

CITY OF PITTSTON BLIGHTED PROPERTY BOARD

May 08, 2024 at 2:00 PM Pittston City Hall

AGENDA

1. CALL TO ORDER

A. Bonacci Chacke Gladish Murphy Lombardo

2. APPROVAL OF MINUTES

- A. Motion to approve March 13, 2024 meeting minutes.
- 3. PUBLIC COMMENT

4. **NEW BUSINESS**

- A. 26 Parsonage Street (72-E11NE2-014-010-000)
 - i. Initiate Blight Process Yes or No
- **B.** 186 Parsonage Street (72-E11NE2-003-011-000)
 - i. Initiate Blight Process Yes or No

5. OLD BUSINESS

- A. 179 North Main Street (72-E11NE2-022-034-000)
 - i. Declared Blighted
 - ii. Declared Not Blighted
 - iii. Request more information
- **B.** 36 Morgan Lane (72-E11NE2-022-048-000)
 - i. Declared Blighted
 - ii. Declared Not Blighted
 - iii. Request more information

- C. 60 Mill Street (72-E11NE2-011-28A-000)
 - i. Declared Blighted
 - ii. Declared Not Blighted
 - iii. Request more information
- **D.** 101 Johnson Street (72-E11SE1-040-07A-000)
 - i. Declared Blighted
 - ii. Declared Not Blighted
 - iii. Request more information
- **E.** During the regular meeting on March 08, 2023, 100 Mill Street (72-E11NE3-004-025-000) was declared blighted. Bonacci has requested an update on this property.
- 6. OTHER BUSINESS
- 7. ADJOURNMENT



Regular Meeting Minutes – March 13, 2024

The Blighted Property Board of the City of Pittston met in regular session on March, 13 2024 at 2:00 PM in the Conference Room, City Hall, Pittston. Joseph 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 were Brian Swartwood, Community Development Specialist, Therese Roughsedge, Grant Specialist, Kristen Walters, Executive Assistant, Harry Smith, Enforcement Officer and 1 member of the public.

MINUTES:

On a motion by Gladish, seconded by Bonacci and by unanimous vote of all members present, the January 10, 2024 Meeting Minutes were approved.

PUBLIC COMMENT:

Steve Farrugia commented on his lot West Oak Street (72-E11SE1-026-001-000) that has been indefinitely tabled. Chacke responded by requesting that Mr. Farrugia put in writing what he is going to build and the expected timeframe of the project and submit it to the Board at the next meeting for review.

NEW BUSINESS:

Motion by Gladish, seconded by Bonacci and by unanimous vote all members present the Board voted to initiate the blight process for 179 North Main Street (72-E11NE2-022-035-000).

Motion by Gladish, seconded by Bonacci and by unanimous vote all members present the Board voted to initiate the blight process for 36 Morgan Lane (72-E11NE2-022-048-000).

Both 179 North Main Street (72-E11NE2-022-035-000) and 36 Morgan Lane (72-E11NE2-022-048-000) have the same owner.



Motion by Gladish, seconded by Bonacci and by unanimous vote all members present the Board voted to initiate the blight process for 60 Mill Street (72-E11NE2-011-28A-000).

Motion by Gladish, seconded by Bonacci and by unanimous vote all members present the Board voted to initiate the blight process for 101 Johnson Street (72-E11SE1-040-07A-000).

Both 60 Mill Street (72-E11NE2-011-28A-000) and 101 Johnson Street (72-E11SE1-040-07A-000) have the same owner.

OLD BUSINESS:

Motion by Gladish, seconded by Bonacci and by unanimous vote all members present the Board voted to pause the Blight process on 25 Columbus Avenue (72-E11SE1-030-006-000) for 6 months.

OTHER BUSINESS:

The next meeting will be May 8, 2024 at 2:00 PM in City Hall Basement Conference Room.

<u>ADJOURNMENT</u>

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.



