

**DEMOLITION HEARING MINUTES  
WHITE OAK BOROUGH  
HELD AUGUST 20, 2018 AT 7:30 P.M.**

**CALL TO ORDER**

Ms. DiMascio called the meeting to order at 7:33 p.m.

**ROLL CALL**

Elected Officials present – Ina Jean Marton, David Pasternak, George Dillinger, Ken Robb, Charles Davis, Louis Bender, and Stephen Pholar. Edward Babyak was absent. Also attending were Krisha DiMascio, Solicitor, John Palyo, Borough Manager, Kenneth Hillman, Engineer, Brian Dinkfelt, Code/Zoning Officer, Michelle Gessner, Clerk.

**DEMOLITION HEARING**

Ms. DiMascio started the hearing by explaining the procedure for the hearing. The procedure would be to go through each property, ask Mr. Dinkfelt the code enforcement officer to give testimony on each property, allow council to ask questions of Mr. Dinkfelt, then allow anyone from the audience wishing to address that particular structure to speak and allow council to ask those audience members questions if desired.

**606 NEW JERSEY -**

Ms. DiMascio stated the first structure would be 606 New Jersey Street, White Oak, PA 15131, Lot & Block 460-L-275. The hearing was advertised and notice was given to the following person, Karl Honse at 606 New Jersey Street. There were no other lien holders or property owners. Ms. DiMascio asked Mr. Dinkfelt if there were any code violations on 606 New Jersey Street.

Mr. Dinkfelt stated there were several violations. Currently there was a foundation wall that was collapsing including one that is part of the house and one that is part of what was the front porch. The entire front porch shown in a picture the county real estate department took six years ago is now missing from the structure. There is no access to the front door. The left side of the house is leaning and sinking. There is no protective treatment on the exterior of the structure and the paint is just peeling away. There is a location in the rear of the structure where you can see into the roof where the roof is starting to rot.

Ms. DiMascio asked Mr. Dinkfelt if he had any photos of 606 New Jersey Street.

Mr. Dinkfelt stated he did.

Ms. DiMascio asked Mr. Dinkfelt to pass the photos out to council to view. The photos would be entered into and attached to the public hearing record.

Mr. Dinkfelt stated the dates stamped on the photos were the dates when the photos were taken.

Ms. DiMascio asked Mr. Dinkfelt if it was his opinion that this property was a public nuisance and a safety hazard.

Mr. Dinkfelt stated yes, the left side of the structure appears ready to collapse and he would prefer the structure to be removed prior to collapse.

Ms. DiMascio asked Mr. Dinkfelt if the structure was easily accessible and not secured.

Mr. Dinkfelt stated the structure was not secure and easily accessible.

Ms. DiMascio asked Mr. Dinkfelt if the structure could create an attractive nuisance to children or others.

Mr. Dinkfelt stated the structure was not secure and easily accessible.

Ms. DiMascio asked Mr. Dinkfelt if the structure could create an attractive nuisance to children or others.

Mr. Dinkfelt stated it would be.

Ms. DiMascio asked Mr. Dinkfelt if the structure was a fire hazard.

Mr. Dinkfelt stated yes.

Ms. DiMascio asked Mr. Dinkfelt if there were any rodents.

Mr. Dinkfelt stated he did not witness any when at the site but based on the condition of the structure it is possible.

Ms. DiMascio asked the council if they had any questions for Mr. Dinkfelt with regards to 606 New Jersey.

No questions were presented.

Ms. DiMascio asked Mr. Dinkfelt if the property had been cited.

Mr. Dinkfelt stated the property was on the demolition list two years ago and removed due to the owner stating he would make the repairs needed.

Ms. DiMascio asked Mr. Dinkfelt if any permit applications were ever submitted for a construction permit, a grading permit, or a demolition permit.

Mr. Dinkfelt stated no permit applications are on file.

Ms. DiMascio asked if there was anyone else in the audience who would like to address 606 New Jersey Street and would they come forward and state their name and address.

Karl Honse stepped forward gave his name and his address of 606 New Jersey.

Ms. DiMascio asked Mr. Honse if he was the property owner of 606 New Jersey Street.

Mr. Honse stated that he was.

Ms. DiMascio invited Mr. Honse to address council on the structure.

Mr. Honse stated that he has three people interested in buying the structure, one of whom does demolition and another that refurbishes houses. He stated the portion collapsing was part of an

original wrap around porch that was closed in years ago. The property was marshy and he added stone to the marshy area and it pushed the foundation wall into the house. He stated that it was not affecting the main house and that the house itself is sound.

