



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

AJAX 2018-B Reo Corporation
60 Quinnipiac Avenue
North Haven, Connecticut 06473

AJAX 2018-B Reo Corporation
9400 Beaverton Hillsdale Highway STE-131
Beaverton, Oregon 97005

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
Issued to 60 Quinnipiac Avenue, North Haven on June 15, 2020

Dear AJAX 2018-B Reo Corporation:

As you are aware, a Notice of Violation of the North Haven Blight Prevention Ordinance was issued against your property at 60 Quinnipiac Avenue, North Haven ("Property") on June 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:

Dial In Number: +1 929 205 6099 US (New York)

September 10, 2020

Page | - 2 -

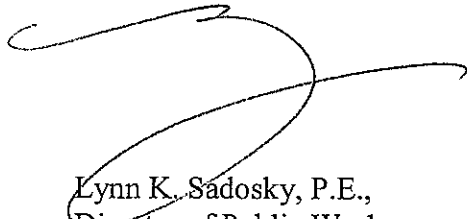
Meeting ID: 860 7934 0308

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,

A handwritten signature in black ink, appearing to read 'Lynn K. Sadosky', with a large, sweeping loop at the end.

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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zip06

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 <http://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=N2YpZFZnVUFIMFVFRnBmVzRlRlTFRUT09>

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 Skiff 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.**



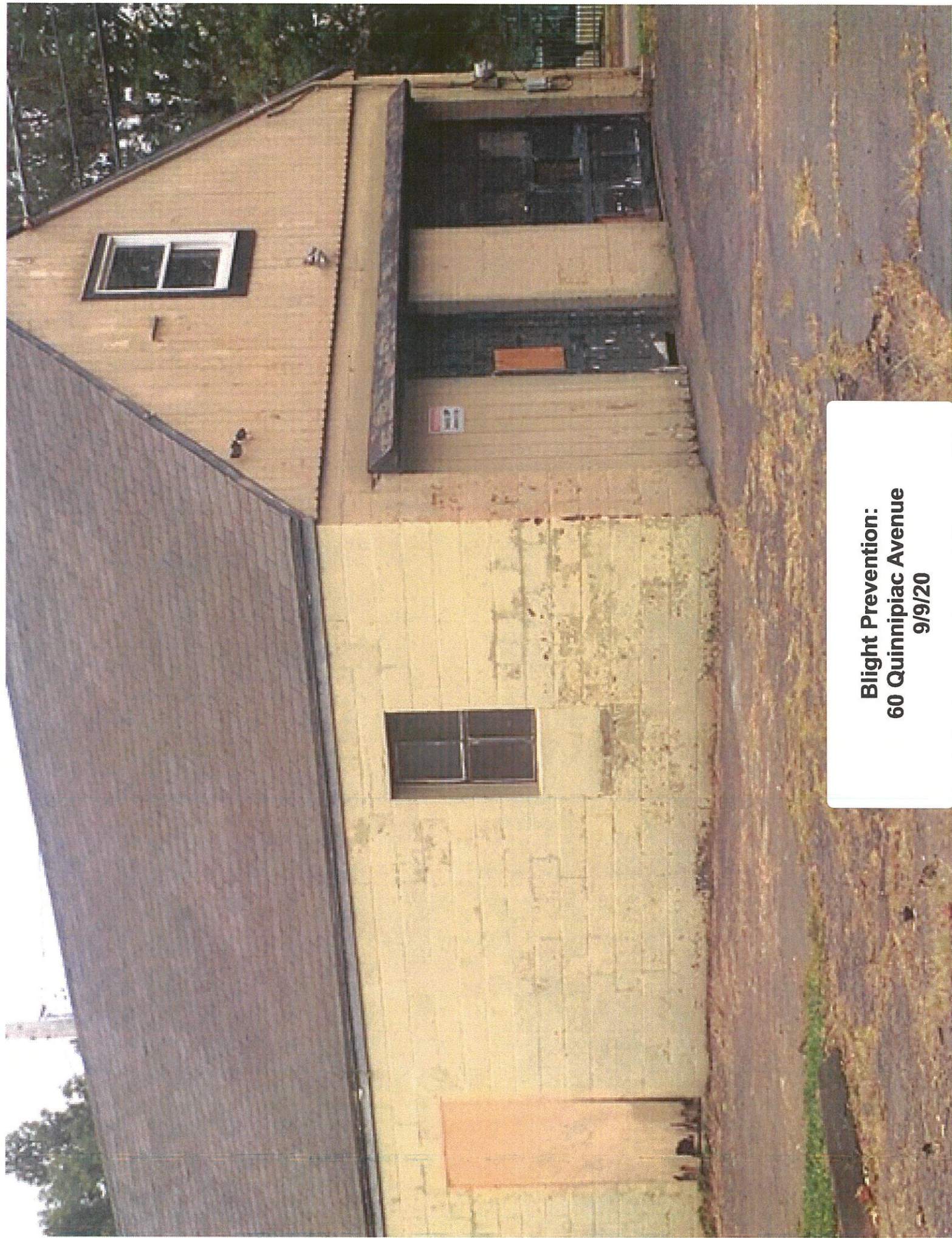
Blight Prevention:
60 Quininiac Avenue
9/9/20