CITY OF PITTSTON BLIGHTED PROPERTY BOARD FACT EVALUATION

PROPERTY ADDRESS: 26 PARSONAGE STREET NUMBER OF UNIT	'S: 1	
PROPERTY OWNER'S NAME: JOSEPH J KURANOVICH JR (DEC	EASE	D)
PROPERTY OWNER'S ADDRESS: 456 S GRANT STREET		
WILKES-BARRE, PA 18702		
DATE LAST OCCUPIED: 04/16/2024 CURRENT CODE STATUS: UN	1FIT	
UTILITY STATUS: ELECTRIC ON LIENS: N/A		
(TAXES, SEWER, GARBAGE & OT COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTIE (FOR EACH OF THE FOLLOWING CRITERIA, CHECK YES OR NO FOR THE PROPERTY BEING EVALUATED)		
CRITERIA: (CHECK AS MANY AS APPLY	YES	NO
 A premises: 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 	1123	<u>110</u>
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.		

	<u>YES</u>	<u>NO</u>
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, ALAN BREZINSKI CODES ENFORCEMENT OFFICER FOR T	HE CITY	OF
PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSP	ECTION	I,
HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE	PROPER	ΤΥ
26 PARSONAGE STREET , PITTSTON, PA IS TRUE AND CO	ORRECT	TO
THE BEST OF MY KNOWLEDGE.		
Jaw 7 05-07-2024		
SIGNATURE DATE		



CITY OF PITTSTON BLIGHTED PROPERTY BOARD FACT EVALUATION

PROPERTY ADDRESS: 186 PAR	RSONAGE STREET NUMBER OF UNITS	: 2	
PROPERTY OWNER'S NAME: FR			
	6126 164TH STREET, APT 3A		
	FRESH MEADOWS, NY 11365		
DATE LAST OCCUPIED: 2023	CURRENT CODE STATUS: IN-A	4CTI\	/E
UTILITY STATUS: ON	_{LIENS:} N/A		
	(TAXES, SEWER, GARBAGE & OTHI	ER)	
	ANIA CRITERIA FOR BLIGHTED PROPERTIES YES OR NO FOR THE PROPERTY BEING EVALUATED)	;	
CRITERIA: (CHECK AS MANY AS APPLY		xm:a	NO
1. A premises:		<u>YES</u>	<u>NO</u>
i. ascertained to be a public nuis regarded as such at common lav safety and welfare or public nuis	sance due to physical condition or use and w and deemed to be a danger to public health, sance as regulated by a locally adopted property code exists, any compatible code enacted by the		
act of November 10, 1999 (P.L. Construction Code Act; or	491, No.45), known as the Pennsylvania		
condition, use or occupancy, inc	ns an attractive nuisance created by physical cluding abandoned water wells, shafts, basements, r other structures, or which contains an ement or other safety risk.		
by the local authority having jurisdic	or otherwise deemed unfit for occupancy or use tion due to dilapidated, unsanitary, unsafe or acking in the facilities and equipment as required ode Act.		
	uthority having jurisdiction to be a fire hazard or or cause a fire and endanger public health, safety		
neighborhood that has become a plac	of ground located in a predominantly developed to for the accumulation of trash and debris or a y reason of neglect or lack of maintenance.		
	been rehabilitated within one year from receipt of by the local authority having jurisdiction, except a permit is in place.		

	<u>YES</u>	<u>NO</u>
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, ALAN BREZINSKI , CODES ENFORCEMENT OFFICER FOR T	HE CITY	OF
PITTSTON, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSP	ECTION	Γ ,
HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE 186 PARSONAGE STREET , PITTSTON, PA IS TRUE AND CO		
THE BEST OF MY KNOWLEDGE.		
SIGNATURE DATE		



