

**PUBLIC HEARING**

**MONDAY, NOVEMBER 10, 2014**

**6:30 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 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):**

Irene/Patrick J. Lucciola

**Location:**

3904 Brownsville Road  
South Park, PA 15129  
Lot/Block 1009-A-140

**Testimony**

**Mr. Wargo** – Mr. Wargo presented pictures that he took on October 8, 2014 and November 6, 2014. He stated that the house has been abandoned for quite some time. On October 27, 2014, Certified and First Class mail were sent to the property owner from the Code Enforcement Office to 3904 Brownsville Road and were returned unclaimed and undeliverable on November 7, 2014. A second Certified and First Class mailing was sent on October 27, 2014 to 4100 West Brook Drive, Brooklyn, Ohio 44144, which was the last known address in 2008 for Jason Evans (grandson or nephew), and the letter was returned unclaimed and undeliverable on November 6, 2014. County Tax records show no payments for over 4 years. The Sewage Department has outstanding liens on the property. The municipal and school taxes have not been paid since 2005, per Larry Arrigo's submitted report. On November 3, 2014, notices were sent to all neighbors within a 200 foot radius of the property and signs were posted on the property. The Township received no responses to the letters. A public hearing was scheduled on November 10, 2014. An advertisement for this hearing was placed in the Post Gazette South on November 6, 2014. On November 6, 2014, an onsite inspection was performed by HRG Engineer, Jon D. Snyder, P.E., and Gary Wargo. Conditions reported are as follows: The rear basement door has

been forced open; the gas and electric meters have been removed; the downspout is falling off; both front and rear porches are in deteriorating condition; the metal garage is very rusty and full of debris; and there are holes in the garage roof. Mr. Wargo requested that all evidence presented be entered into the record.

**Mr. Buchewicz** - Mr. Buchewicz asked if the property owners were present. There was no response. Mr. Buchewicz stated that he viewed the property three (3) times prior to this hearing.

**Mr. Gitnik** – Mr. Gitnik had no comment.

**Mr. Sackinsky** – Mr. Sackinsky stated that he viewed the property three (3) times prior to this hearing, per the Township Ordinance.

**Mr. Snee** – Mr. Snee stated that he viewed the property three (3) times.

**Chief Dennis McDonough** – Chief McDonough stated that per the Township ordinance regarding the inspection of the alleged nuisance property, as Chief of Police, he has inspected the property at 3904 Brownsville Road on October 28, 2014, October 31, 2014, and November 7, 2014. On all three inspections, Chief McDonough found the property to be neglected and in very poor shape. The house appears to be currently uninhabitable. The structure is not completely secure and poses a public health and safety problem. Chief McDonough recommends that the home be razed so that it may no longer pose a public health and safety threat.

**Mrs. Fosbaugh** – Mrs. Fosbaugh stated that she inspected the property on October 24, 2014, and reported that the house is in poor condition. The gas and electric meters are missing from the side of the home. The back door is unsecured. The basement door is open and unsecured. The front porch is sagging, with peeling paint. The piers supporting the side porch are failing. The accessory structure is comprised of rusty metal and the roof is sagging. There are holes in the door as well. Mrs. Fosbaugh viewed the property on October 31, 2014 and reported that the condition of the home had not changed from the original inspection. Mrs. Fosbaugh inspected the property on November 10, 2014 and reported that the condition of the home has not changed from the two prior inspection dates.

**Adjournment**

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

**Time: 6:58 p.m.**