

WILKINS TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC HEARING, MONDAY, MAY 21, 2012

The Public Hearing of Monday, May 21, 2012 was brought to order at 6:02PM by President Sylvia J. Martinelli. A quorum was present as follows:

Mrs. Martinelli	Ms. Criner
Mr. Boyd	Mr. Costa
	Mr. Wilson

After calling the meeting to order, Mrs. Martinelli stated that the purpose of the public hearing was to take public testimony relative to property located at 172 Churchill Lane (Lot/Block 454-P-094); 687 Negley Avenue (Lot/Block 454-P-226); 245 Harrison Road (Lot/Block 453-R-200) and 255 Harrison Road (Lot/Block 453-R-234). The purpose of the testimony was to determine whether or not the structures located on these properties should be declared a public nuisance and be condemned for demolition.

Mrs. Bradley advised the Board that Mr. Hill, who was prepared to testify at length in these matters, was unable to attend the meeting this evening because he has what he believes to be the flu. In his place, Mrs. Bradley provided the following concerning each of the properties on behalf of the Township.

172 Churchill Road (Lot/Block 454-P-094): The property is currently owned by Citifinicial Mortgage Company, Inc. The house was built in 1919 and has a grade of C-from the County. The house is a two story wood framed structure. It has been vacant for at least 14 years. The property was previously owned by Ramona Spencer. In 2008, the Township began condemnation proceedings and the property was taken over by the mortgage company. Taxes on the property have not been paid for at least the last four years. The roof and right rear wall of the house have collapsed. The right rear room is open to access, making it a fire hazard. The front right second floor window is also open. All utilities have been disconnected. The property is overgrown with weeds, vines and trees. Mr. Rushford stated that notice was sent to Citifinicial at the address provided on the Allegheny County Assessment website. The notice was returned as undeliverable. A title search was also performed. The property was posted and the public hearing was advertised.

687 Negley Avenue (Lot/Block 454-P-226): The property is owned by Thomas Moore. The house was constructed in 1890 and is graded D+ by Allegheny County. It is a two story wood frame structure with some type of siding. The front porch is rotting and collapsing. The house has been vacant for at least four years. The owner was incarcerated for a period of time and by letter dated March 1, 2012 advised Mr. Hill that while he recognizes the need to demolish the property, he is physically and financially unable to do so. He suggested that the Township accept the deed for the home so that the Township could demolish the structure. The grass is overgrown and there is trash in the yard. Mr. Rushford stated that Mr. Moore was provided notice at his last known mailing address, according to the Allegheny County Assessment office. This notice came back as undeliverable. The property was posted and the public hearing was advertised.

245 Harrison Road (Lot/Block 453-R-200): The property is owned by Judith Kane and John Sholder. The house was built in 1940 and is graded as a C- by the County. The property has been vacant for at least 14 years. The rear two rooms collapsed and were demolished. The home is used for hoarding and storage. It is filled with mold. Taxes have been unpaid since at least 2008. The electric and gas are turned off. Interior walls are now acting as exterior walls and are rotting and deteriorating. The basement is filled with rubbish.

**PUBLIC HEARING, MONDAY, MAY 21, 2012-page two**

Mr. John Sholder and Mr. Chris Kane, representing his mother, were present. Mr. Sholder stated that the property has only been vacant for about 6 years, not 14. He also stated that while the two rooms in the back collapsed and had to be demolished, it should be noted that the interior walls (which are now exterior) used to be exterior walls, as these two rooms were an addition. However, Mr. Sholder and Mr. Kane agree that the property should be demolished, they are concerned about who will pay the cost of the demolition. Mr. Rushford advised that the cost of the demolition, if and when it occurs, would be borne by the Township. The property will be liened for the cost of that demolition, however, and when the property is sold, the lien will need to be satisfied. Mr. Rushford also advised that the notice of the hearing which was sent by his office was returned as unclaimed. Mr. Kane stated that they did receive the card from the post office regarding the mail, but since no one has a car, they were unable to retrieve the mail from the post office.

255 Harrison Road (Lot/Block 453-R-235): This property is owned by Frank Spena, who declared bankruptcy several years ago. The house was built in 1935 and has a D grade from the County. This wood frame, one story home was stripped for remodeling and never completed. It is lacking at least one wall and a ceiling covering. The studs and joists are fully exposed. The gas meter is gone. The house is vacant and has been since at least 2007. Taxes have not been paid since at least 2009. Mr. Spena has received numerous notices regarding high grass and weeds. Mr. Boyd stated that he has seen the interior of this property and there are no floors either. They are gravel. Mr. Rushford stated that notice was sent to the last known address for Mr. Spena and that notice was returned as undeliverable. The property was posted and the hearing was advertised.

(155-12) MOVED BOYD-COSTA to adjourn, the meeting was adjourned at 6:21 PM. The motion was adopted by unanimous roll call vote.

Respectfully submitted,

Rebecca Bradley  
Secretary