

# NEWS

TOWNSHIP OF WOODBRIDGE



**MAYOR JOHN E. McCORMAC**

**1 Main Street, Woodbridge, NJ 07095**

Phone: (732) 634-4500 ♦ Fax: (732) 602-6016

Web: <http://www.twp.woodbridge.nj.us>

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**FOR FURTHER INFORMATION CONTACT:**

John R. Hagerty

Mayor's Office of Communications

(732) 602-6039

## **MAYOR McCORMAC ANNOUNCES CONTINUED "QUALITY OF LIFE" CRACK-DOWN ON PROPERTY & HOUSING VIOLATIONS**

### **Code Enforcement Task Force Inspectors Continue Township-wide Inspections Targeting Property Maintenance... Trash & Debris... & Non-Conforming Boarding Homes, Apartments & Multi-Family Dwellings**

**WOODBIDGE** – Woodbridge Township Mayor John E. McCormac today announced that the ongoing Township-wide Code Enforcement Task Force and Inspection Program targeting property maintenance, trash & debris and non-conforming and/or illegal housing has resulted in the issuance of more than 2,760 violations over the first six months of 2008. Township-wide inspections resulted in the issuance of 5,041 violation notices in 2007.

“Property maintenance, trash and debris and overcrowded and potentially illegal housing throughout Woodbridge Township remains a priority for Township inspectors assigned to the Code Enforcement Task Force,” said Mayor McCormac. “Recent inspections uncovered violations that include overcrowded and potentially 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 and residential properties being used for commercial purposes among the more significant violations.”

Mayor McCormac noted that 164 violations were issued to property-owners for operating illegal boarding homes and multi-family dwellings, non-conforming basement and attic apartments, and for maintaining overcrowded conditions in a single-family residence. “Non-conforming boarding homes and apartments pose a real danger to public health and safety. 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,” said Mayor McCormac.

In conducting property and building inspections, inspectors assigned to the Code Enforcement Task Force provide property owners or tenants with a detailed inspection worksheet that clearly identifies violations, along with a copy of the Notice of Violation which details the specific violation and provides instructions on

compliance and/or appeal. The code enforcement and housing inspection program is realizing positive results, as previously cited property owners are bringing out-of-compliance properties into compliance with Township housing codes.

A notice of violation requires the property owner to provide a remediation plan to correct the alleged illegal condition, obtain any and all relevant permits and to bring the property into compliance with all Township ordinances and housing regulations. Should the property owner fail to comply with the violation notice, the Bureau of Housing will issue a summons and refer the case to Municipal Court, wherein potential financial penalties of up to \$2,500 per violation could be assessed. Additionally, Township ordinance requires the property owner to provide for the costs and expenses necessary to relocate any tenants that are illegally housed in the property.

The Township-wide property and housing inspection program identified violations in each community, including:

- Avenel.....524 violations
- Colonia.....352 violations
- Fords.....330 violations
- Hopelawn.....114 violations
- Iselin.....509 violations
- Keasbey.....272 violations
- Menlo Park Terrace.....37 violations
- Port Reading.....159 violations
- Sewaren.....82 violations
- Woodbridge.....384 violations

“The Municipal Council is working closely with Mayor McCormac and Township inspectors and will provide whatever resources necessary to continue to go after absentee landlords who illegally convert properties for their own financial gain,” said Council President Rick Dalina.

Township residents are encouraged to 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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