

# NEWS

TOWNSHIP OF WOODBRIDGE



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## **WOODBIDGE CODE ENFORCEMENT TASK FORCE TARGETS ILLEGAL MULTI-FAMILY BOARDING HOMES & APARTMENTS**

### **Woodbridge Property Owner(s) Fined for Operating Illegal Multi-Family Properties**

#### **Code Enforcement Task Force Inspectors Continue Township-wide "Quality-of-Life" Inspections Targeting Illegal Multi-Family Dwellings and Property Maintenance**

**WOODBIDGE** – Mayor John E. McCormac today announced that the Township-wide "Quality-of-Life" Code Enforcement Task Force Inspection Program targeting illegal multi-family residential boarding home/apartments and property maintenance violations has resulted in Municipal Court fines and penalties against two Woodbridge Township property-owners for operating illegal multi-family rooming homes in a residential neighborhood.

"Illegal and overcrowded housing and property maintenance violations are the most significant issues that impact the "Quality-of-Life for Township residents," said Mayor McCormac. "Recent inspections by the Code Enforcement Task Force have uncovered violations that include illegal rooming/boarding houses and multi-family dwellings, accumulated trash and debris that severely impact the health and welfare of the neighborhood, potentially dangerous building code violations, residential properties being used for commercial purposes, and numerous violations for the illegal posting of advertising signs and placards."

The Woodbridge Township Bureau of Housing & Inspection responded to a complaint alleging that the owner of a residential property located at 108 Fume Street, Iselin, was renting four converted "rooms" in the house for \$400.00, \$500.00, \$800.00 and \$1,000.00 per month respectively. At the time of the Bureau of Housing inspection on Sept. 11, 2017, inspectors determined that at least six renters were occupying the residence. Further inspection of the property uncovered clear evidence of single-room occupancy as opposed to use of the home as a traditional single-family residential property. The property owner, identified as Amit Yadav, was issued violation notices charging illegal multi-family dwelling, failure to register the property as a rental unit and non-permitted use of a residential property.

On May 11, 2018, Yadav appeared in Woodbridge Township Municipal Court and was found guilty of operating a non-permitted illegal multi-family residential property - the Court imposed \$4,000 in financial penalties and ordered the property owner to correct the illegal conditions and submit to re-inspection.

In a second case targeting an illegal multi-family dwelling, inspectors from the Code Enforcement Task Force issued a Notice of Violation on Dec. 4, 2017 to Amit Kapoor, the owner of a single-family residence located at 113 Fume Street, Iselin. The violation charged Kapoor with operating an illegal multi-family dwelling and maintaining an illegal basement apartment. Inspectors determined that at least two renters were occupying two converted bedroom areas in the basement of the single-family residence. On May 11, 2018, the Woodbridge Township Municipal Court imposed a \$1,250.00 fine and court costs and ordered the property owner to correct the illegal conditions and submit to re-inspection.

Mayor McCormac noted that over the past year (May 15, 2017 – May 15, 2018) the Code Enforcement Task Force has issued 3,474 Notices of Violation charging property-owners with various “Quality-of-Life” violations, including 50 violations for operating illegal boarding homes and/or multi-family dwellings; 60 violations for illegal basement apartments; and seven violations for overcrowded housing conditions.

“The Municipal Council is working closely with Mayor McCormac and Township inspectors and will provide whatever resources necessary to continue to go after landlords who illegally convert properties for their own financial gain,” said Councilman Viru Patel (4<sup>th</sup> Ward – Iselin). “Non-conforming boarding homes and apartments pose a real danger to public health and safety and the midnight conversion of single-family properties into illegal boarding homes by absentee landlords will continue to be a priority for the Code Enforcement Task Force,” Councilman Patel added.

Township residents should report property and housing violations and other “Quality-of-Life” violations that negatively impact neighborhoods to the Bureau of Housing at 732-634-4500 x6009. All complaints will be investigated and all information will remain confidential.

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