



CITY OF PITTSTON BLIGHTED PROPERTY BOARD

May 13, 2026 at 2:00 PM

Pittston City Hall

AGENDA

1. CALL TO ORDER

A. Bonacci Chacke Gladish Dessoie Lombardo

2. APPROVAL OF MINUTES

[A.](#) Motion to approve March 11, 2026 meeting minutes.

3. PUBLIC COMMENT

4. NEW BUSINESS

A. 290 South Main Street (72-E11SE1-033-033-000)

i. Initiate Blight Process Yes or No

5. OLD BUSINESS

[A.](#) 151 Panama Street (72-E11NE2-003-004-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

B. 212 N Main Street (72-E11NE2-013-007-000)

a. Status review of 212 N Main Street

C. 223 Johnson Street (72-E11SE1-020-013-000)

a. Status review of 223 Johnson Street

D. 239 Broad St (72-E11SE2-017-014-000)

a. Status review of 239 Broad Street

E. 241 Broad St (72-E11SE2-017-015-000)

a. Status review of 241 Broad Street

F. 324 William Street (72-E11NE3-07A-006-000)

a. Status review of 324 William Street

6. OTHER BUSINESS

7. ADJOURNMENT



Regular Meeting
Minutes – March 11, 2026

The Blighted Property Board of the City of Pittsburgh met in regular session on March 11, 2026 at 2:00 PM in the Conference Room, City Hall, Pittsburgh. Joe Chacke called the meeting to order at 2:00 PM and upon roll call, the following members were present: Bonacci, Chacke, Gladish, and Dessoye. Also, in attendance were Harry Smith, Code Enforcement Officer, Alan Brezinski, code Enforcement Officer, and Chris McGarry, Paralegal to Anthony G Ross, Esquire.

MINUTES:

On a motion by Gladish, seconded by Bonacci and by unanimous vote of all members present, the January 14, 2026 Meeting Minutes were approved.

PUBLIC COMMENT:

N/A

NEW BUSINESS:

N/A

OLD BUSINESS:

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 156 ½ Elizabeth Street (72-E11SE1-048-014-000). After discussion by the Board, on a motion by Gladish, seconded by Dessoye and by unanimous vote of all members present the Board voted to declare 156 ½ Elizabeth Street (72-E11SE1-048-014-000) Blighted and to adopt Resolution (#77) to that effect.

Also it is noted that the Property Fact Evaluation for 156 ½ Elizabeth Street (72-E11SE1-048-014-000) was updated changing 12B to "Yes".

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 73 Carroll Street (72-E11NE3-



028-007-000). After discussion by the Board, on a motion by Bonacci, seconded by Gladish and by unanimous vote of all members present the Board voted to declare 73 Carroll Street (72-E11NE3-028-007-000) Blighted and to adopt Resolution (#78) to that effect.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 148 Panama Street (72-E11NE2-002-002-000). After discussion by the Board, on a motion by Bonacci, seconded by Dessoye and by unanimous vote of all members present the Board voted to declare 148 Panama Street (72-E11NE2-002-002-000) Blighted and to adopt Resolution (#79) to that effect.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 151 Panama Street (72-E11NE2-003-004-000). After discussion by the Board, on a motion by Chacke, seconded by Bonacci and by unanimous vote of all members present the Board voted to table (60 days) the Blight process for 151 Panama Street (72-E11NE2-003-004-000).

Harry Smith asked for a status review of 192 and 194 Mill Street (73-G10SE4-007-011-000). The property was Declared and Certified Blighted in 2020. The Redevelopment Authority can now pass a new resolution and start the acquisition of these properties.

OTHER BUSINESS:

Bonacci asked for clarification of the status from the planning commission for the following properties: 212 N Main Street, 223 Johnson Street, 239 Broad Street, 241 Broad Street, and 324 William Street and if they have been Certified Blighted or Not. Harry Smith will check and update the Board.

The next meeting will be May 13, 2026 at 2:00 PM in City Hall Basement Conference Room.

ADJOURNMENT

There being no further business, on a motion by Dessoye, seconded by Gladish and by unanimous vote of all members present, the meeting was adjourned at 2:25PM.



