

PUBLIC HEARING

MONDAY, DECEMBER 13, 2021

6:30 P.M.

Roll Call Walt Sackinsky presiding. Board members Ed Snee and Brian Lucot were present. Also in attendance: Karen Fosbaugh, Township Manager; Dennis McDonough, Chief of Police; Irv Firman, Esq., Solicitor; Tom Bonidie, Code Enforcement Officer; and Aaron Laughlin, Director of Public Works.

Purpose of Hearing The purpose of the Public Hearing is to take oral or written testimony on the condition of the following property to determine if the property should be declared a Public Nuisance by the Board of Supervisors, and subject to the appropriate abatement procedures and/or fines and penalties as outlined in the Code of the Township of South Park.

Owner(s):

Samuel R. and Lisa Broudy

Location:

3114 Southern Drive
South Park, PA 15129
Lot/Block No. 1008-J-257

Testimony **Mr. Bonidie** – Mr. Bonidie stated that on 11/8/2021, the Board of Supervisors scheduled the public hearing for this evening. On 11/16/2021, the following certified and first-class letters were sent to: Samuel Broudy III, 1426 4th Street, Monongahela, PA 15062 (certified letter received/signed on 11/23/2021); Evan Broudy, 321 Beverly Road #3, Pittsburgh, PA 15216 (certified letter received/signed on 11/27/2021); and Barbara Broudy, 2 Sandstone Drive, Finleyville, PA 15332 (first class letter only). Advertising for the public hearing was sent to the Post-Gazette on 11/22/2021 and published in the South Edition on 12/2/2021. On 12/1/2021, 31 letters were sent to property owners within a 200-foot radius, notifying them of the public hearing. On 12/1/2021, Mr. Bonidie conducted a site inspection from the road, and the following conditions were observed:

- Left side window removed and left on the porch;
- Roof is missing in the rear of the structure;
- Remaining roof is beyond its economic life;
- 2 x 4's are braced and holding the front window in place;
- Garage door is missing the top panel;
- Trash, old tires, wood, and debris was scattered throughout the property;

- Overgrown brush and overhanging trees are engulfing the rear and sides of the dilapidating structure.
- Distressed property is in overall deplorable condition and unfit for occupancy as depicted in the photos captured during the inspection.

Public Hearing notification signs were posted on 12/6/2021 at 3114 Southern Drive and in the lobby of the Township Administration Building. Mr. Bonidie provided photographs of the property to be entered into the record.

For the record, there were no property owners present.

Cindy Atchison, 3121 Southern Drive – Ms. Atchison commented that she is present out of curiosity as to what will become of the property. Mr. Sackinsky remarked that the property has been in deplorable condition for many years. Through the years, the Township tried helping Mr. Broudy, but he was not agreeable.

Sara Stopko, 3117 Southern Drive – Ms. Stopko expressed her concern as to what steps will be taken once the property is declared a public nuisance. She mentioned that the owners are deceased, and their heirs want nothing to do with the property. Mr. Sackinsky replied that since there are heirs to the estate, the matter will be discussed with the Township solicitor. Generally, the property is assessed; and if the structural engineer declares it unsafe, the house will be demolished and the property liened. Mr. Firman added that the hearing this evening is the first step towards remediation. Ms. Stopko inquired as to the process after the demolition, and Mr. Sackinsky replied that a discussion relative to the legality of the sale of the property will be discussed with the Township solicitor.

Mr. Firman – Mr. Firman had no further comments.

Mr. Lucot – Mr. Lucot had no comments.

Mr. Snee – Mr. Snee stated that during his inspections on 12/4/2021 and 12/11/2021, he witnessed the following: the garage door top panel is missing and the garage door is ajar; there is a load of garbage in front of the garage; the front living room window is being held up by a 2 x 4; a bow window is sitting on the front porch; the side door is ajar; there is garbage on the side; the roof is completely missing from the chimney to the side door (only the roof trusses are visible); the rear yard is overgrown and scattered with debris; and the gutters are broken.

Mr. Sackinsky – Mr. Sackinsky concurred with the former testimonies. He mentioned that all the officials have inspected the property numerous times during the past few years. He stated the property has gotten to the point where something must be done.

Mrs. Fosbaugh – Mrs. Fosbaugh stated that the following is her report for 3114 Southern Drive. She inspected the property on 10/20/2021, 12/2/2021, and 12/13/2021:

- The entire roof is in extremely poor condition and in danger of collapsing.
- The PA Water Company has shut off the water.
- The gutters are not extended or connected.
- The windows are falling out of the home; the front window is braced with a 2 x 4.
- The yard is overgrown.
- There is a substantial amount of debris on the side porch.
- The side porch is pulling away from the home.
- The siding is peeling off the house.
- The home is in a general state of total disrepair.

Chief McDonough – Chief McDonough stated that he inspected the properties on 12/3/2021 at 12:30 p.m., 12/9/2021 at 11:00 a.m., and 12/13/2021 at 12:00 p.m. He concurred with the previous testimonies and commented that the house is uninhabitable and a public safety issue. He expressed his concern relative to the possibility of children trespassing on the property.

Close Public Hearing

Motion by Mr. Snee and seconded by Mr. Lucot to close the public hearing. All members voted aye. Motion carried.

Adjournment

Motion by Mr. Snee and seconded by Mr. Lucot to adjourn the public hearing. All members voted aye. Motion carried.

Time: 6:40 p.m.