Ms. DiMascio asked Mr. Honse if he had insurance on the house at this time.

Mr. Honse stated he did not and added that he did not get any permits because last time he was told to get that porch off the house. He stated he took the porch off himself.

Ms. DiMascio asked Mr. Honse how long he was proposing council wait to move forward towards demolition on this structure.

Mr. Honse stated a few months and reiterated that there were people interested in buying the structure.

Ms. DiMascio informed Mr. Honse that a decision would not be made at the hearing but at the public meeting that followed and that the demolition decision for this structure and the others was on the agenda for that public meeting. She stated she typically recommends council to put the structure on the demolition list so that it does not sit and nothing happens for two years. Additionally she stated council could give a window of time for the owner to sell the structure or bring it up to code himself but that would be council's choice to give that window of time. Ms. DiMascio asked if council had any questions for Mr. Honse.

Mr. Pholar stated he did not hear the opening statement from Mr. Honse and asked Mr. Honse to clarify if he was the owner of the property.

Mr. Honse stated he was the owner of the property.

Mr. Pholar inquired of Mr. Honse after seeing the photos why did Mr. Honse let the structure get that bad.

Mr. Honse states it is hard to get up the road and that they tried get the road paved. He stated they would attend council meetings and were told it's a private road. He stated no one can get up the hill. Mr. Honse also stated that every time he has gone to someone they quote him seventy thousand or one hundred thousand to redo the house. He has been doing what he can on his own but the porch needed work from the foundation up and one of the potential buyers is in construction and demolition and would be capable of taking on the work.

Mr. Pholar stated that whoever gets to do this is going to have a turnaround time of so many months or so many days and there is the possibility of Mr. Honse losing the structure because he hasn't completed the work in the time frame. Mr. Pholar asked Mr. Honse if that bothered him. Mr. Pholar went on to clarify that the time frame would be to complete repairs and bring the structure up to code and did Mr. Honse know if his potential buyers were up to the task.

Mr. Honse stated one of the buyers does this for a living and would be more than up to the task.

Ms. Martin asked Mr. Honse if his buy was able to get the equipment up to the site to do the work. She inquired as to why the buyer was able to do this but Mr. Honse was not.

Mr. Honse stated the buyer was able to do the work because he had the crews and the equipment.

Mr. Davis asked Mr. Honse when did the buyers look at the structure and start to show interested in it.

Mr. Honse stated one buyer was two days ago and the other had looked at it previously.

Mr. Pholar stated he did not like these types of deals as it gives someone a second chance to get the work done.

Mr. Robb commented that typically a time frame was given for everything to transpire.

Ms. DiMascio stated to Mr. Honse that if he could reach his potential buyer prior to the public meeting and to email or fax over a letter showing his interest that Mr. Honse could present that during the public comment period of the public meeting.

Mr. Honse stated he would try.

Ms. DiMascio thanked Mr. Honse for his input.

### **700 New Jersey Street -**

Ms. DiMascio stated 700 New Jersey Street White Oak, PA 15131, lot and block 460-L-284 would be the next structure and notice was sent to Frank Mallak Jr. at 700 New Jersey Street as the owner. Additionally there were past due taxes to McKeesport Area School District, Allegheny County Treasure John Weinstein, Byron Xides Law Offices, Allegheny County Law Department, Jordan Tax Service and as such all were notified as well.

Ms. DiMascio asked Mr. Dinkfelt what were the code violations for this structure.

Mr. Dinkfelt stated the structure appears to be sagging at this point in the middle of the ridge line. There is an abundance of trash on the property and the front porch. Two of the accessory structures have already started to collapse. There are no gutters or downspouts functioning and the few remaining are falling off the structure. The shingles used as a siding material are deteriorating.

Ms. DiMascio asked Mr. Dinkfelt if he was able to site the property owner on any of these issues.

Mr. Dinkfelt stated the mailing address for the owner was listed as 700 New Jersey and the structure is vacant with no forwarding address and as such everything sent out to address the issues is returned to the borough.

Ms. DiMascio asked Mr. Dinkfelt if he had photos and to please present them to council.

Mr. Dinkfelt stated he did have photos and presented them to council.

Ms. DiMascio stated the photos would be entered in to evidence as part of the hearing.