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 151 PANAMA ST NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: ZAMBETTI ANTHONY

PROPERTY OWNER'S ADDRESS: 30 STOUT ST
YATESVILLE PA 18640

DATE LAST OCCUPIED: unknown CURRENT CODE STATUS: vacant

UTILITY STATUS: unknown DELINQUENT LIENS: \$2,200.24
(INCLUDING WTR&SWR)

COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTIES (FOR EACH OF THE FOLLOWING CRITERIA, CHECK YES OR NO FOR THE PROPERTY BEING EVALUATED)

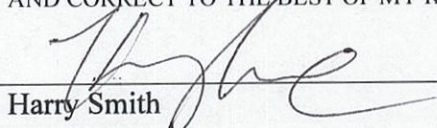
CRITERIA: (CHECK AS MANY AS APPLY)

- | | <u>YES</u> | <u>NO</u> |
|--|-------------------------------------|-------------------------------------|
| 1. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES.
EVIDENCE _____ | ☒ | ☐ |
| 2. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION USE OR OCCUPANCY IS CONSIDERED AN ATTRACTIVE NUISANCE TO CHILDREN. THIS INCLUDES AN ABANDONED WELL, SHAFT, BASEMENT, EXCAVATIONS UNSAFE FENCE OR STRUCTURE.
EVIDENCE _____ | ☐ | ☒ |
| 3. A DWELLING WHICH BECAUSE IT IS DILAPIDATED, UNSANITARY, UNSAFE, VERMIN-INFESTED OR LACKING IN THE FACILITIES AND EQUIPMENT REQUIRED BY THE STATUTE OR AN APPLICABLE MUNICIPAL CODE, HAS BEEN DESIGNATED BY THE AGENCY RESPONSIBLE FOR ENFORCEMENT OF THE STATUTE OR CODE AS UNFIT FOR HUMAN HABITATION.
EVIDENCE _____ | ☒ | ☐ |
| 4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS TO THE SAFETY OF PERSONS OR PROPERTY. | ☐ | ☒ |
| 5. A STRUCTURE FROM WHICH THE UTILITIES, PLUMBING, HEATING, SEWERAGE OR OTHER FACILITIES HAVE BEEN DISCONNECTED, DESTROYED, REMOVED OR RENDERED INEFFECTIVE SO THAT THE PROPERTY IS UNFIT FOR ITS INTENDED USE. | ☒ | ☐ |
| 6. A VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND IN A PREDOMINANTLY BUILT-UP NEIGHBORHOOD WHICH, BY REASON OF NEGLECT OR LACK OF MAINTENANCE HAS BECOME A PLACE FOR ACCUMULATION OF TRASH AND DEBRIS, OR A HAVEN FOR RODENTS OR OTHER VERMIN. | ☒ | ☐ |

- | | <u>YES</u> | <u>NO</u> |
|--|-------------------------------------|-------------------------------------|
| 7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT | ☐ | ☒ |
| 8. ANY PROPERTY WHICH IS VACANT BUT NOT TAX DELINQUENT, WHICH HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE RECEIPT OF NOTICE TO REHABILITATE FROM THE APPROPRIATE ENFORCEMENT AGENCY. | ☒ | ☐ |
| 9. CRITERIA FOR AN ABANDONED PROPERTY: | | |
| A. VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH A MUNICIPAL LIEN FOR THE COST OF DEMOLITION OF ANY STRUCTURE LOCATED ON THE PROPERTY REMAINS UNPAID FOR A PERIOD OF SIX MONTHS. | ☐ | ☒ |
| B. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR PARCEL OF GROUND ON WHICH THE TOTAL MUNICIPAL LIENS ON THE PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM OF WHICH CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET VALUE OF THE PROPERTY. | ☐ | ☒ |
| C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY. | ☐ | ☒ |
| 10. A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE. | ☐ | ☒ |
| 11. A PROPERTY WHICH HAS ENVIRONMENTALLY HAZARDOUS CONDITIONS, SOLID WASTE POLLUTION OR CONTAMINATION IN A BUILDING OR ON THE LAND WHICH POSES A DIRECT AND IMMEDIATE THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. | ☐ | ☒ |
| 12. A PROPERTY HAVING THREE OR MORE OF THE FOLLOWING CHARACTERISTICS: | | |
| A. HAS UNSAFE OR HAZARDOUS CONDITIONS THAT DO NOT MEET CURRENT USE, OCCUPANCY OR FIRE CODES; | ☒ | ☐ |
| B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS; | ☐ | ☒ |
| C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY; | ☒ | ☐ |
| D. IS VACANT; | ☒ | ☐ |
| E. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY OF AT LEAST 1,000 PEOPLE PER SQUARE MILE, OR A REDEVELOPMENT AREA WITH MORE THAN 90% OF THE UNITS OF PROPERTY BEING NONRESIDENTIAL, OR A MUNICIPALITY WITH A DENSITY OF AT LEAST 2,500 PEOPLE PER SQUARE MILE. | ☒ | ☐ |

CERTIFICATION:

I, Harry Smith, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITTSSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 151 PANAMA ST, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Harry Smith

2/11/2024
Date