PROPERTY ADDRESS: 179 NORTH MAIN STREET NUMBER OF	OF UNITS:	3
PROPERTY OWNER'S NAME: SUCCESS IS UNLIMITED	LLC	
PROPERTY OWNER'S ADDRESS: 228 SUNSET TERRACE		
MONROE NY 10950		
DATE LAST OCCUPIED: UNKNOWN CURRENT CODE STATUS: C	ONDEN	INED
UTILITY STATUS: ELECTRIC ONLY DELINQUENT LIENS: 593.		,
(INCLUDING WTR&SWR)		
COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PF (For each of the following criteria, check yes or no for the property being evalua		5
CRITERIA; (CHECK AS MANY AS APPLY)	¥7	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	YES	<u>No</u>
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.	<u>√</u>	
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	\checkmark	
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.	<u> </u>	
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		V

7.	AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQU	ENT FOR A	YES	<u>No</u>
8.	PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT ANY PROPERTY WHICH IS VACANT BUT NOT TAX DELINQUE	NT, WHICH		\checkmark
0	HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE INTOICE TO REHABILITATE FROM THE APPROPRIATE ENFAGENCY.		\checkmark	
9,	CRITERIA FOR AN ABANDONED PROPERTY: A. VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND A MUNICIPAL LIEN FOR THE COST OF DEMOLITIO STRUCTURE LOCATED ON THE PROPERTY REMAINS UN PERIOD OF SIX MONTHS. B. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR GROUND ON WHICH THE TOTAL MUNICIPAL LIEN	N OF ANY PAID FOR A PARCEL OF S ON THE		$\overline{\checkmark}$
	PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET THE PROPERTY. C. THE PROPERTY HAS BEEN DECLARED ABANDONE	VALUE OF		\checkmark
10.	OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSI PROPERTY.	ON OF THE		✓
11.	A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITION OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE. A PROPERTY WHICH HAS ENVIRONMENTALLY HAZARDOUS COSOLID WASTE POLLUTION OR CONTAMINATION IN A BUILDING	ONDITIONS,		\checkmark
12.	LAND WHICH POSES A DIRECT AND IMMEDIATE THREAT TO THE SAFETY AND WELFARE OF THE COMMUNITY.			\checkmark
	CHARACTERISTICS: A. HAS UNSAFE OR HAZARDOUS CONDITIONS THAT DO CURRENT USE, OCCUPANCY OR FIRE CODES; B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS; C. VIOLATES THE APPLICABLE PROPERTY MAINTENA ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE PUBLIC HEALTH AND SAFETY; D. IS VACANT; E. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY O 1,000 PEOPLE PER SQUARE MILE, OR A REDEVELOPN WITH MORE THAN 90% OF THE UNITS OF PROPEI NONRESIDENTIAL, OR A MUNICIPALITY WITH A DENSILEAST 2,500 PEOPLE PER SQUARE MILE.	NOT MEET NCE CODE THREAT TO F AT LEAST MENT AREA RTY BEING		
	TIFICATION:			Min. Algorithm of the Control of the
THOI INFO	arry Smith, codes enforcement officer for the city rough review, including an onsite inspection, hereby veignation concerning the property 179 North MAIN STORRECT TO THE BEST OF MY KNOWLEDGE.	RIFY THAT THE A	BOVE	UE
Harr		3/14/2024 Date		
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Proi	PERTY ADDRESS: 36 Mor	gan Lane	Numbe	R OF UNITS:	3
			S IS UNLIMITEI		, ,,,
Proi	PERTY OWNER'S ADDRESS: 2	28 SUNSET TERR	ACE		
	<u>N</u>	MONROE NY 109	50		
Dat	E LAST OCCUPIED: UNK	NOWN	CURRENT CODE STATUS:	CONDE	MNED
Util	ITY STATUS: NONE		DELINQUENT LIENS: 87		
	M		(INCLUDING WTR&SWR)		
			•		
(For	IMONWEALTH OF PENNS EACH OF THE FOLLOWING CRITERIA,	CHECK YES OR NO	ITERIA FOR BLIGHTED For the property being eval	PROPERTII uated)	ES
CRIT	ERIA: (CHECK AS MANY AS APPLY)			77	3.Y-
1.	A PREMISE WHICH BECAU	GE OF BILLYCIC	AL CONDUCTOR OF THE	YES YES	<u>No</u>
	REGARDED AS A PUBLIC N				
	DECLARED PUBLIC NUISANCE				
	HOUSING, BUILDING, PLUMBI				r
	EVIDENCE			 √	
2.	A PREMISE WHICH BECA	USE OF PHYS	ICAL CONDITION USE O	R	
	OCCUPANCY IS CONSIDERED	AN ATTRACTIV	E NUISANCE TO CHILDRE	٧.	
	THIS INCLUDES AN ABANDON		Γ, BASEMENT, EXCAVATION	IS	
	UNSAFE FENCE OR STRUCTUR	E.			
•	EVIDENCE				
3.	A DWELLING WHICH BECAUS				
	VERMIN-INFESTED OR LACK				
	REQUIRED BY THE STATUTE				
	BEEN DESIGNATED BY THE ATTHE STATUTE OR CODE AS UN			F	
	EVIDENCE	IFII FOR HUMAN	HABITATION,		
4.	A STRUCTURE WHICH IS A FI	REHAZARD OR	IS OTHERWISE DANGEROU		
•	TO THE SAFETY OF PERSONS O		13 OTTERWISE DANGEROU	° √	
5.	A STRUCTURE FROM WHICE		TES. PLUMBING. HEATING		
	SEWERAGE OR OTHER F				
	DESTROYED, REMOVED OR				
	PROPERTY IS UNFIT FOR ITS IN			<u> </u>	
6.	A VACANT OR UNIMPROV	ED LOT OR P.	ARCEL OF GROUND IN	Α	
	PREDOMINANTLY BUILT-UP				
	NEGLECT OR LACK OF MA				
	ACCUMULATION OF TRASH A	ND DEBRIS, OR	A HAVEN FOR RODENTS O	R 🖂	
	OTHER VERMIN.				