Blight Prevention:
60 Quinpiac Avenue
9/9/20



**Blight Prevention:
60 Quinnipiac Avenue
9/9/20**



**Blight Prevention:
60 Quinpiac Avenue
9/9/20**

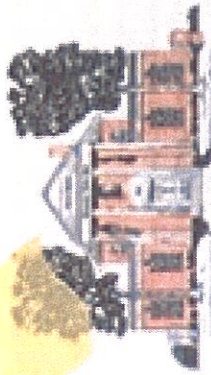


**Blight Prevention:
60 Quinnipiac Avenue
9/9/20**



Blight Prevention:
60 Quinnipiac Avenue
9/9/20

BLIGHT PREVENTION:
60 Quinpiac Avenue
6/15/20



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 111 CHURCH STREET
NORTH HAVEN, CONNECTICUT 06473



83761703

Tel: (203) 239-5721
Fax: (203) 234-0130

June 15, 2020

VIA HAND-DELIVERY
And Certified Mail – Return Receipt Requested
AND U.S. Mail

AJAX 2018-B Real Corporation
60 Quinnipiac Avenue
North Haven, Connecticut 06473

AJAX 2018-B Real Corporation
9400 Beaverton Hillsdale Highway STE-131
Beaverton, Oregon 97005

Re: NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE
60 Quinnipiac Avenue, North Haven, Connecticut

Dear AJAX 2018-B Real Corporation:

On June 3, 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 60 Quinnipiac Avenue in North Haven.

Specifically, the Complaint has alleged that the property:

- Contains grass, which is overgrown throughout the lawn;
- Looks abandoned;
- Has a main house and out building that are in terrible condition and need repairs and painting;
- Has trash by the rear door;
- Contains motor vehicles which appear abandoned; and
- Is blighted and in a state of disrepair.

Section 84.3 of the Ordinance, entitled "Prohibition Against Blighted Premises" states "No owner

June 15, 2020

Page 1

BLIGHT PREVENTION:
60 Quinnipiac Avenue
6/15/20



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

June 15, 2020

VIA HAND-DELIVERY

And Certified Mail – Return Receipt Requested

AND U.S. Mail

AJAX 2018-B Reo Corporation
60 Quinnipiac Avenue
North Haven, Connecticut 06473

AJAX 2018-B Reo Corporation
9400 Beaverton Hillsdale Highway STE-131
Beaverton, Oregon 97005

Re: **NOTICE OF VIOLATION OF BLIGHT PREVENTION ORDINANCE**
60 Quinnipiac Avenue, North Haven, Connecticut

Dear AJAX 2018-B Reo Corporation;

On June 2, 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 60 Quinnipiac Avenue in North Haven.

Specifically, the Complainant has alleged that the property:

- Contains grass, which is overgrown throughout the lawn;
- Looks abandoned;
- Has a main house and out building that are in terrible condition and need repairs and painting;
- Has trash by the rear door;
- Contains motor vehicles which appear abandoned; and
- Is blighted and in a state of disrepair.

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” 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 60 Quinnipiac Avenue as I observed the following conditions at said property which evidence the violation, including:

- There is missing, broken or boarded up windows on the structures;
- There is missing, broken or boarded up doors on the structures;
- There is damaged or missing siding on the structures;
- There is a damaged roof on the structures;
- There is excessive amounts of garbage and trash on the property;
- There are detached and/or hanging gutters on the structures;
- The gutters on the structures are in need of cleaning;
- There is unsightly mold or vegetation on the structures;
- There is unsightly outside storage, including old furniture, boxes, papers and junk piled by the rear door to the structures;
- There is more than one unregistered or inoperative motor vehicles and/or visibly inoperative boats parked, kept or stored on the property;
- There is overgrown brush, overgrown grass, and/or weeds of at least one foot in height along the front and rear/side yards of the property; and
- Overall the property is unsightly, unsafe and unsanitary and a nuisance to the general public.

Pursuant to Section 84-4 of the Ordinance, you as the property owner(s) of 60 Quinnipiac 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 60 Quinnipiac 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,



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



TOWN OF NORTH HAVEN
BUILDING DEPARTMENT
PROPERTY MAINTENANCE COMPLAINT FORM

Date: 6/2/20

YOUR CONTACT INFORMATION: (required)

Name: Recd unknown, unidentified Voice Mail

Address:

Telephone Number: _____

Signature: _____

New or Repeat Complaint: # 60 Quinn Ave

Location of Problem: # 60 Quinn is abandoned and a mess.
Exact Address

Property Owner's Name and Address: ALIX 2018-B REU CORP
9400 SW Beaverton Hillsdale Hwy STE 131
Beaverton OR 97005

Describe Problem in Detail:

Caller/Voice mail stated that site looks abandoned.
Main house and out building are in terrible condition.
Both need repairs and also paint. Trash is
left by rear door. Motor vehicles appear abandoned.
Lawn has grass over a foot tall.

