



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.

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.



CITY OF PITTSBURGH BLIGHTED PROPERTY BOARD FACT EVALUATION

PROPERTY ADDRESS: 26 PARSONAGE STREET NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: JOSEPH J KURANOVICH JR (DECEASED)

PROPERTY OWNER'S ADDRESS: 456 S GRANT STREET
WILKES-BARRE, PA 18702

DATE LAST OCCUPIED: 04/16/2024 CURRENT CODE STATUS: UNFIT

UTILITY STATUS: ELECTRIC ON LIENS: N/A
(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)

YES NO

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, 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
26 PARSONAGE STREET, PITTSTON, PA IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE.


SIGNATURE

05-07-2024
DATE



CITY OF PITTSBURGH BLIGHTED PROPERTY BOARD FACT EVALUATION

PROPERTY ADDRESS: 186 PARSONAGE STREET NUMBER OF UNITS: 2

PROPERTY OWNER'S NAME: FRANTZ J SIMEON

PROPERTY OWNER'S ADDRESS: 6126 164TH STREET, APT 3A
FRESH MEADOWS, NY 11365

DATE LAST OCCUPIED: 2023 CURRENT CODE STATUS: IN-ACTIVE

UTILITY STATUS: ON LIENS: N/A
(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)

YES NO

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.

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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.

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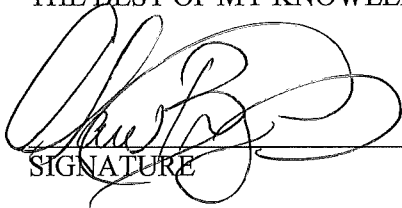
☒
8. A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.

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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
186 PARSONAGE STREET, PITTSTON, PA IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE.


SIGNATURE

05-07-2024
DATE



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 179 NORTH MAIN STREET NUMBER 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: CONDEMNED

UTILITY STATUS: ELECTRIC ONLY DELINQUENT LIENS: 593.72
(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)

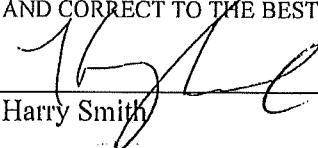
CRITERIA: (CHECK AS MANY AS APPLY)

- | | <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 checked="" type="checkbox"/> | <input 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"/> |

- | | <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"/> |
| 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 PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 179 North MAIN ST., Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Harry Smith

3/14/2024

Date



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 36 Morgan Lane NUMBER 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: CONDEMNED

UTILITY STATUS: NONE DELINQUENT LIENS: 872.57
(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)

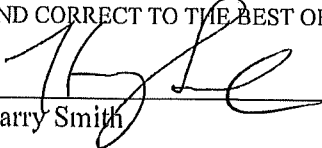
CRITERIA: (CHECK AS MANY AS APPLY)

- | | <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 checked="" type="checkbox"/> | <input 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"/> |

- | | <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 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 PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 36 Morgan Lane, Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Harry Smith

3/14/2024

Date



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 60 MILL ST NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: BURKO ANTHONY F

PROPERTY OWNER'S ADDRESS: 74 COOK ST HUDSON GARDENS
PLAINS PA 18705

DATE LAST OCCUPIED: 1/30/2024 CURRENT CODE STATUS: CONDEMNED

UTILITY STATUS: NONE 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)

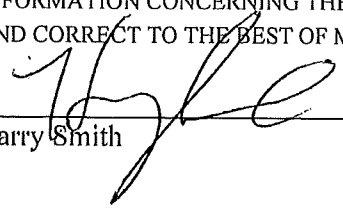
CRITERIA: (CHECK AS MANY AS APPLY)

- | | <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 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 checked="" type="checkbox"/> | <input 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"/> |

- | | <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 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 PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 60 MILL ST, Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Harry Smith

3/14/2024

Date



City of Pittston Blighted Property Board FACT EVALUATION

PROPERTY ADDRESS: 101 JOHNSON ST NUMBER OF UNITS: 1

PROPERTY OWNER'S NAME: BURKO ANTHONY F

PROPERTY OWNER'S ADDRESS: 74 COOK ST HUDSON GARDENS
PLAINS PA 18705

DATE LAST OCCUPIED: 1/30/2024 CURRENT CODE STATUS: CONDEMNED

UTILITY STATUS: ONLY ELECTRIC & WATER, NO HEAT 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)

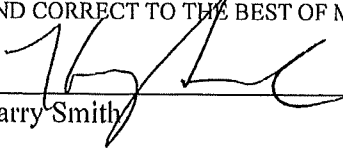
CRITERIA: (CHECK AS MANY AS APPLY)

- | | <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 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 checked="" type="checkbox"/> | <input 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"/> |

	<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 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 PITTSBURGH, AFTER A THOROUGH REVIEW, INCLUDING AN ONSITE INSPECTION, HEREBY VERIFY THAT THE ABOVE INFORMATION CONCERNING THE PROPERTY 101 JOHNSON ST, Pittsburgh, PA. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Harry Smith

3/14/2024

Date