Mr. Dinkfelt stated the house is up the road from 606 New Jersey the previous structure but the road to it is impassible and overgrown. The house is accessed from George Street through another parcel.

Ms. DiMascio asked Mr. Dinkfelt if that was a public or private portion of New Jersey Street.

Mr. Dinkfelt stated it was a private portion of the road and that what should be the street in front of the house has eroded to the point the porch is being compromised.

Ms. DiMascio asked Mr. Dinkfelt if the structure was secure and if it was boarded up.

Mr. Dinkfelt stated the structure was not boarded up and a hasp and padlock set up on the front door had been cut and appears as if someone has entered the structure.

Ms. DiMascio asked Mr. Dinkfelt if it was his opinion that this property was a public nuisance and a safety hazard.

Mr. Dinkfelt stated yes.

Ms. DiMascio asked Mr. Dinkfelt if the structure was a fire hazard.

Mr. Dinkfelt stated yes.

Ms. DiMascio asked Mr. Dinkfelt if any rodents had been seen on the property

Mr. Dinkfelt stated there areas in the grass that were matted and tracks through as if something regularly passes near the structure.

Ms. DiMascio asked the council if they had any questions for Mr. Dinkfelt with regards to 700 New Jersey.

Mr. Pholar asked Mr. Dinkfelt if he judged this house to be in better shape than 606 New Jersey Street.

Mr. Dinkfelt stated from the exterior they appear to be in about the same state.

Ms. DiMascio asked if there was anyone else in the audience who would like to address 700 New Jersey Street and would they come forward and state their name and address.

No one was present.

Ms DiMascio stated if council had no additional questions then they would move onto the next structure.

### **738 O'Neil Boulevard -**

Ms. DiMascio stated 738 O'Neil Boulevard, White Oak, PA 15131, lot and block 460-L-284 would be the next structure and notice was sent to Keith Strozier at 738 O'Neil Boulevard and at 317 34<sup>th</sup> Street in McKeesport as the owner. There were no other lien holders on the property.

Ms. DiMascio asked Mr. Dinkfelt what were the code violations for this structure.

Mr. Dinkfelt stated the structure that up until about a month prior the weeds and grass were extremely high. The front porch is deteriorating including the concrete on the porch and steps. The railing will not withstand the required loads for safety. There is no power or water to this structure. The nearest waterline is 75 yards down the road and would need to be extended to get water to the structure. There is a broken window in the rear of the structure and when looking through the windows paint and plaster can be seen peeling and on the floors. The shingles on the right side of the roof are deteriorating and the patches to the chimney are failing.

Ms. DiMascio asked Mr. Dinkfelt if this property had been cited.

Mr. Dinkfelt stated, "No it had not." The structure was an issue two years ago but at that time the owner could not be reached. It was just recently revealed that structure had changed owners and no occupancy permit application was submitted when it changed owners.

Ms. DiMascio asked Mr. Dinkfelt if the grass and weeds were still high.

Mr. Dinkfelt stated they were high on Friday and by Monday morning someone had come through with a weed whacker to knock most of it down.

Ms. DiMascio asked Mr. Dinkfelt if the structure was secure.

Mr. Dinkfelt stated the structure appears to be secure with the exception of the broken back window.

Ms. DiMascio asked Mr. Dinkfelt if it was his opinion that this property was a public nuisance and a safety hazard.

Mr. Dinkfelt stated yes, the structure was on a high profile road.

Ms. DiMascio asked Mr. Dinkfelt if he had photos and to please present them to council.

Mr. Dinkfelt stated he did have photos and presented them to council.

Ms. DiMascio stated the photos would be entered in to evidence as part of the hearing.

Ms. DiMascio asked Mr. Dinkfelt if he had any safety concerns with this property.

Mr. Dinkfelt stated yes, with the back window broken the structure was easily accessible.

Ms. DiMascio asked Mr. Dinkfelt if the structure was a fire hazard.

Mr. Dinkfelt stated yes, there is no running water to the structure and if there was a fire there would be no readily accessible way to put it out.

Ms. DiMascio asked Mr. Dinkfelt if there were any rodents on the property.

Mr. Dinkfelt stated he did you see any but the neighbors have stated rodents are an issue there.

Ms. DiMascio asked Mr. Dinkfelt if there were any complaints from neighbors.

Mr. Dinkfelt stated that there have been complaints from neighbors about rodents and a fence falling in the rear of the property.