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

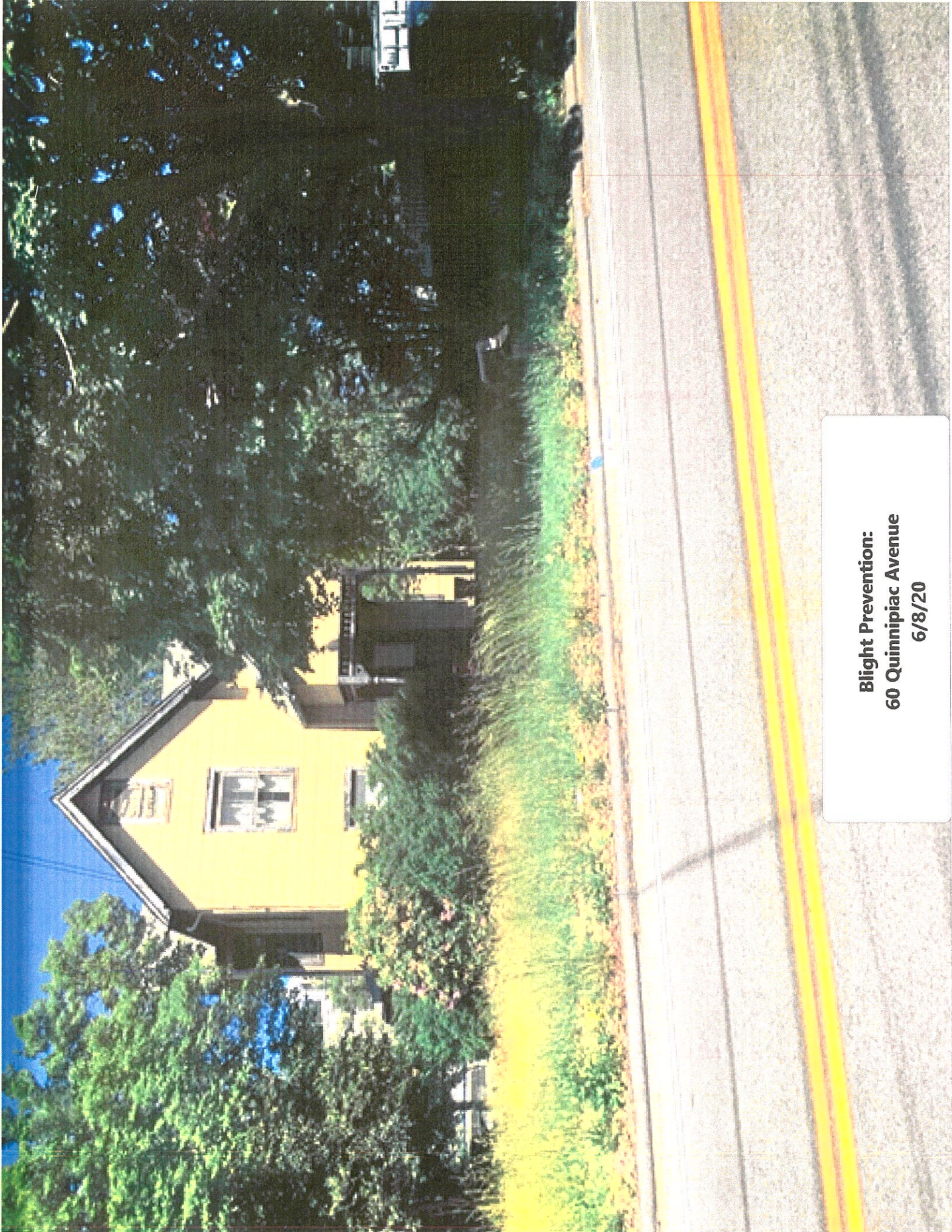
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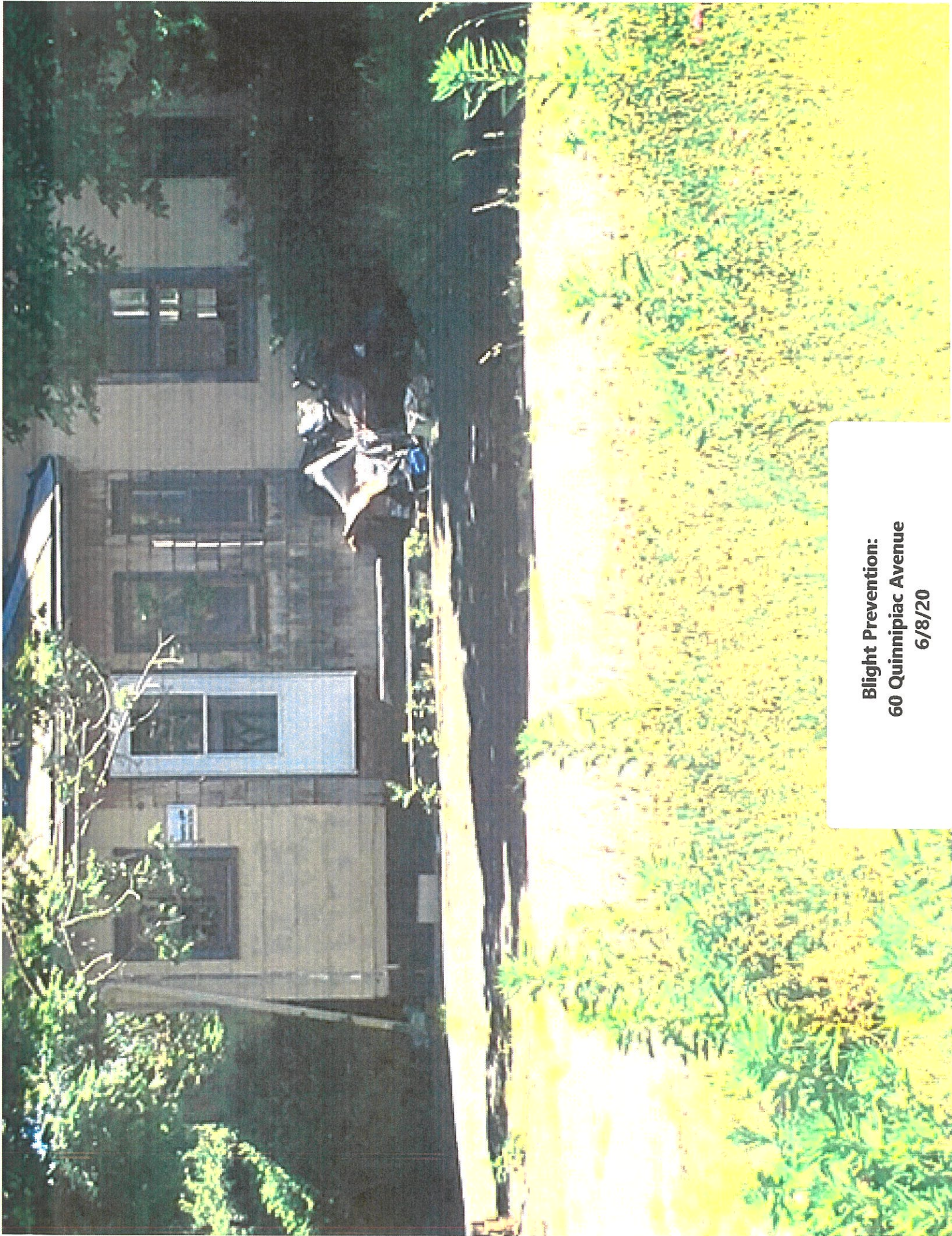
TOWN OF NORTH HAVEN
DEPT. OF PUBLIC WORKS



