

# NEWS

TOWNSHIP OF WOODBRIDGE



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**FOR IMMEDIATE RELEASE:**  
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## **WOODBIDGE CODE ENFORCEMENT TASK FORCE TARGETS ILLEGAL MULTI-FAMILY RESIDENTIAL HOMES & APARTMENTS**

### **Woodbridge Property Owner Fined \$5,000 for Operating Illegal Multi-Family Dwelling**

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

**WOODBIDGE** – Mayor John E. McCormac announced that the Woodbridge Township Code Enforcement Task Force targeting illegal multi-family residential boarding home/apartments has resulted in a \$5,000.00 Municipal Court fine against a Woodbridge Township property owner for operating an illegal multi-family rooming house 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. We will continue to target illegal housing, issue violation notices, and seek maximum penalties against property owners and landlords who violate Township ordinances.”

The Woodbridge Township Bureau of Housing & Inspection responded to a complaint alleging that the owner of a residential property located at 161 Sonora Avenue, Iselin, was renting converted rooms to tenants for \$1,200.00 to \$1,600.00 per month. At the time of the Bureau of Housing inspection on July 31, 2018, inspectors determined that at least ten renters were occupying converted rooms in the basement, main living area and second floor of 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 Abha Desai, was issued violation notice(s) for maintaining an illegal multi-family dwelling, illegal basement apartment, failure to register the property as a rental unit and non-permitted use of a residential property.

On Sept. 14, 2018, Desai appeared in Woodbridge Township Municipal Court and pled guilty to maintaining an illegal basement apartment. Municipal Court Judge David Stahl imposed a \$5,000.00 fine/penalty and ordered the property owner to correct the illegal conditions and submit to re-inspection.

Mayor McCormac noted that for the period May, 2017 – May, 2018, the Code Enforcement Task Force issued 3,474 Notices of Violation charging property-owners with various ‘Quality-of-Life’ violations, including violations for operating illegal boarding homes and/or multi-family dwellings, illegal basement apartments and overcrowded housing conditions.

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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