Ms. DiMascio asked Mr. Dinkfelt if it was his opinion that this property was a public nuisance and a safety hazard.

Mr. Dinkfelt stated yes.

Ms. DiMascio asked Mr. Dinkfelt if all the properties discussed so far and to be discussed at this hearing vacant.

Mr. Dinkfelt stated they are.

Ms. DiMascio asked the council if they had any questions for Mr. Dinkfelt with regards to 738 O'Neil Boulevard.

Ms. DiMascio asked if there was anyone else in the audience who would like to address 738 O'Neil Boulevard and would they come forward and state their name and address.

Kareem Sarves, a contractor from Platinum Property Services Inc. stepped forward gave his name and introduced Keith Orlando Strozier who was with him. Mr. Sarves introduced Mr. Strozier as the owner.

Mr. Sarves stated Mr. Strozier purchased the property a year and a half prior. He stated he and Mr. Strozier did an inspection of the property and at that time he told Mr. Strozier that the structure was going to need a new roof, new kitchen, and new bathroom, basically a total renovation and update. Mr. Sarves stated he told Mr. Strozier it was good property to purchase in the area as Mr. Sarves owned quite a bit of property in the McKeesport area as rental property. He stated after purchasing Mr. Strozier tried to have the water turned on to find out there was no waterline to the property and that there was a well in the back yard that supplied all three houses in that block. He stated a neighbor said he had cut the line to the other house. Mr. Sarves stated they had reached out to a couple of plumbers to give estimates to put a water line to the property with estimates of seventy-five hundred to ten thousand dollars to run a water line to the property.

Ms. DiMascio asked Mr. Sarves if there was a sewer line to the property.

Mr. Sarves stated there was a sewer line but no water line and that neighbor had cut the water line. He went on to state he buys properties all the time as is and had never bought a house that did not have a water line. Mr. Sarver stated he was working to get a water line in and to renovate the property.

Ms. DiMascio asked Mr. Sarves how long did he estimate it would take for an occupancy permit to be achieved for this property.

Mr. Sarves stated if council would be willing to give about twelve months to get the property back up and running to 100%.

Ms. DiMascio stated to Mr. Sarves that council would never give anyone that long of a time frame.

Mr. Sarves replied that he was just asking for that amount of time but even six months to get the property back up and running. He stated it was good property with a good structure and could be put back together and claimed it would bring in top tax dollars for the Borough of White Oak.

Ms. DiMascio stated the taxes are current.

Mr. Sarves stated Mr. Strozier has a landscaping business and cut the grass and that he gave Mr. Strozier a roofing estimate last week.

Ms. DiMascio asked Mr. Strozier how long he had owned the property.

Mr. Strozier stated he owned it for a year and a half.

Mr. Sarves stated the property needs about twenty-five thousand dollars put into the property. He also stated the property is insured.

Mr. Robb asked Mr. Sarves to clarify that the property is insured now.

Mr. Sarves stated it is.

Mr. Pasternak asked Mr. Sarves if after owning the property for a year and a half, do you have the money to correct the water line issue and other issues.

Mr. Strozier stated he was trying to have it done by a friend for that cost.

Mr. Sarves stated since it was a friend it was that price but any major company would charge seventy-five or one hundred thousand dollars. The project isn't a little area that it is the whole sidewalk of the road.

Mr. Pasternak asked how Mr. Strozier was intending to come up with the money to pay for the water line and the renovations.

Mr. Strozier stated he was just trying not to have his house torn down and that he would just fight it and the borough wasn't tearing his house down.

Mr. Sarves stated he suggested to Mr. Strozier to refinance his current home to get a line of credit to have the money to fix up this property.

Ms. DiMascio asked Mr. Sarves if he has been hire by Mr. Strozier to do the roof.

Mr. Sarves paused before stating not yet and adding the estimate was just given to him last week. He stated the main concern was the water line.

Mr. Davis asked if there was a right of way there for the water line or was the property land locked? If there was no right of way you could not legally run it through someone else's property

Mr. Sarves claimed they communicated with Westmoreland Water to tap into the line.

Mr. Strozier stated it was almost four thousand dollars to tap into the line.

Mr. Sarves restated the neighbor cut the line.

Ms. Marton asked if there was electricity or gas and was it possible to get them

Mr. Sarves said no they were not connected but could be.

Ms. Marton asked how much time they needed to fix the house.

