

PUBLIC HEARING

MONDAY, JULY 11, 2022

6:45 P.M.

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

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 possibly authorizing the demolition of the structure, and the corresponding Ordinance:

Owner(s):

The Estate of Irene Doleno

Location:

6352 Helen Street
South Park, PA 15129
Lot/Block No. 887-K-147

Testimony **Mr. Bonidie** – Mr. Bonidie read into the record the following: On 6/13/2022, the Board of Supervisors scheduled a public hearing for this evening. On 6/20/2022, Certified and First-Class letters were sent to John Doleno, Estate of Irene Doleno (P.O. Box 25, Avela, PA 15312) and Christopher Doleno (1044 Elizabeth Dr., Canonsburg, PA 15317). Legal Advertising for the Pittsburgh Post-Gazette was published on 6/30/2022 in the Xtra South edition. On 6/29/2022, the Certified Letter Green Cards were received in the Code Enforcement Office, signed by C. Doleno for the Canonsburg Address, and by Delores Shaffer for the P.O. Box address. At that time, a site inspection was conducted, and pictures were taken of the subject property. On 6/30/2022, letters were sent to all property owners within a 200-foot radius, notifying them of the Public Hearing. On 7/1/2022, signs were posted at 6352 Helen Street and in the South Park Township Administration Building Lobby, giving notification of the Public Hearing. At that time, pictures were taken. The Code Enforcement Office received a call on 7/1/2022, from the son of Irene Doleno, stating he had no interest in taking responsibility for the property. An inspection was conducted, and pictures were taken on 7/7/2022 with the following results: overgrown vegetation on and around the property; loose and broken gutters; the roof is at the end of its economic life; side stoop has fallen away from the structure; most windows are broken and missing panes of glass. On 7/11/2022, Chris

Doleno submitted a letter to the Code Enforcement Office at 12:07 p.m. via email. Mr. Doleno expressed concerns about the validity of the estate that the property is in and has no wish to have any ownership or responsibility for the property.

Mark Sabich, 6339 Helen Street – Mr. Sabich commented that he lives catacorner from the subject property. He inquired as to whether the heirs to the estate are legally bound to ownership of the property. Mr. Sabich suggested demolition of the property. Mr. Firman explained that the property is currently in the ownership of the estate of Irene Doleno. It would depend on the decision of the orphan's court in terms of who would have responsibility for the property. He added that the first step the Township would need to take is to declare it a public nuisance, and that is the reason for the public hearing this evening. At the conclusion of the hearing, all the evidence will be evaluated; and at the regular public meeting, the Board will consider voting to declare the property a public nuisance. Mr. Sabich inquired about a timeline, and Mr. Sackinsky stated that they could not give a timeline at this time. Mr. Sabich asked about state or federal funding for demolition, and Mr. Sackinsky replied that there is not a lot of funding available for demolition. The Township has adopted a policy of demolishing two vacant properties each year; however, the majority have been at the cost of the Township. Mr. Sabich inquired about recourse for the heirs not taking responsibility. Mr. Sackinsky replied that a letter was received stating the possibility that the estate was never passed down to the son. Mr. Firman stated that the letter gives the Township standing to inquire further as to ownership.

Michael Siebert, 6316 Helen Street – Mr. Siebert expressed his concern for the children residing on the street. He requested that the property be boarded up to prevent access. Mr. Sackinsky replied that the Supervisors' biggest concern is safety when declaring property a public nuisance.

Kevin Baldauf, 6350 Helen Street – Mr. Baldauf commented that he resides next door to the subject property. He expressed his concern for the amount of rodents and wildlife coming from the property, causing him to have his property exterminated once a month. He added that he was cutting the grass in the front and continually cuts the grass in the driveway. Mr. Sackinsky replied that if it is voted a public nuisance, then the Township will take into consideration the high grass and preventing access. Mr. Snee informed Mr. Baldauf that the Township must follow proper procedures, and this public hearing is the first step.

Paul Schoenstein, 6321 Helen Street – Mr. Schoenstein inquired as to the length of time it is taking to alleviate the nuisance property. Mr. Sackinsky replied that the legalities take time; however, the Township is moving forward.

Melissa Coe, 6316 Helen Street – Ms. Coe asked what happens when the property is declared a nuisance. Mr. Sackinsky replied that an inspection will be made to determine what steps will be taken to prevent access. He added that it is possible that the Township will have the grass cut every two or three months; it will not be done every week. Mr. Sackinsky mentioned the Vacant Property Recovery Program, which is through Allegheny County, and explained that the property can be acquired through the program for a fee.

Mr. Firman – Mr. Firman had no comments.

Mr. Lucot – Mr. Lucot stated that he conducted inspections on the property on multiple occasions, as required by code. He concurs with the findings of Mr. Bonidie. He agreed with Mr. Sackinsky's comment that the property is in disrepair and stands out from the other nicely maintained properties on the street.

Mr. Snee - Mr. Snee stated that as required, he inspected the property on June 29, July 2, and July 10. The roof, gutters and fascia are in deplorable condition. The windows are broken all around the house. There is a broken front door, and the grass and weeds are overgrown.

Mr. Sackinsky – Mr. Sackinsky commented that he has seen pictures submitted by the neighbors and has listened to everyone's comments. He added that he has inspected the property on numerous occasions, including 2:00 p.m. today. He concurs with the former testimonies and stated that the Supervisors are committed to alleviating the issue.

Mrs. Fosbaugh – Mrs. Fosbaugh stated that she has conducted inspections on the property located at 6352 Helen Street on April 7, May 19, and July 11, 2022, in accordance with the Code of the Township of South Park. The following deficiencies were noted:

- Weeds are climbing up the home and around the chimney;
- The windows are in poor condition and panes of glass are missing;
- The grass is extremely high throughout the property;
- The block wall in the driveway is collapsed;
- The side porch has collapsed;
- The brick work around the side porch door is deteriorating;
- The light fixtures on the front porch are damaged;
- Front porch roof is deteriorating; and
- The shingles are deteriorating.

Chief McDonough – Chief McDonough stated that he inspected the property on three occasions: July 1, at 12:00 p.m.; July 5, at 3:00 p.m.; and July 11, at 3:00 p.m. He concurs with the observations of the Board, the Township Manager and the Code Enforcement Officer. Chief McDonough added that the house appears uninhabitable.

**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.