Blight Prevention:
60 Quinnpiac Avenue
6/8/20



Blight Prevention:
60 Quinipiac Avenue
6/8/20

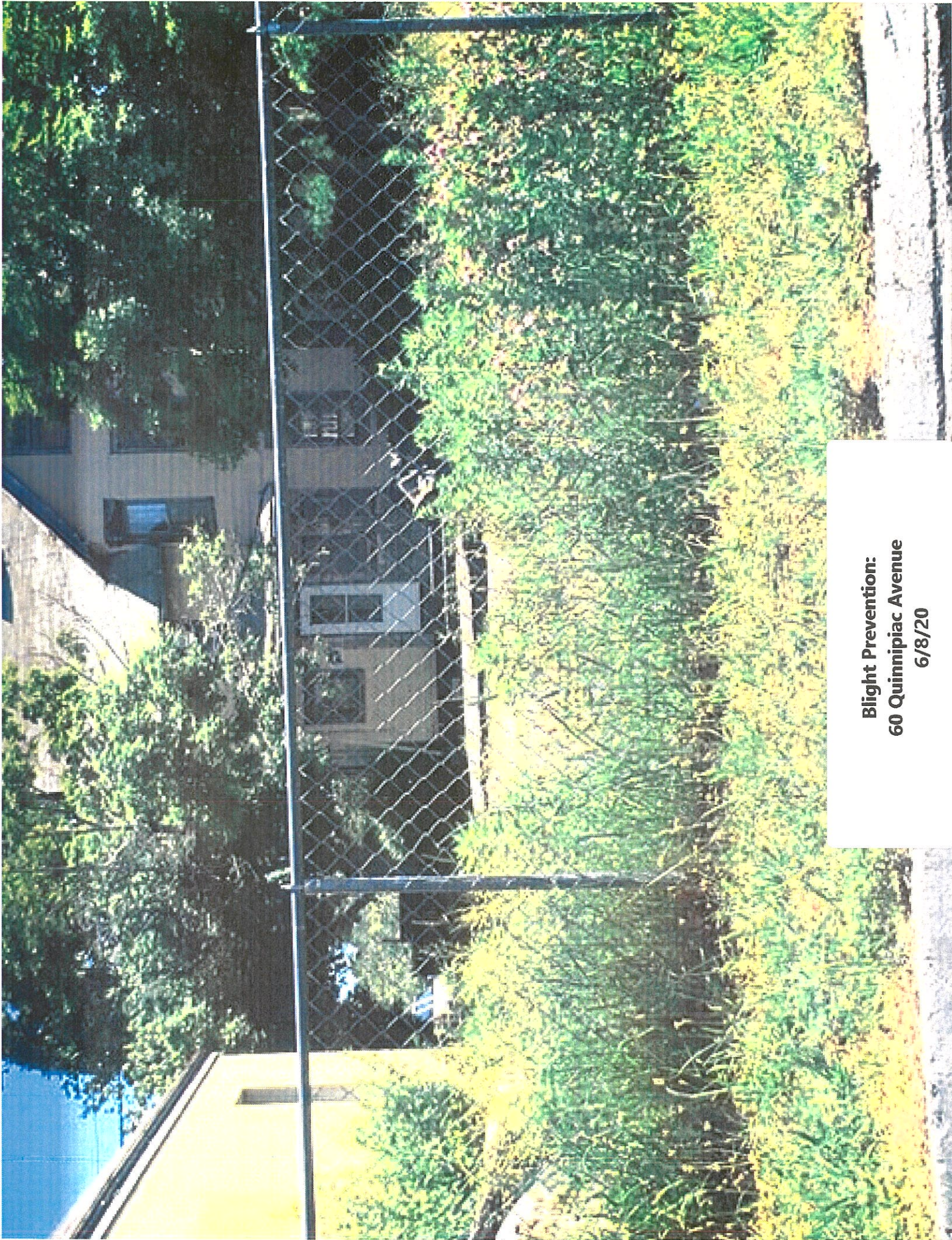


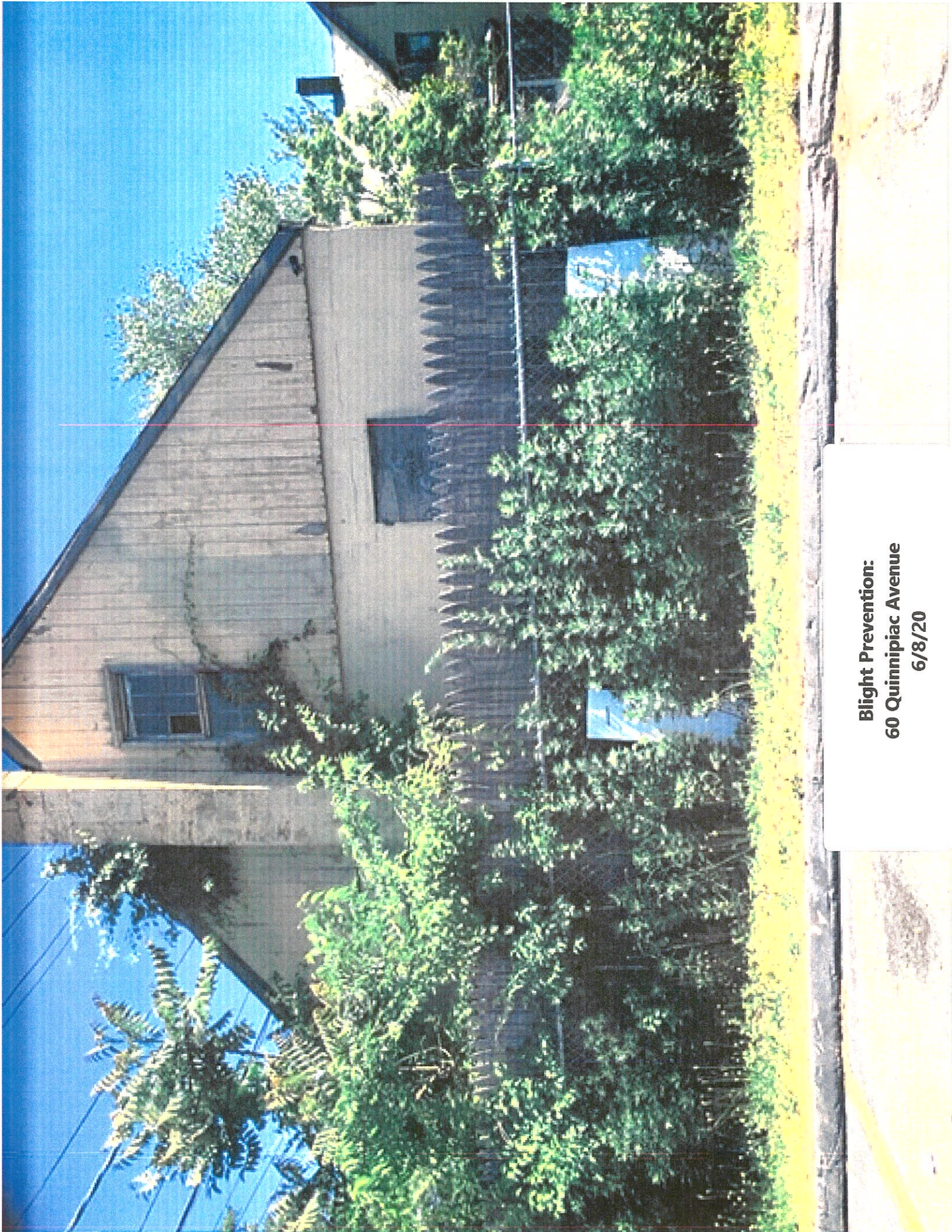