Ms. DiMascio asked if six months were given that is most of the winter months is it even possible to complete in that time.

Mr. Sarves stated it would be enough time. He said he could do a roof in a day and replaster and paint the inside in a week.

Mr. Pholar asked if this was investment property.

Mr. Sarves stated it was.

Mr. Robb asked for clarification on the cut waterline.

Ms. DiMascio asked Mr. Dinkfelt if he knew of the water line situation in that area.

Mr. Dinkfelt stated that from the neighbor he had gathered information. The neighbor up there has the water from a well on the neighbors own property and at one point the water went through one house and into the other two. Someone advised the well owner that he could be liable for anything in that water source that would make the neighbors in the other houses sick so he cut the lines to the other houses once they became vacant. Without surveying to be sure it is presumed the well belongs to the neighbor and not to 738 O'Neil Boulevard.

Ms. DiMascio reminded Mr. Sarves and Mr. Strozier that no decision is made at the hearing but the hearing was to gather information and a decision would follow during the public hearing. She



added that it is recommended to keep houses in the list and give a time frame to correct issues. She also added it helps to see that permit applications are being submitted and progress is being made.

### **2420 O'Neil Boulevard -**

Ms. DiMascio stated the next structure was 2420 O'Neil Boulevard. The owner, M O Rentals was notified at 2420 O'Neil Boulevard and at 913 Chartiers Avenue. Additionally there are property taxes owed so John Weinstein the County Treasurer, Byron Xides Law Offices, Allegheny County Law Department, and Jordan Tax Service were notified as well.

Ms. DiMascio asked Mr. Dinkfelt what were the code violations for this structure.

Mr. Dinkfelt stated there are several. A retaining wall at the front of the property that is eight to ten feet tall has severe cracks in it, the stairs leading up the retaining wall are all deteriorated and damaged and a hazard. The structure was sold in October of 2016 and a number of issues were noted during the occupancy inspection including living room ceiling is missing, the dining room ceiling is missing, plumbing work was done and several floor joists were cut to leave only an inch and a half of material left, there was a heating duct exposed by the missing ceiling showing several floor joists cut through the bottom at mid span, basement walls were deteriorating with pieces of concrete on the floor from the wall, water was coming in through the walls, daylight could be seen above the back wall below the porch, the water heater was severely rusted and the flue was not connected, the furnace appeared to have sat in water for some time, gas lines uncapped and not shut off, no utilities were on during the inspection, and the gutters were all full of debris.

Ms. DiMascio asked Mr. Dinkfelt if he approved the occupancy.

Mr. Dinkfelt stated, "No he did not."

Ms. DiMascio asked Mr. Dinkfelt if he was ever called back to do a follow up inspection.

Mr. Dinkfelt stated he was not.

Ms. DiMascio asked Mr. Dinkfelt when the last occupancy inspection application was submitted.

Mr. Dinkfelt stated it was submitted for the inspection performed on October 11, 2016. The letter with the findings was sent to them on October 26, 2016 almost two years prior to the hearing.

Ms. DiMascio asked Mr. Dinkfelt if there were additional issues since then.

Mr. Dinkfelt stated there was an issue with high grass and in that letter a reminder about the occupancy was included.

Ms. DiMascio asked Mr. Dinkfelt if the grass was cut.

Mr. Dinkfelt stated it was cut.

Ms. DiMascio asked Mr. Dinkfelt if the structure was secure.

Mr. Dinkfelt stated the structure appears to be secure at this time.

Ms. DiMascio asked Mr. Dinkfelt if there were any rodents on the property.

Mr. Dinkfelt stated he did not see any.

Ms. DiMascio asked Mr. Dinkfelt if the gas line was connected and if the lines inside had been capped.

Mr. Dinkfelt stated he was not sure as there has been no follow up inspection.

Ms. DiMascio asked Mr. Dinkfelt if it was his opinion that this property was a public nuisance and a safety hazard.

Mr. Dinkfelt stated yes.

Ms. DiMascio asked Mr. Dinkfelt if he had photos and to please present them to council.

Mr. Dinkfelt stated he did have photos and presented them to council.

Ms. DiMascio stated the photos would be entered in to evidence as part of the hearing.

Mr. Pholar asked if he could ask a question about 738 O'Neil Boulevard.

Ms. DiMascio asked Mr. Pholar to hold his question until the end of the hearing.

Ms. DiMascio asked Mr. Dinkfelt if the property was vacant.

