

PUBLIC HEARING

MONDAY, MARCH 14, 2016

6:45 P.M.

Roll Call Dave Buchewicz presiding. Board members Walt Sackinsky and Ed Snee were present. Also in attendance were: Karen Fosbaugh, Township Manager; Chief Dennis McDonough; and Paul J. Gitnik, 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 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. & Lisa Broudy

Location:

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

Testimony **Mr. Wargo** – Mr. Wargo explained that the property has been a concern of the Township for quite some time. On 8/8/2015, a certified Notice of Enforcement for a high grass code violation was sent to the property owners, which as per Allegheny County records are Samuel R., Jr. and Lisa Broudy, with the address being 3114 Southern Drive, Lot/Block No. 1008-J-257. The Notice of Enforcement was returned “unclaimed” on 9/21/2015. The property was inspected on 9/8/2015 with the results showing high grass and debris. Pictures were taken of the property and a Non-traffic Citation was issued for high grass and debris on 9/24/2015. On 12/18/2015, the Code Enforcement Office received a letter from Allegheny County inquiring as to the condition and status of the property. Pictures were taken of the property on 12/21/2015, and an inspection revealed holes in the roof and debris in the rear yard and along the side porch. Also, per the sewage department, the water had been shut off for a long period of time. At their regularly scheduled meeting held on 2/8/2016, the Board of Supervisors scheduled a Public Hearing to be held on 3/14/2016 at 6:45 p.m. Certified and First Class Notices were sent to the property owners on 2/19/2016 notifying them of the public nuisance hearing, which were returned “unclaimed” today. A Legal Notice was published in the Tribune Review on 2/25/2016 giving notification of the date and time. On 2/26/2016, a memo

was sent by the Code Enforcement Officer to the Chief of Police, Board of Supervisors and the Manager reminding them of their due diligence responsibilities for tonight's public hearing. On 3/4/2016, notices were sent to property owners within a 200 foot radius of the nuisance property, informing them of the public hearing. On 3/7/2016, the property at 3114 Southern Drive was posted with a notification of the public hearing date and time. At that time, additional pictures were taken of the property, and a junk vehicle located on the property was reported by Mr. Wargo. A Notice of Enforcement for the junk vehicle violation was sent to the property owners via Certified and First Class Mail, and on 3/14/2016, the Certified Mail was returned "unclaimed." Additional pictures were taken on 3/14/2016 which revealed: No work or improvements had been made; the roof still had holes and missing shingles; the gas meter was missing; the previously posted sign was missing; the debris in the rear yard and side yard remain; and the junk vehicle had been removed from the property. Mr. Wargo asked that his testimony be entered into the public record.

Mr. Gitnik – Mr. Gitnik stated that because the house is occupied by one or two individuals, and as requested by the Board of Supervisors, he filed electronically and inquired with the Allegheny County Department of Health. He received a confirmation from Public Health and Information Coordinator, Bill Brubach. He received a telephone message from Chris Zeiler and attempted 3 times to return his call. He left voice mail messages for Mr. Zeiler to contact him regarding what the Department of Health could do for the occupants living at 3114 Southern Drive, as well as for South Park Township. He will continue to follow-up with Chris Zeiler. If he cannot reach Mr. Zeiler, Mr. Gitnik stated that he will personally go to his office. Mr. Wargo stated for the record that Chris Zeiler was the individual who sent the Code Enforcement Office the letter inquiring as to the status of the property. Mr. Gitnik stated that he was not aware of that fact.

Barbara Broudy, 2 Sandstone Drive, Finleyville, PA 15332– Ms. Broudy stated that she is the sister of Samuel Broudy, Jr. She explained that because Mr. Broudy is not feeling well, he is not able to attend, and she will be speaking on his behalf. She continued to explain that Mr. Broudy and his wife were willed the property in 1997. His wife, Lisa, has since passed away. Ms. Broudy believes that Mr. Broudy has been suffering from untreated, major depression for many years. Mr. Buchewicz inquired about Mr. Broudy's financial situation, and Ms. Broudy replied that she not aware of his finances. Mr. Buchewicz asked if Mr. Broudy was employed, and Ms. Broudy replied that the only time he leaves the house is to go to work. Mr. Buchewicz asked if there were any other occupants living in the house, and Ms.

Broudy replied that she believes Evan, who is the younger son, is living with his father. Evan is employed in the Pittsburgh vicinity. Mr. Broudy's other two sons have moved away; one lives in Beechview and the other resides in Florida. Ms. Broudy described the deplorable condition of the house and stated that she was not aware if he had all of his utilities connected. She stated that she helped him pay his electric bill a few months ago, in order to get his electric reconnected, but it is beyond her means to help in repairing the structure. Mr. Gitnik explained that because the house is occupied, the Township has contacted the Allegheny County Health Department. The Township is concerned for the health, welfare and safety of its residents, including Mr. Broudy and his son. Mr. Gitnik is hopeful that the County will be able to assist Mr. Broudy as an individual and with his house. Mr. Buchewicz mentioned a program called "Working Together Pittsburgh," where corporations band together to help rebuild homes. He suggested that Ms. Broudy contact the organization on behalf of her brother. Mrs. Fosbaugh asked if Mr. Broudy would be receptive to help from a non-profit organization, and Ms. Broudy replied that she did not know. Mrs. Fosbaugh asked that Ms. Broudy provide Mr. Wargo with her name and phone number so that the Township can maintain contact with someone in the family, and Ms. Broudy agreed to do so. Mr. Gitnik asked if the Township can provide her contact information to the Allegheny County Health Department, and Ms. Broudy consented.

Mr. Sackinsky – Mr. Sackinsky stated that he inspected the property on February 8th and March 14th, 2016. He reported that there was debris on the front porch and loose shingles along the front. Approximately half of the roof is damaged with large holes. Mr. Sackinsky stated that to his knowledge, the water and gas have been shut off. He does not understand how any individual could reside in the house under the current condition, and he expressed his concern for Mr. Broudy's health and welfare.

Mr. Snee – Mr. Snee stated that he inspected the property on March 7th and March 10th, 2016. He reported that the gas meter is missing, there are large holes in the rear roof, the shingles are loose, there are broken and cracked windows, there is a bow window on the front porch which appears to have been there for at least a year, there is debris in the rear yard, and the upstairs lower bedroom window pane is missing. Mr. Snee concluded that the house is in complete shambles.

Mr. Buchewicz – Mr. Buchewicz stated that he inspected the property twice, and he concurs with Mr. Sackinsky's and Mr. Snee's testimony.

Mrs. Fosbaugh – Mrs. Fosbaugh stated that she viewed the property on Thursday, January 28, 2016; Thursday, February 25, 2016; and Monday, March 14, 2016. She observed the following conditions: the structure is in overall poor condition, there appears to be no gas or water service, large portions of the rear roof are missing which exposes the home to the elements, the shingles are severely deteriorated, the gutters are falling off the house, and there is debris scattered over the entire property. Mrs. Fosbaugh concluded that since her initial inspection in January, the condition of the house and property has not changed.

Chief McDonough – Chief McDonough stated that he observed the property on March 1st, March 7th and March 14, 2016, and he concurs with the observations of the Code Enforcement Officer and Township Manager.

**Close Public
Hearing**

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

Adjournment

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

Time: 7:08 p.m.

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