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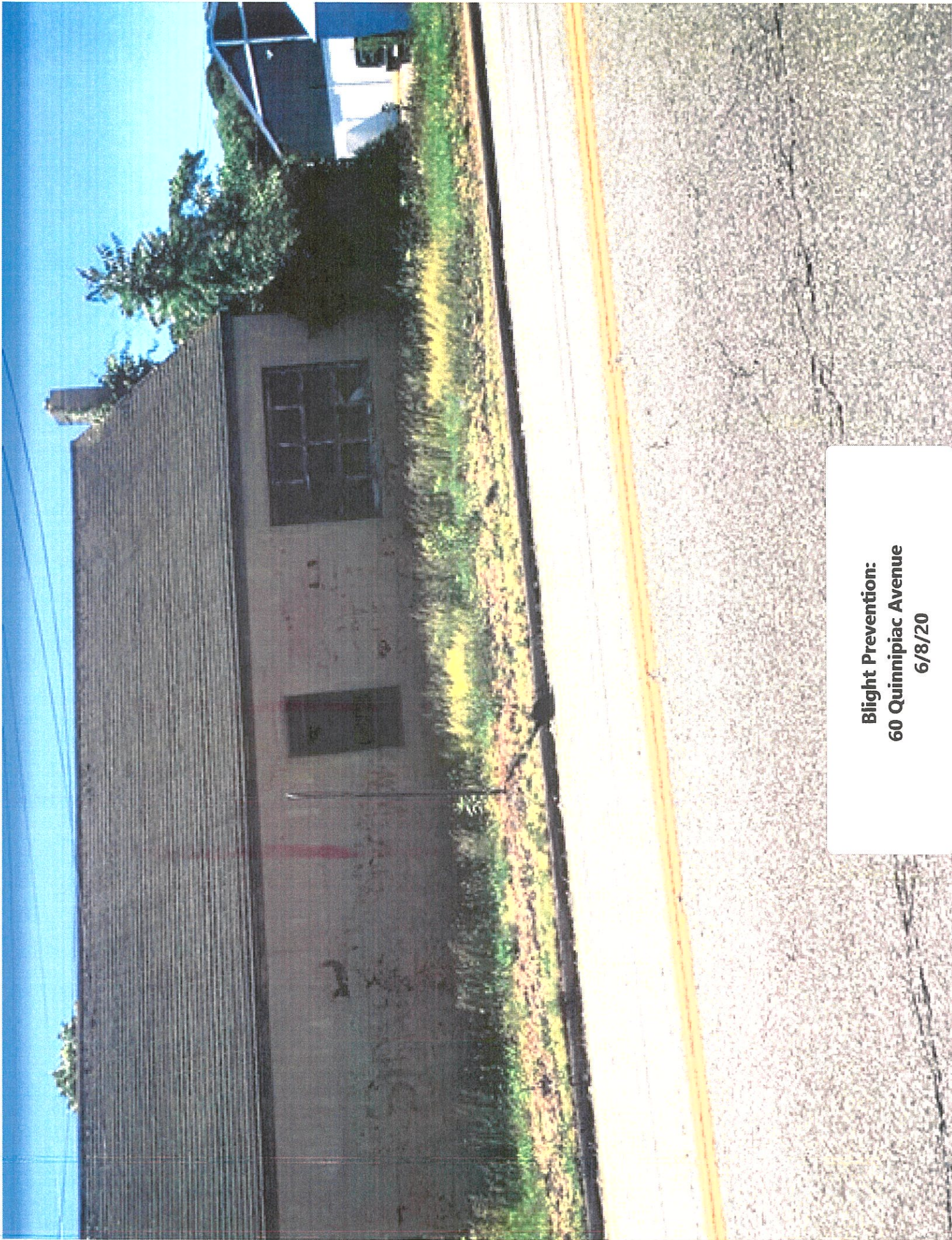
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6/8/20**

