



# CITY OF PITTSSTON BLIGHTED PROPERTY BOARD

March 11, 2026 at 2:00 PM

Pittston City Hall

## AGENDA

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### 1. CALL TO ORDER

A. Bonacci Chacke Gladish Dessoye Lombardo

### 2. APPROVAL OF MINUTES

A. Motion to approve January 14, 2026 meeting minutes.

### 3. PUBLIC COMMENT

### 4. NEW BUSINESS

### 5. OLD BUSINESS

A. 156 1/2 Elizabeth Street (72-E11SE1-048-014-000)

- i. Declared Blighted
- ii. Declared Not Blighted
- iii. Request more information

B. 73 Carroll Street (72-E11NE3-028-007-000)

- i. Declared Blighted
- ii. Declared Not Blighted
- iii. Request more information

C. 148 Panama Street (72-E11NE2-002-002-000)

- i. Declared Blighted
- ii. Declared Not Blighted
- iii. Request more information

D. 151 Panama Street (72-E11NE2-003-004-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

**E.** 192 and 194 Mill Street (73-G10SE4-007-011-000)

a. Status review of 192 and 194 Mill Street

**6. OTHER BUSINESS**

**7. ADJOURNMENT**



Regular Meeting  
Minutes – January 14, 2026

The Blighted Property Board of the City of Pittston met in regular session on September 10, 2025 at 2:00 PM in the Conference Room, City Hall, Pittston. Joe Chacke called the meeting to order at 2:00 PM and upon roll call, the following members were present: Bonacci, Chacke, Gladish, Dessoye, and Lombardo. Also, in attendance were Brian Swartwood, Community Development Specialist, Harry Smith, Code Enforcement Officer, Alan Brezinski, Code Enforcement Officer.

**MINUTES:**

On a motion by Gladish, seconded by Lombardo and by unanimous vote of all members present, the September 10, 2025 Meeting Minutes were approved.

**PUBLIC COMMENT:**

N/A

**NEW BUSINESS:**

Motion by Gladish, seconded by Lombardo and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 156 ½ Elizabeth Street (72-E11SE3-048-014-000).

Motion by Bonacci, seconded by Lombardo and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 73 Carroll Street (72-E11NE3-028-007-000).

Motion by Bonacci, seconded by Lombardo and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 148 Panama Street (72-E11NE2-002-002-000).

Motion by Bonacci, seconded by Gladish and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 151 Panama Street (72-E11NE2-003-004-000).



**OLD BUSINESS:**

Harry Smith asked for a status review of 192 and 194 Mill Street (73-G10SE4-007-011-000). The property was originally referred to the Redevelopment Authority on 9/1/2020. The property has since been sold at least twice. There are no current permits or work being conducted on site.

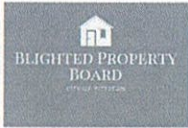
**OTHER BUSINESS:**

The next meeting will be March 11, 2026 at 2:00 PM in City Hall Basement Conference Room.

**ADJOURNMENT**

There being no further business, on a motion by Bonacci, seconded by Gladish and by unanimous vote of all members present, the meeting was adjourned.

EXHIBIT A



City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 156 1/2 Elizabeth St NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: WITMER THOMAS R

PROPERTY OWNER'S ADDRESS: 156 1/2 ELIZABETH STREET
PITTSTON PA 18640

DATE LAST OCCUPIED: unknown CURRENT CODE STATUS: vacant

UTILITY STATUS: unknown DELINQUENT LIENS: \$3,676.16
(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)

- 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 [ ] [X]
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 [ ] [X]
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 [ ] [X]
4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS TO THE SAFETY OF PERSONS OR PROPERTY. [ ] [X]
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. [ ] [X]
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. [ ] [X]

EXHIBIT A

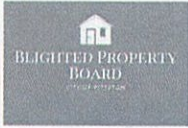
- |  | <u>YES</u>                          | <u>NO</u>                           |
|--|-------------------------------------|-------------------------------------|
| 7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10. A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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;   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY;   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| D. IS VACANT;  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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 156 1/2 Elizabeth St, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Harry Smith \_\_\_\_\_ Date 2/11/2020

EXHIBIT A



# City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 73 CARROLL ST NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: FERKO JOSEPH & BARBARA

PROPERTY OWNER'S ADDRESS: 119 OLD TAVERN ROAD  
ORANGE CT 06477

DATE LAST OCCUPIED: unknown CURRENT CODE STATUS: vacant

UTILITY STATUS: unknown DELINQUENT LIENS: \$4,709.92  
(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 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS TO THE SAFETY OF PERSONS OR PROPERTY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

- |  | <u>YES</u>                          | <u>NO</u>                           |
|--|-------------------------------------|-------------------------------------|
| 7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. CRITERIA FOR AN ABANDONED PROPERTY:   |                                     |                                     |
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| 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.                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10. A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
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| 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;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D. IS VACANT;  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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 73 CARROLL ST, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

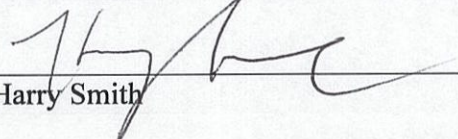
Harry Smith  \_\_\_\_\_ Date 2/11/2026

EXHIBIT A



City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 148 PANAMA ST NUMBER OF UNITS: 3

PROPERTY OWNER'S NAME: PHILIP 48 ACQUISITIONS LLC

PROPERTY OWNER'S ADDRESS: 913 W HAMILTON ST APT 3A
ALLENTOWN PA 18101

DATE LAST OCCUPIED: unknown CURRENT CODE STATUS: vacant

UTILITY STATUS: unknown DELINQUENT LIENS: \$1,409.58
(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)

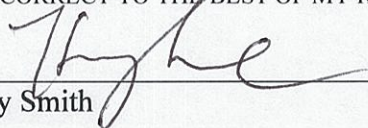
CRITERIA: (CHECK AS MANY AS APPLY)

Table with 2 columns: YES, NO. Rows 1-6 describing blighted property criteria with checkboxes.

- |  | <u>YES</u>                          | <u>NO</u>                           |
|--|-------------------------------------|-------------------------------------|
| 7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10. A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
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| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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 148 PANAMA ST, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
 \_\_\_\_\_  
 Harry Smith

2/11/2026  
 \_\_\_\_\_  
 Date

EXHIBIT A



# 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)

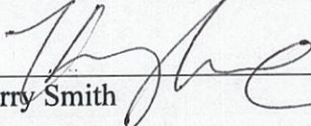
CRITERIA: (CHECK AS MANY AS APPLY)

	<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 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS TO THE SAFETY OF PERSONS OR PROPERTY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- |  | <u>YES</u>                          | <u>NO</u>                           |
|--|-------------------------------------|-------------------------------------|
| 7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY THE OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF THE PROPERTY.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
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| 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;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS;  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO PUBLIC HEALTH AND SAFETY;   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D. IS VACANT;  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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  Date 2/11/2024