7	AN INICAMENTAL PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE	<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		
0,	HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE RECEIPT OF		
	NOTICE TO REHABILITATE FROM THE APPROPRIATE ENFORCEMENT		F
	AGENCY,	\checkmark	
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,		
10	SAFETY AND WELFARE OF THE COMMUNITY.		V
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;		늗
	C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CODE	V	
	ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT TO		
	PUBLIC HEALTH AND SAFETY;	$\overline{\mathbf{V}}$	
	D. IS VACANT;		
	E. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY OF AT LEAST		L
	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.	<u> </u>	
CED	TIEICA TION		
	TIFICATION:		
, H	arry Smith	1 Francisco 1	
THOR	COUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT TH	, AFTER A	
INFOI		n, PA. is tr	ו זוכי
AND	CORRECT TO THE BEST OF MY KNOWLEDGE.	1, 1 1 1 1 1 1 K	OE,
_	11 8) <i>A</i>	
	3/14/202	<u>′</u> 4	
Harry	Smith Date	***	



Prop	ERTY ADDRESS:	60 MI	LL ST	Nu	MBER OF UNITS	_{s:} 1
Prop	erty Owner's N	Јаме:	BURKO	ANTHONY F		
	ERTY OWNER'S A		74 COOK ST HUE	SON GARDENS		
			PLAINS PA 1870			
Dati	LAST OCCUPIED	, <u>1/30</u>	/2024	_ CURRENT CODE STAT	us: COND	EMNED
UTIL	TY STATUS: N	ONE	- 7000	DELINQUENT LIENS: (INCLUDING WTR&SWR)	0	
(For	EACH OF THE FOLLOY	VING CRITER	IA, CHECK YES OR N	RITERIA FOR BLIGH TO FOR THE PROPERTY BEING		ΓΙES
CRIT	ERIA: (CHECK AS MA	NY AS APPL	Y)		YE	s No
1.	REGARDED AS A	A PUBLIC IC NUISAN	NUISANCE AT (ICE IN ACCORDA	CAL CONDITION OR UCOMMON LAW OR HAS	JSE IS BEEN	<u> 5 140</u>
	EVIDENCE	ino, i bom	BING, FIRE AND	RELATED CODES,	V	
2.	A PREMISE W OCCUPANCY IS THIS INCLUDES A	CONSIDERI N ABANDO	ED AN ATTRACT	'SICAL CONDITION US TIVE NUISANCE TO CHIL LFT, BASEMENT, EXCAVA	DREN.	
	UNSAFE FENCE O EVIDENCE	K STRUCT	JKE.		√	7
3.	A DWELLING WEVERMIN-INFESTER	ED OR LA HE STATUT	CKING IN THE TE OR AN APPLI	DATED, UNSANITARY, UN FACILITIES AND EQUII CABLE MUNICIPAL CODI NSIBLE FOR ENFORCEME	PMENT E, HAS	
	THE STATUTE OR	CODE AS	UNFIT FOR HUMA	AN HABITATION.		7 🖂
4.	A STRUCTURE W	HICH IS A	FIRE HAZARD,	OR IS OTHERWISE DANG	EROUS	
,-	TO THE SAFETY O				✓	<u> </u>
5,	SEWERAGE OR	OTHER	FACILITIES H	LITIES, PLUMBING, HEAR AVE BEEN DISCONNE INEFFECTIVE SO THAT	ECTED,	21 <u> </u>
	PROPERTY IS UNI				I THE	
