

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

February 14, 2020

Tel. (203) 239-5321

Fax (203) 234-2130

VIA CERTIFIED MAIL-RETURN RECEIPT REQUESTED

Certified Mail #70190700000134664116

And First-Class Mail

Fifteen Middletown Avenue Corp.
Attn: William J Gerwer
1-71 North Avenue East
Elizabeth, NJ 07201

Re: 15 Middletown Avenue

CEASE AND DESIST ORDER

Dear Mr. Gerwer,

I am writing to notify you that violations to the Zoning Regulations of the Town of North Haven (*the Regulations*) are occurring on property owned by you at 15 Middletown Avenue in North Haven. Specifically, the outside storage of trailers is being conducted on the property in violation Section 10.1.1.1 of the Regulations, which states that “any change of use of a property or structure” requires site plan approval by the Planning and Zoning Commission and Section 10.1.3.25, which states that “no storage of any type...shall be permitted outside of an enclosed area without the expressed site plan approval of the Planning and Zoning Commission.”

On Friday, February 7, 2020, a complaint was received by this office that the non-permitted storage of trailers and occupation of the building is occurring on site. An inspection conducted by this office confirmed the complainant’s reports.

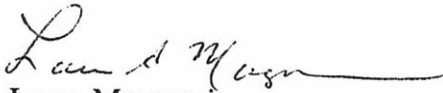
Therefore, under the authority of Article XIII, Section 13.1 of the Zoning Regulations and Chapter 124 of the Connecticut General Statutes, I hereby order you to **immediately remove the trailers and any other non-permitted outside storage from the site and refrain from storing items and /or occupying the building until the proper site plan approvals have been received.**

I will revisit the property on **Monday, March 2, 2020**, to insure that compliance has been achieved. If the violations have not been remedied, I or other agents of the Town may begin proceedings to pursue court action which can lead to fines of \$2,500 and reimbursement to the Town for legal fees per Section 8-12 of the Connecticut General Statutes.

You may also appeal this Order to the Zoning Board of Appeals within fifteen (15) days of the date of this Cease and Desist Order per Chapter 124 of the Connecticut General Statutes and Section 12.1.6.1 of the Zoning Regulations.

I may be reached at (203) 239-5321, Ext. 440 if you have any questions or concerns, or if you wish to produce evidence contrary to my findings or discuss a timeframe for compliance.

Very truly yours,



Laura Magaraci
Zoning Enforcement Officer
Town of North Haven, CT