



CITY OF PITTSTON BLIGHTED PROPERTY BOARD

September 10, 2025 at 2:00 PM

City Council Chambers

AGENDA

1. CALL TO ORDER

A. Bonacci Chacke Gladish Dessoye Lombardo

2. APPROVAL OF MINUTES

A. Motion to approve July 9, 2025 meeting minutes.

3. PUBLIC COMMENT

4. NEW BUSINESS

A. 16 South Main Street (72-E11NE3-025-029-000)

i. Initiate Blight Process Yes or No

5. OLD BUSINESS

A. 37 Jenkins Court (72-E11SE1-09-018-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

B. 10 Cliff Street (72-D11SE2-007-007-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

C. 18 Kennedy Street (72-E11NE3-025-039-000)

i. Declared Blighted

ii. Declared Not Blighted

iii. Request more information

6. OTHER BUSINESS

7. ADJOURNMENT



Regular Meeting
Minutes – July 9, 2025

The Blighted Property Board of the City of Pittston met in regular session on July 9, 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: Chacke, Bonacci, Gladish, and Murphy. Also, in attendance were Brian Swartwood, Community Development Specialist, and Harry Smith, Code Enforcement Officer, Gary Teall, owner of 10 Cliff Street.

MINUTES:

On a motion by Murphy, seconded by Gladish and by unanimous vote of all members present, the May 14, 2025 Meeting Minutes were approved.

PUBLIC COMMENT:

Gary Teall and the Board started discussion regarding 10 Cliff Street (72-D11SE2-007-007-000). Joe Chacke recommended and all members present agreed to move the discussion and vote on the declaration of blight process to this point in the meeting.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 10 Cliff Street (72-D11SE2-007-007-000). After discussion by the Board, on a motion by Murphy, seconded by Bonacci and by unanimous vote of all members present the Board voted to table (60 days) the Blight process for 10 Cliff Street (72-D11SE2-007-007-000).

NEW BUSINESS:

Motion by Bonacci, seconded by Gladish and by unanimous vote of all members present the Board voted to not initiate the blight process for 113 South Main Street (72-E11NE4-004-007-000).

Motion by Chacke, seconded by Murphy and by unanimous vote of all members present the Board voted to table the blight process until the next meeting for 16 South Main Street (72-E11NE3-025-029-000).



Motion by Bonacci, seconded by Gladish and by unanimous vote of all members present the Board voted to initiate the blight process for 18 Kennedy Street (72-E11NE3-025-039-000).

OLD BUSINESS:

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 37 Jenkins Court (72-E11SE1-009-018-000). After discussion by the Board, on a motion by Chacke, seconded by Murphy and by unanimous vote of all members present the Board voted to table (60 days) the Blight process for 37 Jenkins Court (72-E11SE1-009-018-000).

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 180 Mill Street (72-E11NE3-019-029-000). 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 180 Mill Street (72-E11NE3-019-029-000) Blighted and to adopt Resolution (#69) to that effect.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 182 Mill Street (72-E11NE3-019-028-000). 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 182 Mill Street (72-E11NE3-019-028-000) Blighted and to adopt Resolution (#70) to that effect.

180 Mill Street and 182 Mill Street is a duplex but has different owners and parcel numbers for each side.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 212 North Main Street (72-E11NE2-013-007-000). 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 212 North Main Street (72-E11NE2-013-007-000) Blighted and to adopt Resolution (#71) to that effect.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 9 Prospect Place (72-E11NE3-



027-0-000). After discussion by the Board, on a motion by Gladish, seconded by Murphy and by unanimous vote of all members present the Board voted to declare 9 Prospect Place (72-E11NE3-007-042-000) Blighted and to adopt Resolution (#72) to that effect.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 210 R Mill Street (72-E11NE3-019-043-000). After discussion by the Board, on a motion by Bonacci, seconded by Chacke and by unanimous vote of all members present the Board voted to declare 210 R Mill Street (72-E11NE3-019-043-000) Blighted and to adopt Resolution (#73) to that effect.

Chacke presented the Board the Property Fact Evaluation submitted by Codes Enforcement Officer Harry Smith and photographs for 78-80 Lambert Street (72-E11NE2-024-025-000). After discussion by the Board, on a motion by Bonacci, seconded by Murphy and by unanimous vote of all members present the Board voted to declare 78-80 Lambert Street (72-E11NE2-024-025-000) Not Blighted.

OTHER BUSINESS:

The next meeting will be September 10, 2025 at 2:00 PM in City Hall Basement Conference Room.

ADJOURNMENT

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



CITY OF PITTSBURGH BLIGHTED PROPERTY BOARD
FACT EVALUATION

Section 5, Item A.

PROPERTY ADDRESS: 37 JENKINS COURT NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: MARTINEZ BONILLA EDYN ADEMAR

PROPERTY OWNER'S ADDRESS: 92 ANDERSON AVE APT 14
FAIRVIEW NJ 07022

DATE LAST OCCUPIED: 2/8/2023 CURRENT CODE STATUS: CONDEMNED

UTILITY STATUS: UNKNOWN LIENS: \$225.00 GARBAGE FEE'S
(TAXES, SEWER, GARBAGE & OTHER)

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 premises:
i. ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act; or
ii. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment or other safety risk.
2. A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin-infested condition or that is lacking in the facilities and equipment as required by the Pennsylvania Construction Code Act.
3. A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.
4. A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.
5. A property that is vacant and has not been rehabilitated within one year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where a valid construction permit is in place.

YES NO

6. A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition of a structure previously located on the property and for which no payments on the lien have been made for a period of 12 months.

7. A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate and property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

8. A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.

CERTIFICATION:

I, HARRY SMITH, 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 37 JENKINS COURT, PITTSTON, PA IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Harry Smith

Digitally signed by Harry Smith
Date: 2024.07.17 11:21:11 -04'00'

SIGNATURE

7/17/2024

DATE

EXHIBIT A



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 10 CLIFF STREET NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: TEALL GARRY SUSAN

PROPERTY OWNER'S ADDRESS: 9 DELAWARE AVE
WEST PITSTON, PA 18643

DATE LAST OCCUPIED: UNKNOWN OVER 12 YEARS CURRENT CODE STATUS: VACANT

UTILITY STATUS: UNKNOWN DELINQUENT LIENS: \$4,045.20
(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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

EXHIBIT A

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 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 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 10 Cliff St., Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Harry Smith
Harry Smith

7/1/2025
Date

EXHIBIT A



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 72-E11NE3-025-039-000 18 KENNEDY ST NUMBER OF UNITS: _____

PROPERTY OWNER'S NAME: WINN ANTHONY J

PROPERTY OWNER'S ADDRESS: 18 KENNEDY STREET
PITTSTON PA 18640

DATE LAST OCCUPIED: 2024 CURRENT CODE STATUS: VACANT

UTILITY STATUS: unknown DELINQUENT LIENS: 0
(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)

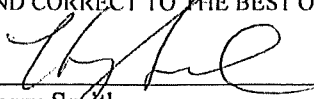
	<u>YES</u>	<u>NO</u>
1. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES. EVIDENCE _____	<input type="checkbox"/>	<input checked="" 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"/>
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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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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"/> |
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| 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 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 PITSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 18 KENNEDY ST, Pittston, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



 Harry Smith

8/29/2025

 Date