

PUBLIC HEARING

MONDAY, JUNE 8, 2020

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 properties to determine if the properties 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):

Thomas Sepich
PSP Enterprises Group LP

Location:

6510 Library Road
South Park, PA 15129
Lot/Block No. 1010-C-256

Thomas Sepich
PSP Enterprises Group LP

6510 Rear Library Road (Peach Alley)
South Park, PA 15129
Lot/Block No. 1010-C-256

Testimony **Mr. Bonidie** – Mr. Bonidie stated that the following conditions were observed during an inspection on 6/1/2020:

6510 Rear Library Road (Peach Alley):

- Repairs to the Peach Alley side of the foundation appear to have been completed.
- New electric service was installed.
- Basement windows are boarded.
- Exterior door frame is rotted.
- Chimney is deteriorated.
- Missing gutters and drip edges to deflect water away from the structure.
- Multiple holes in the siding.
- No water or sewage since February, 2008.

6510 Library Road:

- Side stairs and wall separating the neighbor are crumbling and in disrepair.
- Missing stairs and rear concrete porch are crumbling and in disrepair.
- Rear porch roof shows signs of water intrusion and is in need of repair/replacement.
- Multiple areas of missing, cracked and deteriorated stucco were observed, creating entry points for rodents.
- Insufficient/missing handrails along stairways.
- Rotted exterior doors and door frames.
- Multiple areas of missing, cracked and deteriorated wood trim.
- Mold like substance noticed around the exterior of the subject.
- Missing and broken gutters and drip edges to deflect water away from the structure.
- Electric meters are connected and showing no usage since last inspection on 3/4/2020.
- Gas and water are not connected.
- Concrete sidewalks are crumbling and in disrepair.
- Chimney is deteriorated, missing bricks and mortar.
- No water or sewage since February, 2008.

Mr. Bonidie commented that Mr. Sepich has received multiple Notices of Enforcement from his office on the condition of these properties during his ownership, dating back to July, 2013. He has supplied the Code Enforcement Office with multiple letters of intent as to what he was going to repair on said properties. While completing some tasks, most have gone to the wayside and were never addressed.

On 4/13/2020, the Board of Supervisors scheduled the public hearing for this evening. On 4/20/2020, certified and first-class letters were sent to Mr. Sepich at the address on record being 149 Carol Drive, Canonsburg, PA 15217. Advertising for the public hearing was sent to the Post-Gazette on 5/4/2020 and published in the Xtra South Edition on 5/22/2020. On 5/28/2020, letters were sent to property owners within a 200-foot radius, notifying them of the public hearing. Signs were posted on 6/1/2020 at 6510 Library Road and in the lobby of the Township Administration Building, notifying residents of the public hearing. On 6/1/2020, an inspection of the property showed some foundation repair in one building and a new electric line; however, everything else was still in disrepair.

Thomas Sepich, 149 Carol Drive, McMurray, PA 15317 – Mr. Sepich stated that he is the property owner of 6510 Library Road. He informed the Board that he has hearing issues and did not hear Mr. Bonidie's testimony. Mr. Bonidie provided Mr. Sepich with a copy of

his report. Mr. Sepich reviewed the report and commented that there is water on the property, and a new electrical service was installed, as well as a new panel. Mr. Bonidie responded that no electrical permits were issued from the Code Enforcement Office. Mr. Sepich replied that his electrician told him that a permit was not required. He added that he has installed two glass block windows. One wall was removed, which he indicated on a picture. He had located someone to install the gutters, but he did not show up to do the work. He has two doors that need replaced on the side of the property, and he will be addressing that issue. The basement window has been repaired. The side stairs have been resolved. The steps are being replaced at the rear porch. There is a small leak on the porch roof. He is trying to get a match for the stucco. There is no gas on the property; everything on the property is electric, including heat. He is having concrete work done on the stair areas. The stoop on the upper property has been repaired, along with the wall behind the stoop. Mr. Sepich commented that he is definitely trying to improve the property, and he made a commitment to Mr. Bonidie last summer that he is slowly, but surely, making improvements. He added that it helps to be provided with the list of issues that he needs to address.

Mrs. Fosbaugh – Mrs. Fosbaugh commented that letters were received in the Code Enforcement Office, dated 5/1/2019 and 6/14/2019, stating the same issues that have been brought up this evening. She asked Mr. Sepich what his intentions are for the property, which he has owned since 2013. Mr. Sepich commented that he has never received a guideline from the Township on what improvements need to be made. He stated that he was asked to put a list together on what he would be doing to the property. Mrs. Fosbaugh responded that he did not do any of the improvements listed on his letters. Mr. Sepich replied that his intentions are to continue to upgrade the properties and to address the list of items on Mr. Bonidie's report. He stated that the water, electric and sewage are all there, and he is slowly making progress. Mrs. Fosbaugh inquired about a timeframe, and Mr. Sepich replied that he will be putting the new stoop in where you enter. Mr. Sackinsky added that he must provide a timetable on when he will address Mr. Bonidie's list of items. Mr. Sepich replied that he has underestimated what he could get done on his own, and he has been searching for people to help him. Mr. Lucot inquired as to the next item on Mr. Bonidie's list that Mr. Sepich will address. Mr. Sepich replied that he will be installing gutters and hopes within the next month to have that accomplished. Mr. Lucot asked what would be the next item he will address after the gutters, and Mr. Sepich replied that he would like to have the steps going to the back in place. He added that the doors are functional but are not attractive. Mrs. Fosbaugh asked if it was Mr. Sepich's intention to complete the list of improvements by the end of the year, and he

replied, “most definitely.” He stated that that timeframe is very reasonable. Mr. Snee commented that he made three inspections on the property, and the house is in deplorable condition and has been for years. He added that he does not think that Mr. Sepich will have all improvements completed by the end of the year. Mr. Sepich responded that he disagrees, and his goal is to make it livable by that time. Mr. Sackinsky commented that there are serious safety issues that need addressed, and Mr. Sepich agreed. Mr. Bonidie stated that Mr. Sepich will need to apply for an electrical permit and have the electrical work inspected.

Mr. Firman: Mr. Firman commented that Mr. Sepich has been given an opportunity to be heard, and he asked if Mr. Sepich has anything further to discuss. Mr. Sepich replied that he did not at this point. Mr. Firman inquired about the timeline to complete all the tasks on Mr. Bonidie’s report. Mr. Sepich replied that “without looking at the report, a year would be very doable.”

Mr. Snee – Mr. Snee concurs with Mr. Bonidie’s list.

Mr. Sackinsky – Mr. Sackinsky commented that all the supervisors have viewed the property at least three times.

Mrs. Fosbaugh - Mrs. Fosbaugh commented that her inspection report, which is similar to Mr. Bonidie’s report, will be entered into the public record.

Chief McDonough – Chief McDonough stated that he conducted three inspections: 6/1/2020 at 1:00 p.m.; 6/4/2020 at 3:00 p.m.; and 6/8/2020 at 11:00 a.m. He concurs with the comments made by the other officials and stated that currently the structure is uninhabitable.

Mr. Sepich – Mr. Sepich commented that after reading Mr. Bonidie’s list of items, he feels that he could complete all the improvements by the end of the year.

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: 7:06 p.m.