6.	PREDOMINANTLY NEGLECT OR L	Y BUILT-U ACK OF 1	IP NEIGHBORHO MAINTENANCE	PARCEL OF GROUND OOD WHICH, BY REASO HAS BECOME A PLACE	ON OF E FOR	
	OTHER VERMIN.	OF TRASE	I AND DEBRIS, (OR A HAVEN FOR RODEN	ITS OR] [

7.	AN UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FO	YES	<u>No</u>
8.	PERIOD OF TWO YEARS. TOTAL DELINQUENT AMOUNT ANY PROPERTY WHICH IS VACANT BUT NOT TAX DELINQUENT, WE	IICH	\checkmark
9.	HAS NOT BEEN REHABILITATED WITHIN ONE YEAR OF THE RECEIPT NOTICE TO REHABILITATE FROM THE APPROPRIATE ENFORCEM AGENCY.		
2,	CRITERIA FOR AN ABANDONED PROPERTY: A. VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND ON WHAT A MUNICIPAL LIEN FOR THE COST OF DEMOLITION OF A STRUCTURE LOCATED ON THE PROPERTY REMAINS UNPAID FOR PERIOD OF SIX MONTHS. B. VACANT PROPERTY OR VACANT UNIMPROVED LOT OR PARCES GROUND ON WHICH THE TOTAL MUNICIPAL LIENS ON PROPERTY FOR TAX OR ANY OTHER TYPE OF CLAIM OF WHOTHER	ANY OR A OF THE	\checkmark
	CITY ARE IN EXCESS OF 150% OF THE FAIR MARKET VALUE THE PROPERTY. C. THE PROPERTY HAS BEEN DECLARED ABANDONED BY	C OF	\checkmark
10	OWNER, INCLUDING AN ESTATE THAT IS IN POSSESSION OF PROPERTY.	тне	\checkmark
10.11.	A PROPERTY WHICH HAS DEFECTIVE OR UNUSUAL CONDITIONS OF TO OR NO KNOWN OWNERS, RENDERING TITLE UNMARKETABLE. A PROPERTY WHICH HAS ENVIRONMENTALLY HAZARDOUS CONDITION SOLID WASTE POLLUTION OR CONTAMINATION IN A BUILDING OR ON	DNS,	\checkmark
12.	LAND WHICH POSES A DIRECT AND IMMEDIATE THREAT TO THE HEAD SAFETY AND WELFARE OF THE COMMUNITY. A PROPERTY HAVING THREE OR MORE OF THE FOLLOW	тн,	<u>√</u>
	CHARACTERISTICS: A. HAS UNSAFE OR HAZARDOUS CONDITIONS THAT DO NOT ME CURRENT USE, OCCUPANCY OR FIRE CODES; B. HAS UNSAFE EXTERNAL AND INTERNAL ACCESSWAYS; C. VIOLATES THE APPLICABLE PROPERTY MAINTENANCE CONTROL ADOPTED BY A MUNICIPALITY AND IS AN IMMEDIATE THREAT PUBLIC HEALTH AND SAFETY; D. IS VACANT; E. IS LOCATED IN A REDEVELOPMENT WITH A DENSITY OF AT LEST	DDE TO AST	
	1,000 people per square mile, or a redevelopment a with more than 90% of the units of property be nonresidential, or a municipality with a density of least 2,500 people per square mile.	ING	
CER	TIFICATION:		
THOF	arry Smith, codes enforcement officer for the city of pitt ROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY TH RMATION CONCERNING THE PROPERTY 60 MILL ST, F CORRECT TO THE SEST OF MY KNOWLEDGE.		RUE
ب	$A \cap A \cap A$	2024	
Harr	y Smith Date		