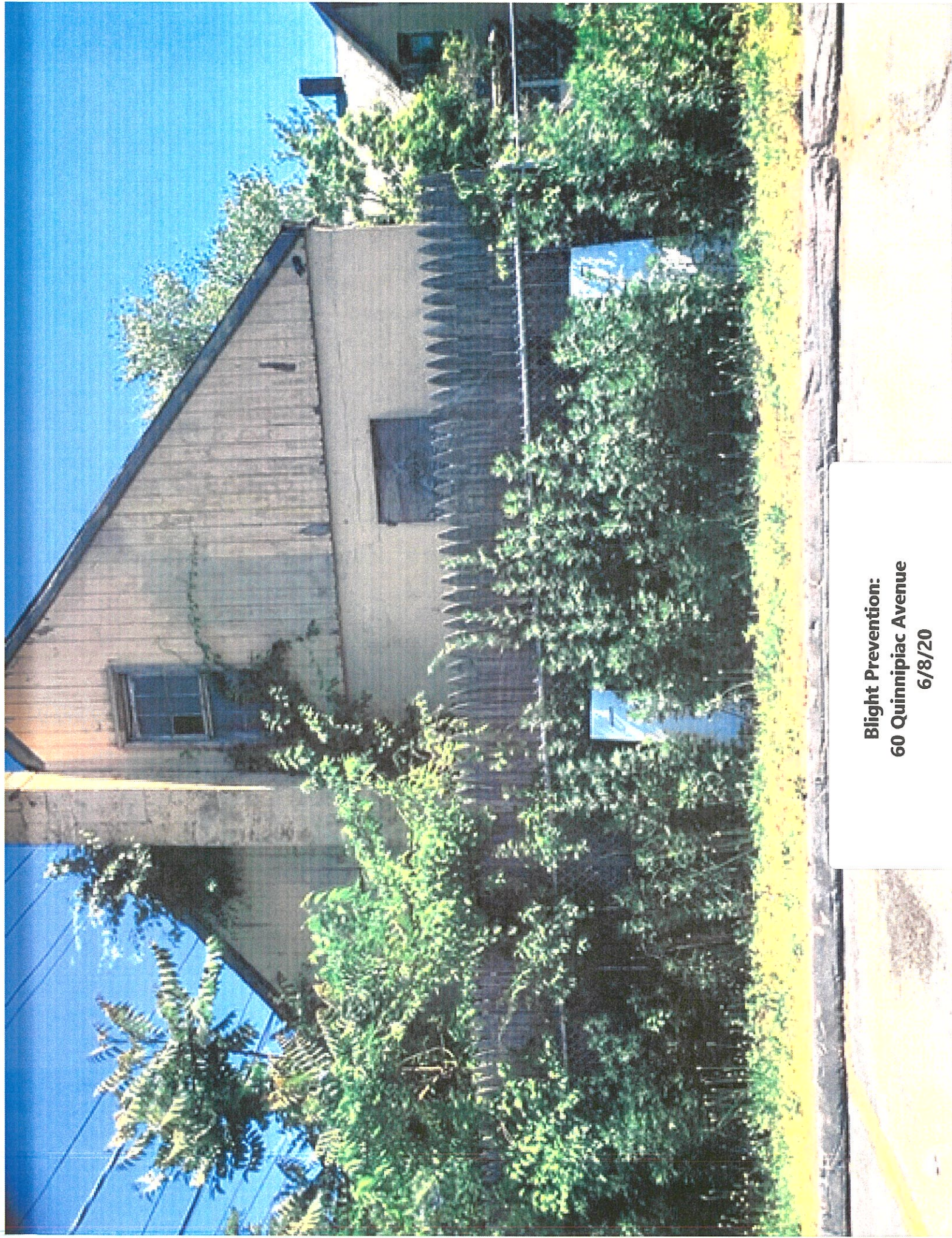




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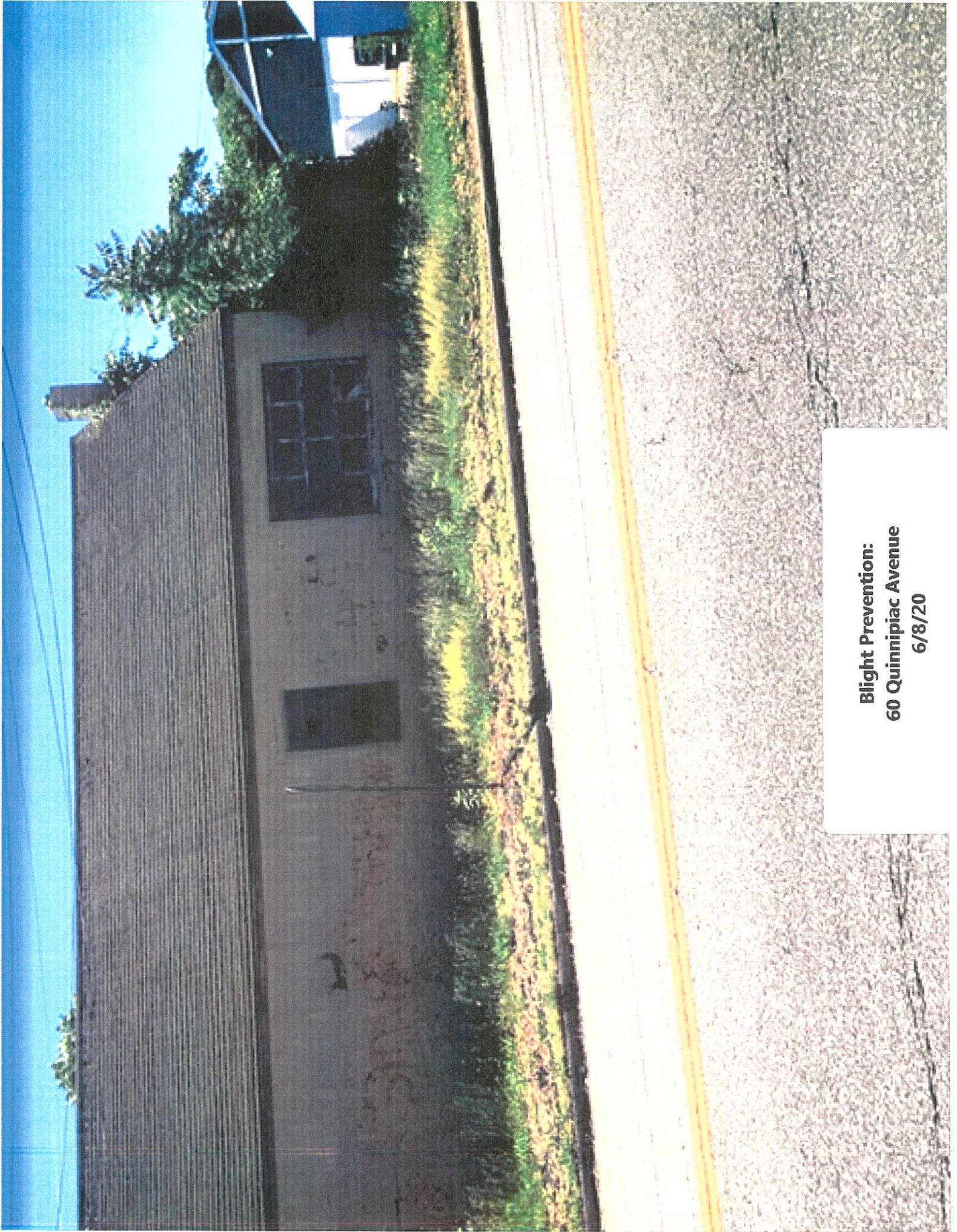
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6/8/20**