Mr. Dinkfelt stated yes it was.

Mr. Robb asked Mr. Dinkfelt how many joists were cut through

Mr. Dinkfelt stated there were four in one room and three in the other room and the three were under a bath tub.

Ms. DiMascio asked the council if they had any questions for Mr. Dinkfelt with regards to 2420 O'Neil Boulevard.

Ms. DiMascio asked if there was anyone else in the audience who would like to address 2420 O'Neil Boulevard and would they come forward and state their name and address.

Chris Manzi stepped forward as council for M O Rentals. He stated M O Rentals has begun taking steps to remediate many of the issues on the property. He brought photos on his tablet device. He stated they started cleaning the gutters today and that electricity is on. He stated the siding was in good condition. He stated stairs were corrected out front and a railing added.

Ms. DiMascio asked if a permit application was submitted to do the work.

Mr. Manzi stated it was not. He also state some work was done in 2016 but no work has been structural, plumbing, gas, or electrical to his knowledge.

Ms. DiMascio stated to Mr. Manzi that to apply for a building permit his client would have to have his taxes paid and the taxes haven't been paid. She also asked where the owners are and why they aren't present at the hearing tonight.

Mr. Manzi stated because they hired him to represent them. He stated the foundation walls have been seal coated.

Ms. DiMascio asked Mr. Manzi how long were his clients proposing until they could apply for an occupancy permit.

Mr. Manzi stated they had a report from a structural engineer and were working on what the engineer stated needed to be done to make the structure safe. He could provide a copy of the report to council if they wished to have it.

Ms. DiMascio stated that would be good to have. She stated it should be sent to Mr. Dinkfelt and again asked how long until they would apply for an occupancy permit. She stated they only remove from a demo list for two reasons, the owner demos the house or an occupancy permit is achieved?

Mr. Manzi stated he hasn't been involved very long. He stated he talked to Mr. Dinkfelt before the hearing and he wanted to get a list together of what needed to be done.

Ms. DiMascio reminded Mr. Manzi that council will be making a decision tonight.

Mr. Manzi stated he did not want to provide an unrealistic date. He stated a bank owned it prior from a foreclosure and by appearances did little to maintain the property. He stated the ceiling has not been repaired.

Ms. DiMascio asked Mr. Dinkfelt when the photos were taken.

Mr. Dinkfelt stated the interior were from 2016 and the exterior are a mix and all are date stamped.

Mr. Manzi asked that the structure not be added to the list and the next step was to apply for a building permit. He stated hopefully the property owner would be making steps to get the taxes caught up and that the property owner is a concerned property owner.

Ms. DiMascio asked Mr. Manzi if the owner is so concerned then why is he not here at the hearing.

Mr. Manzi said he understood but the owner is entitled to counsel.

Ms. DiMascio stated she agreed he is entitled to council but he did not take the time to attend the hearing with his counsel, he has not paid his taxes and that raises concern as to how serious he is about the property.

Ms. Marton asked if this was going to be the owner's home or a rental.

Mr. Manzi stated it was going to be a rental.

Ms. DiMascio asked why there was a delay from 2016 until now.

Mr. Manzi stated there was a lot to be done and it was overwhelming

### **608 Osborne Street -**

Ms. DiMascio stated the next structure was 608 Osborne Street. The owner, Murin Chohan was notified at 608 Osborne Street and 211 Patch Drive, Belle Vernon, PA. Additionally there are property taxes owed so McKeesport Area School District, John Weinstein the County Treasurer, Byron Xides Law Offices, and Allegheny County Law Department were notified as well.

Ms. DiMascio asked Mr. Dinkfelt what were the code violations for this structure.

Mr. Dinkfelt stated there are several. There were debris and plant growth in the gutters; there were two holes in the garage roof, high grass was also an issue. There was a pile of debris where

you could see it moving from the rodents. The garage was filled with debris. The owner has since made contact in the past month and a half and began cleaning up the property. Additionally there is a dilapidated structure in the back of the property.

Ms. DiMascio asked Mr. Dinkfelt if the structure was secure.

Mr. Dinkfelt stated the structure appears to be secure at this time a previous issue had been addressed to secure the property.

Ms. DiMascio asked Mr. Dinkfelt if there were any rodents on the property.

Mr. Dinkfelt stated he has not been there to verify in the last two weeks but there were previously.

Ms. DiMascio asked Mr. Dinkfelt if it was his opinion that this property was a public nuisance and a safety hazard.

