



CITY OF PITTSTON BLIGHTED PROPERTY BOARD

July 08, 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 May 13, 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

B. 174 Vine Street (72-E11SE1-011-009-000)

i. Initiate Blight Process Yes or No

C. 47 Mill Hill (72-E11NE2-011-048-000)

i. Initiate Blight Process Yes or No

D. 14 Hill Park Avenue (72-E11NE2-011-002-000)

i. Initiate Blight Process Yes or No

E. 157 Tompkins Street (72-E11SE1-036-003-000)

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

6. OTHER BUSINESS

7. ADJOURNMENT



Regular Meeting
Minutes – May 13, 2026

The Blighted Property Board of the City of Pittsburgh met in regular session on May 13, 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, Dessoye, Lombardo. Also, in attendance was Alan Brezinski, code Enforcement Officer, and Brian Swartwood, Community Development Specialist.

MINUTES:

On a motion by Bonacci, seconded by Lombardo and by unanimous vote of all members present, the March 11, 2026 Meeting Minutes were approved.

PUBLIC COMMENT:

N/A

NEW BUSINESS:

On a motion by Chacke, seconded by Lombardo and by unanimous vote of all members present the Board voted to table the Blight Process (60 days) for 290 South Main Street (72-E11SE1-033-033-000).

OLD BUSINESS:

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 Bonacci, seconded by Lombardo and by unanimous vote of all members present the Board voted to Declare 151 Panama Street (72-E11NE2-003-004-000) Blighted.

A post meeting update was held with Chris McGarry, Paralegal to Anthony G. Ross Esquire, and the Board decided to table the Blight Process (30 days) for 151 Panama Street (72-E11NE2-003-004-000) until the next meeting.



Bonacci asked for a status review of 212 North Main Street (73-E11NE2-013-007-000). The property was Declared Blighted and Referred to Planning in 2025. The property will be added to the Planning Agenda for June 2026.

Bonacci asked for a status review of 223 Johnson Street (72-E11SE1-020-013-000). This property has been renovated and the proper permits have been pulled.

Bonacci asked for a status review of 239 Broad Street (72-E11SE2-017-014-000) and 241 Broad St (72-E11SE2-017-015-000). This property is a duplex owned by the same owner. It was Declared Blighted and Referred to Planning in 2023. The property will be added to the Planning Agenda for June 2026.

Bonacci asked for a status review of 324 William Street (72-E11NE3-07A-006-000). The property was Declared Blighted and Referred to Planning in 2021. The property will be added to the Planning Agenda for June 2026.

It should be noted that 2 members of the public joined the meeting at 2:10PM

OTHER BUSINESS:

There was a discussion between 2 members of the public, the Board and Alan Brezinski regarding 33 and 35 Cleveland Street, Pittston. There are many problems with the property and Alan Brezinski will be following up on the situation.

ADJOURNMENT

There being no further business, on a motion by Lombardo, seconded by Bonacci 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)

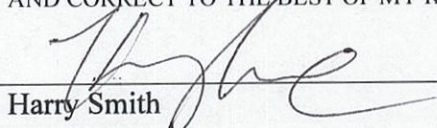
CRITERIA: (CHECK AS MANY AS APPLY)

- | | <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