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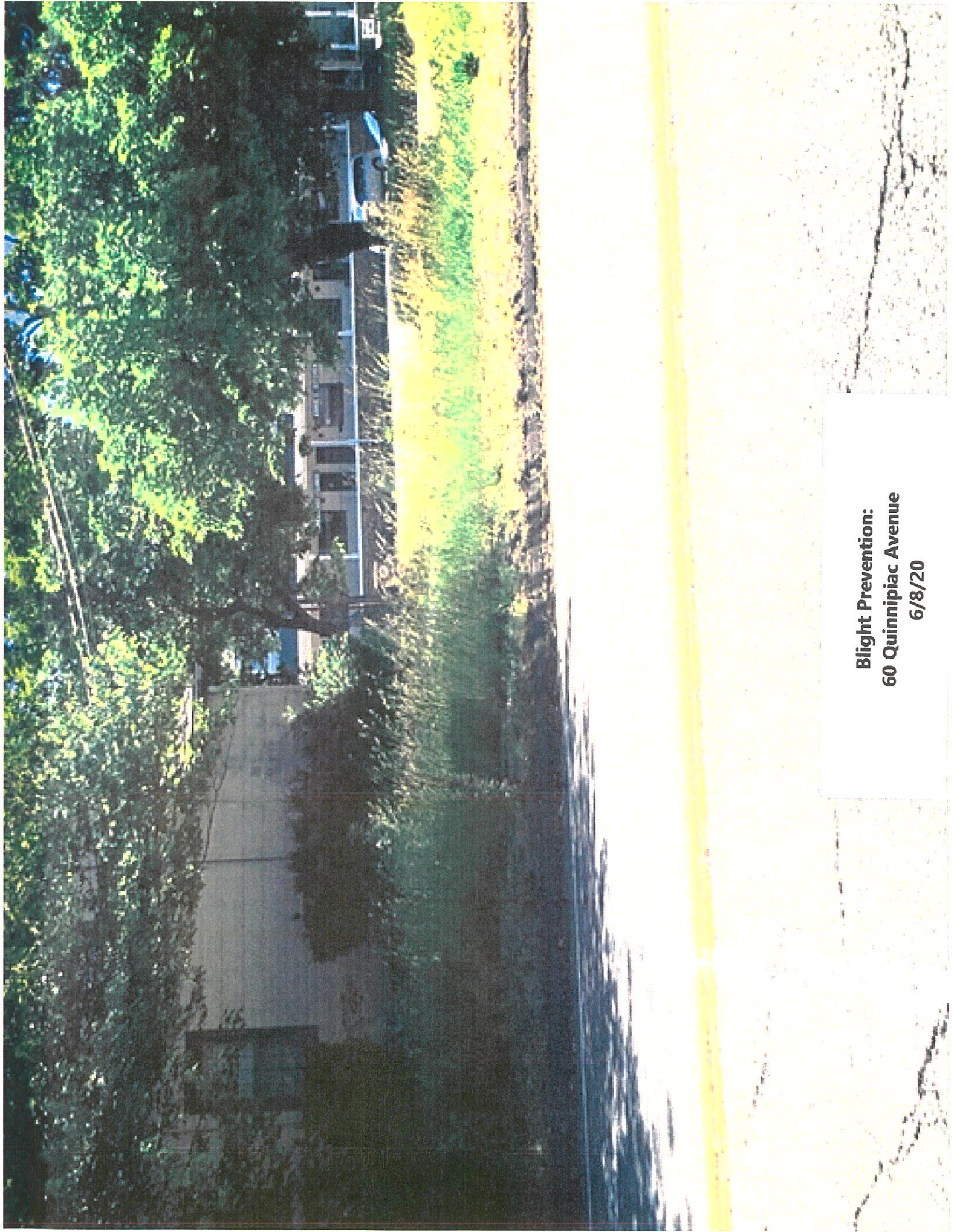
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