CITY OF PITTSTON BLIGHTED PROPERTY BOARD

November 18, 2026 at 2:00 PM

Pittston City Hall

AGENDA

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1. CALL TO ORDER

A. Bonacci Chacke Dessoye Gladish Lombardo

2. APPROVAL OF MINUTES

A. Motion to approve September 9, 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. 79 Plank Street (72-E11SE1-018-011-000)

i. Initiate Blight Process Yes or No

C. 175 Panama Street (72-E11NE2-002-11A-000)

i. Initiate Blight Process Yes or No

D. 93 Union Street (72-D11SE2-013-024-000)

i. Initiate Blight Process Yes or No

E. South Main Street (72-E11SE1-030-23A-000)

i. Initiate Blight Process Yes or No

5. OLD BUSINESS

A. 6 Cleveland Street (72-E11SE1-018-002-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

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

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

C. 38 Carroll Street (72-E11NE3-018-032-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

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

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

E. 42 Sand Street (Rear 99 Carroll Street) (72-E11NE3-029-001-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

6. OTHER BUSINESS

7. ADJOURNMENT

BLIGHTED PROPERTY BOARD
CITY OF PITTSTON

Regular Meeting
Minutes – September 9, 2026

The Blighted Property Board of the City of Pittston met in regular session on September 9, 2026 at 2:00 PM in the Conference Room, City Hall, Pittston. Mayor Michael Lombardo called the meeting to order at 2:00 PM and upon roll call, the following members were present: Bonacci, Chacke, Dessoye, Gladish, Lombardo. Also, in attendance was Harry Smith, Code Enforcement Officer, and Alan Brezinski, Code Enforcement Officer, and Brian Swartwood, Community Development Specialist.

MINUTES:

On a motion by Bonacci, seconded by Chacke and by individual vote of all members present, the July 8, 2026 Meeting Minutes were approved.

PUBLIC COMMENT:

None

NEW BUSINESS:

On a motion by Chacke, seconded by Bonacci 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).

On a motion by Chacke, seconded by Bonacci and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 6 Cleveland Street (72-E11SE1-018-002-000).

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

On a motion by Lombardo, seconded by Gladish and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 38 Carroll Street (72-E11NE3-003-016-000).

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On a motion by Lombardo, seconded by Bonacci and by unanimous vote of all members present the Board voted to Initiate the Blight Process for 88 Carroll Street (72-E11NE3-018-032-000).

On a motion by Bonacci, seconded by Lombardo and by unanimous vote of all members present the Board voted to Initiate the Blight Process for Rear 99 Carroll Street (72-E11NE3-029-001-000).

On a motion by Lombardo, seconded by Bonacci and by unanimous vote of all members present the Board voted to table the Blight Process (60 days) for 79 Plank Street (72-E11SE1-018-011-000).

OLD BUSINESS:

Lombardo presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 174 Vine Street (72-E11SE1-011-009-000). After discussion by the Board, on a motion by Chacke, seconded by Gladish and by unanimous vote of all members present the Board voted to Declare 174 Vine Street (72-E11SE1-011-009-000) Blighted and to adopt Resolution (#81) to that effect..

Lombardo presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 47 Mill Hill Street (72-E11NE2-011-048-000). After discussion by the Board, on a motion by Lombardo, seconded by Bonacci and by unanimous vote of all members present the Board voted to Declare 47 Mill Hill Street (72-E11NE2-011-048-000) Blighted and to adopt Resolution (#82) to that effect..

Lombardo presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 14 Hill Park Avenue (72-E11NE2-011-002-000). After discussion by the Board, on a motion by Chacke, seconded by Gladish and by unanimous vote of all members present the Board voted to Declared 14 Hill Park Avenue (72-E11NE2-011-002-000) Blighted and to adopt Resolution (#83) to that effect. .

Lombardo presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 157 Tompkins Street (72-E11SE1-036-003-000). After discussion by the Board, on a motion by Chacke,

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seconded by Gladish and by unanimous vote of all members present the Board voted to Declare 157 Tompkins Street (72-E11SE1-036-003-000) Blighted and to adopt Resolution (#84) to that effect..

OTHER BUSINESS:

NONE

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 2:30PM.

EXHIBIT A

City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 6 CLEVELAND STREET NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: ROBERT R BOUIKA

PROPERTY OWNER'S ADDRESS: 276 PINE TREE ROAD
DALLAS, PA 18612

DATE LAST OCCUPIED: UNKNOWN CURRENT CODE STATUS: VACANT

UTILITY STATUS: ELECTRIC ONLY 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)

	YES	NO
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: UNSECURED IN-GROUND POOL	☑	☐
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	☐	☑
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 PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 6 CLEVELAND STREET, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Alan Brezinski

SEPTEMBER 28, 2026

Date

City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 30-32 CARROLL STREET NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: OWEN MILTON & MICHELLE YURCHAK

PROPERTY OWNER'S ADDRESS: 30 CARROLL STREET
PITTSTON, PA 18640

DATE LAST OCCUPIED: 2025 CURRENT CODE STATUS: VACANT

UTILITY STATUS: INACTIVE 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)

	YES	NO
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: CONDEMNED STRUCTURES INCLUDING GARAGE AND AVOVE-GROUND P	☑	☐
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: CONDEMNED STRUCTURES INCLUDING GARAGE AND AVOVE-GROUND POOL	☑	☐
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: CONDEMNED STRUCTURES INCLUDING GARAGE AND AVOVE-GROUND POOL	☑	☐
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	☐	☑
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 PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 30-32 CARROLL STREE, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Alan Brezinski

SEPTEMBER 28, 2026

Date

City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 38 CARROLL STREET NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: WINTERMUTE CAROLINE

PROPERTY OWNER'S ADDRESS: 38 CARROLL STREET
PITTSTON, PA 18640

DATE LAST OCCUPIED: 2024 CURRENT CODE STATUS: VACANT

UTILITY STATUS: INACTIVE 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)

	YES	NO
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: VACANT/ ABANDONED & UNFIT FOR HABITATION	☑	☐
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: VACANT/ ABANDONED & UNFIT FOR HABITATION	☑	☐
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: VACANT/ ABANDONED & UNFIT FOR HABITATION	☑	☐
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	☐	☑
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.	☑	☐
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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.	☐	☑
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 PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 38 Carroll Street, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Alan Brezinski

September 28, 2026

Date

BLIGHTED PROPERTY BOARD
CITY OF PITTSTON

City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 88 CARROLL STREET NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: URBANO CHAIMY

PROPERTY OWNER'S ADDRESS: 2137 WEDGEWOOD RD
HAZLE TOWNSHIP PA 18202-3278

DATE LAST OCCUPIED: 2026 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)

	YES	NO
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: UNFIT FOR HABITATION	☑	☐
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	☐	☑
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 PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 88 Carroll Street, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Alan Brezinski

September 28, 2026

Date

EXHIBIT A

City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 42 SAND STREET (REAR 97 CARROLL ST) NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: ORTH MATTHEW J & GUARNIERI ELAINE

PROPERTY OWNER'S ADDRESS: 112 CARROLL STREET
PITTSTON, PA 18640

DATE LAST OCCUPIED: 2026 CURRENT CODE STATUS: VACANT (CONDEMNED)

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)

		YES	NO
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 Condemned 09/28/2026	☑	☐
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 Condemned / Vacant since 09/28/2026	☑	☐
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 Condemned on 09/28/2026	☑	☐
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	☐	☑
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 PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 42 Sand Street, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Alan Brezinski

Nov. 13, 2026
Date