Mr. Dinkfelt stated progress was being made but he would like to see an occupancy permit completed to ensure everything is finished.

Ms. DiMascio asked Mr. Dinkfelt if he had photos and to please present them to council.

Mr. Dinkfelt stated he did have photos and presented them to council.

Ms. DiMascio stated the photos would be entered in to evidence as part of the hearing.

Mr. Pasternak asked how long the structure has been an issue.

Mr. Dinkfelt stated it has been an issue since he started in 2016, 2 years and the house has been vacant all that time. The owner was in to apply for a permit but was told to wait until the hearing.

Murin Chohan is the owner and spoke that he is trying to catch up on the property. He paid the taxes and gave the correct address to the borough. He had two dumpsters in and a third on the way to clean out the house. A previous tenant was making repairs but did not complete the work.

Ms. DiMascio asked if Mr. Chohan had paid up all the taxes.

Mr. Chohan stated he had.

Mr. Dillinger asked Mr. Chohan if he were granted time to do repairs and was not completed in time what would he like council to do with the structure.

Mr. Chohan stated the borough could demo it.

Ms. DiMascio thanked him for his comments.

### **1828 California Avenue -**

Ms. DiMascio stated the next structure was 1828 California Avenue, lot and block 551-B-091. The owner, Todd Rinchko was notified at 1828 California Avenue and at 3301 Jacks Run Road. Additionally there are property taxes owed so McKeesport Area School District, John Weinstein the County Treasurer, Byron Xides Law Offices, Allegheny County Law Department, and Jordan Tax Service were notified as well. A structural engineers report was provided and is being included as part of the hearing stating the structure can be savaged.

Ms. DiMascio asked Mr. Dinkfelt what were the code violations for this structure.

Mr. Dinkfelt stated there are several. As of a month ago there were several but the grass is now being cut by the new owner. The new owner purchased the property at the end of July.

Ms. DiMascio asked Mr. Dinkfelt if he knew who the new owner was and to state their name and address.

Mr. Dinkfelt stated the new owner was Ken Pitchford of 2101 California Avenue in White Oak.

Ms. DiMascio asked Mr. Dinkfelt if there were still code violations.

Mr. Dinkfelt stated there are but the new owners are working on those items, windows have been replaced, doors were replaced, trash hauled out of the property.

Ms. DiMascio asked Mr. Dinkfelt if the structure was secure.

Mr. Dinkfelt stated the structure is secure at this time.

Ms. DiMascio asked Mr. Dinkfelt if there were any rodents on the property.

Mr. Dinkfelt stated he did not see any since the cleanup took place.

Ms. DiMascio stated there were previous complaints about the property at council meetings including by the Pitchford's.

Ms. DiMascio asked Mr. Dinkfelt if there had been recent complaints.

Mr. Dinkfelt stated no but there were calls from residents pleased that the property was getting cleaned up.

Ms. DiMascio asked Mr. Dinkfelt if he had photos and to please present them to council.

Mr. Dinkfelt stated he did have photos and presented them to council.

Ms. DiMascio asked Mr. Dinkfelt if it was his opinion that this property was a public nuisance and a safety hazard.

Mr. Dinkfelt stated work was being done to remediate the hazard.

Ms. DiMascio asked if there was anyone else in the audience who would like to address 1828 California Avenue and would they come forward and state their name and address.

Ken Pitchford of 2101 California Avenue came forward. He stated he bought the house for his daughter and would like to complete the work in about 100 days. The taxes have been all paid up from the previous owner.

Ms. Marton stated she was happy to see the change to property.

Ms. DiMascio thanked everyone for coming and expressed her hope that property owners would address issues with code enforcement before getting to the point of demolition.

Mr. Pholar asked his additional question of Mr. Dinkfelt. He asked about the water line and was it feasible to do.

Mr. Dinkfelt stated it was possible with permits to excavate in the county road. The neighbor was previously quoted by MAWC a price of fifty thousand dollars to extend the water main.

Mr. Pholar additionally asked Mr. Dinkfelt if the estimate given by the owner was accurate for the cost of repairs to the structure.

Mr. Dinkfelt stated it was a low estimate in his opinion

Ms. DiMascio ended the hearing.

Hearing adjourned at 8:38 p.m.

1/21/2019  
Date Approved

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David J. Pasternak, President of Council

ATTEST:

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John Palyo, Borough Manager