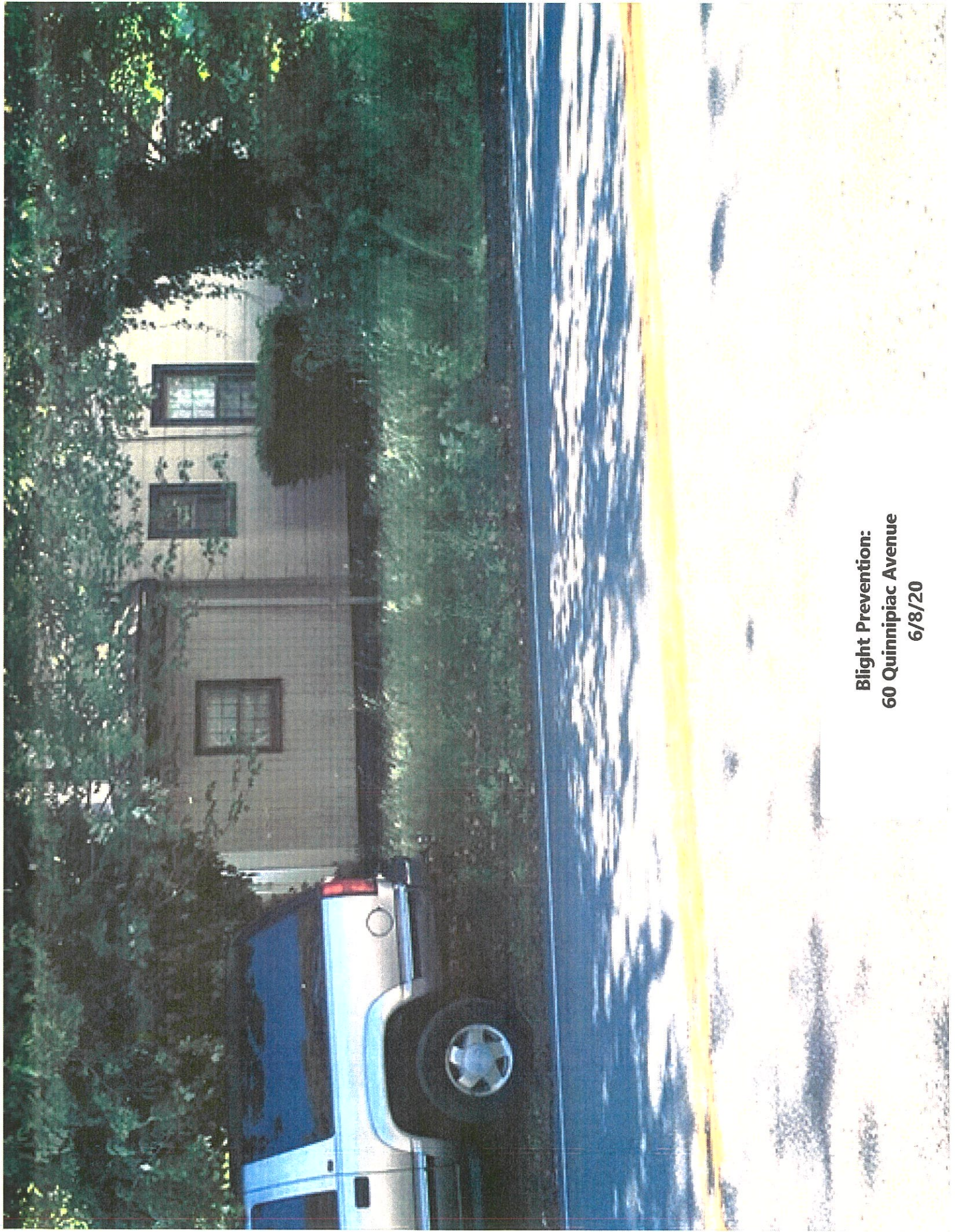




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