SHALL BE THE COMMENCEMENT DATE FOR SAID FINE. YOUR FAILURE TO PAY THE ASSESSMENT OF ANY FINE(S) BY THE BLIGHT PREVENTION APPEALS BOARD MAY RESULT IN THE ENTRY OF A JUDGMENT BY THE SUPERIOR COURT AND THE LEVY OF AN EXECUTION ON THE JUDGMENT WITHOUT FURTHER NOTICE.**

Please contact me immediately at (203) 239-5321, extension 440 to discuss the NOTICE OF VIOLATION and your proposed remedy of same. My office is located at the Town Hall Annex, 5 Linsley Street, North Haven and we are open to the public from 8:30 a.m. to 4:30 p.m., Monday through Friday.

Thank you in advance for your cooperation in resolving this matter.



Very truly yours,

A handwritten signature in black ink, appearing to read "Am Han".

Arthur Hausman,  
Blight Prevention Officer/Designee

c: Jennifer Coppola, Outside Counsel  
Lynn K. Sadosky, P.E., Director of Public Works  
Alan Fredricksen, Land Use Administrator  
Elio Floriano, Building Official  
Laura Magaraci Zoning Enforcement Officer  
Quinnipiack Valley Health District

BLIGHT CONDITIONS CHECKLIST  
FOR INITIAL INVESTIGATION OF BLIGHT COMPLAINT

(To be completed by Blight Prevention Officer BPO's Designee for violations of Ordinance)

Date: 7/1/20 Inspection Completed By: AMT

Address of Property Inspected:

356 Washington Ave

Name(s), Address(es), and Contact Number for Person(s) at Property During Inspection:

No one was present

Blight Conditions Observed:

Missing, broken, or boarded up window(s) \_\_\_\_\_ Infestation by rodents or other pests \_\_\_\_\_

Missing, broken, or boarded up door(s) \_\_\_\_\_ Graffiti \_\_\_\_\_

Damaged or missing siding \_\_\_\_\_ Detached or hanging gutters \_\_\_\_\_

Damaged roof \_\_\_\_\_ Gutters in need of cleaning \_\_\_\_\_

Excessive amounts of garbage or trash ✓ Unsightly vegetation or mold \_\_\_\_\_  
(location noted below)

Damaged railing or fence \_\_\_\_\_ Damaged deck \_\_\_\_\_

Unsightly outside storage (with description of items being stored) Trash along  
rear of the building.

Overgrown brush, overgrown grass, and/or weeds of at least one (1) foot in height, excluding ornamental grass as part of a landscaped property ✓

More than one (1) inoperative or unregistered motor vehicle(s) or visibly inoperative boat(s) parked, kept, or stored on Property (note make, model, and color below) \_\_\_\_\_

Commercial parking lot left in a state of disrepair or abandonment \_\_\_\_\_

Any other evidence that reasonably demonstrates that a property would cause an unsightly, unsafe, or unsanitary condition or a nuisance to the general public (description below) \_\_\_\_\_

The tall grass is unsightly, unkempt, and a  
nuisance to the general public. (On the Temple st. side.)





**Blight Prevention:**  
**356 Washington Avenue**  
**7/1/20**





**Blight Prevention:**  
**356 Washington Avenue**  
**7/1/20**





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**356 Washington Avenue**  
**7/1/20**





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**7/1/20**





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**356 Washington Avenue**  
**7/1/20**



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**356 Washington Avenue**  
**7/1/20**







**Blight Prevention:**  
**356 Washington Avenue**  
**7/1/20**





TOWN OF NORTH HAVEN  
BUILDING DEPARTMENT  
PROPERTY MAINTENANCE COMPLAINT FORM

Date: 7/1/20

YOUR CONTACT INFORMATION: (required)

Name: ZED Town of North Haven

Address: 5 LINSLEY STREET, NORTH HAVEN, CT

Telephone Number: CAUSE FROM FIELD OPERATIONS DIV. / DPW

Signature: \_\_\_\_\_

☒ New ☐ Repeat Complaint: Grass along Temple St exceeds 1 foot in height

Location of Problem: 356 Washington Ave, North Haven, CT  
Exact Address

Property Owner's Name and Address: NHPP LLC 356 Washington Ave  
North Haven and NHPP LLC 67 Farm Hill Rd  
Orange CT 06477

Describe Problem in Detail:

There is grass that exceeds one foot in  
height along the property line that abuts  
Temple St. Very unsightly and unkempt.

TOWN OF NORTH HAVEN  
DEPT. OF PUBLIC WORKS

JUL 01 2020

RECEIVED

Please Return Complaint Form To:  
Town of North Haven, Building Department  
Town Hall Annex  
5 Linsley Street, Room 205  
North Haven, CT 06473  
Phone: 203-239-5321 Ext. 705  
Fax: 203-234-8375