Prof	ERTY ADDRESS: 101 JOHI	NSON:	ST	Number	OF UNITS:	1
Prof	ERTY OWNER'S NAME: BU	RKO A	YNOHTN	-	•	
		OK ST HUDSO	ON GARDENS			
	Water Committee of the	S PA 18705				
DAT	ELAST OCCUPIED: 1/30/202	24 ,	Current Code S	STATUS:	CONDE	MNED
Y Yanza	ONLY ELECTRIC & WATE	R NO HEAT		\cap		
UTIL	TTY STATUS:		DELINQUENT LIEI &INCLUDING WTR)			
			(INCLUDING WIRE	swk)		
	IMONWEALTH OF PENNSYLY					ES
(For	BACH OF THE FOLLOWING CRITERIA, CHE	CK YES OR NO	FOR THE PROPERTY B	EING EVALU	ATED)	
Сріт	ERIA: (CHECK AS MANY AS APPLY)					
CKII	EKIA. (CHECK AS MANY AS APPLY)				YES	No
1.	A PREMISE WHICH BECAUSE	OF PHYSICA	AL CONDITION C	OR LISE IS		140
	REGARDED AS A PUBLIC NUISA					
	DECLARED PUBLIC NUISANCE IN					
	HOUSING, BUILDING, PLUMBING, I					 -
	EVIDENCE					
2.	A PREMISE WHICH BECAUSE	OF PHYSI	CAL CONDITION	USE OR		
	OCCUPANCY IS CONSIDERED AN	ATTRACTIV	E NUISANCE TO	CHILDREN	•	
	THIS INCLUDES AN ABANDONED V	VELL , SHAFT	r, basement, exc	CAVATIONS	S	
	UNSAFE FENCE OR STRUCTURE.					
	EVIDENCE				✓	
3.	A DWELLING WHICH BECAUSE IT	IS DILAPIDA	TED, UNSANITAR	Y, UNSAFE	•	
	VERMIN-INFESTED OR LACKING			•		
	REQUIRED BY THE STATUTE OR					
	BEEN DESIGNATED BY THE AGEN			EMENT OF	7	
	THE STATUTE OR CODE AS UNFIT	FOR HUMAN	HABITATION.			
4	EVIDENCE		······································			
4.	A STRUCTURE WHICH IS A FIRE I		IS OTHERWISE DA	ANGEROUS	5	
<u>r</u>	TO THE SAFETY OF PERSONS OR PI				<u>v</u>	
5.	A STRUCTURE FROM WHICH					
	SEWERAGE OR OTHER FACIL					
	DESTROYED, REMOVED OR RE PROPERTY IS UNFIT FOR ITS INTEN		EFFECTIVE SO	IHAI IHE	· 🗸	
6.	A VACANT OR UNIMPROVED		ADCEL OF CDOL	ואו או א	<u> </u>	
٥,	PREDOMINANTLY BUILT-UP NEI					
	NEGLECT OR LACK OF MAINTI					
	ACCUMULATION OF TRASH AND					. [-2]
	OTHER VERMIN.	, 010			`	\checkmark