



CITY OF PITSTON BLIGHTED PROPERTY BOARD

September 09, 2026 at 2:00 PM

Pittston City Hall

AGENDA

1. CALL TO ORDER

A. Bonacci Chacke Dessoye Gladish Lombardo

2. APPROVAL OF MINUTES

A. Motion to approve July 8, 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. 6 Cleveland Street (72-E11SE1-018-002-000)

i. Initiate Blight Process Yes or No

C. 30-32 Carroll Street (72-E11NE3-003-018-000)

i. Initiate Blight Process Yes or No

D. 38 Carroll Street (72-E11NE3-003-016-000)

i. Initiate Blight Process Yes or No

E. 88 Carroll Street (72-E11NE3-018-032-000)

i. Initiate Blight Process Yes or No

F. Rear 99 Carroll Street (72-E11NE3-029-001-000)

i. Initiate Blight Process Yes or No

G. 79 Plank Street (72-E11SE1-018-011-000)

i. Initiate Blight Process Yes or No

5. OLD BUSINESS

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

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

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

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

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

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

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

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

6. OTHER BUSINESS

7. ADJOURNMENT



Regular Meeting
Minutes – July 8, 2026

The Blighted Property Board of the City of Pittston met in regular session on July 8, 2026 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, and, Gladish. Also, in attendance was Harry Smith, Code Enforcement Officer, and Alan Brezinski, Code Enforcement Officer.

MINUTES:

It was discussed by Bonacci and the Board to amend the May 13, 2026 minutes and add Francesca Sipper of 35 Cleveland Street, Pittston as a member of the public including the address she brought to the board's attention at 33-35 Cleveland Street.

On a motion by Gladish, seconded by Bonacci and by unanimous vote of all members present, the May 13, 2026 Meeting Minutes were approved.

PUBLIC COMMENT:

N/A

NEW BUSINESS:

On a motion by Chacke, seconded by Bonacci and abstained by Gladish the Board voted to table the Blight Process (60 days) for 290 South Main Street (72-E11SE1-033-033-000).

On a motion by Bonacci, seconded by Chacke and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 174 Vine Street (72-E11SE1-011-009-000).

On a motion by Bonacci, seconded by Gladish and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 47 Mill Hill (72-E11NE2-011-048-000).

On a motion by Gladish, seconded by Bonacci and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 14 Hill Park Avenue (72-E11NE2-011-002-000).



On a motion by Gladish, seconded by Bonacci and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 157 Tompkins Street (72-E11SE2-036-003-000).

OLD BUSINESS:

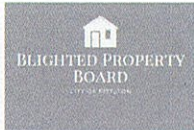
Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 151 Panama Street (72-E11NE2-003-004-000). After discussion by the Board, on a motion by Chacke, seconded by Bonacci and by unanimous vote of all members present the Board voted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

OTHER BUSINESS:

Alan Brezinski referred 88 Carroll Street, 38 Carroll Street, and 30-32 Carroll Street to be considered for Blight for the next meeting.

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 at 2:20PM.



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 174 VINE STREET, 72-E11SE1-011-009 NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: STLGO REALTY GROUP LLC

PROPERTY OWNER'S ADDRESS: 328 BLACKMAN ST
WILKES-BARRE, PA 18702

DATE LAST OCCUPIED: 2013 CURRENT CODE STATUS: VACANT

UTILITY STATUS: UNKNOWN DELINQUENT LIENS: NONE
 (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)

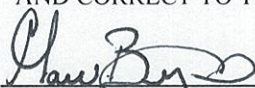
CRITERIA: (CHECK AS MANY AS APPLY)

	<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, Alan Brezinski, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 174 Vine Street, Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


 Alan Brezinski

July 28, 2026

Date



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 47 MILL HILL, 72-E11NE2-011-048 NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: BILDER EDWARD JOHN III

PROPERTY OWNER'S ADDRESS: 47 MILL HILL
PITTSBURGH, PA 15201

DATE LAST OCCUPIED: 2022 CURRENT CODE STATUS: UNFIT FOR HABITATION

UTILITY STATUS: UNKNOWN DELINQUENT LIENS: UNKNOWN
(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)

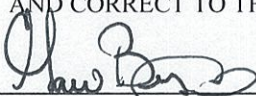
CRITERIA: (CHECK AS MANY AS APPLY)

- | | <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 - BLIGHT PER IPMC 2018 301.3 | ☒ | ☐ |
| 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 - UNSAFE STRUCTURE & PREMISES | ☒ | ☐ |
| 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. | ☐ | ☒ |

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 7. AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR A PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT <u>\$4,492.16</u> | ☒ | ☐ |
| 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, Alan Brezinski, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 47 MILL HILL, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


 Alan Brezinski

July 28, 2026

Date



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 14 HILL PARK AVE, 72-E11NE2-011-002 NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: CAPOBIANCO FRANK & DONNA

PROPERTY OWNER'S ADDRESS: 261 MAIN STREET
DURYEA, PA 18642

DATE LAST OCCUPIED: UNKNOWN CURRENT CODE STATUS: VACANT

UTILITY STATUS: UNKNOWN DELINQUENT LIENS: UNKNOWN
(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)

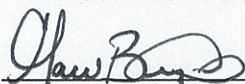
CRITERIA: (CHECK AS MANY AS APPLY)

	<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 - BLIGHTED- PER IPMC 2018 301.3	☒	☐
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 - UNMAINTAINED/ VACANT STRUCTURE & PREMISES	☒	☐
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, Alan Brezinski, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 14 Hill Park Ave, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


 Alan Brezinski

July 27, 2026

Date

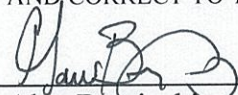


DATE LAST OCCUPIED: UNKNOWN CURRENT CODE STATUS: VIOLATIONS PRESENT
UTILITY STATUS: UNKNOWN DELINQUENT LIENS: UNKNOWN
(INCLUDING WTR&SWR)

- | | <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, Alan Brezinski, CODES ENFORCEMENT OFFICER FOR THE CITY OF PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 157 Tompkins Street, Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


 Alan Brezinski

July 28, 2026

Date