

MINUTES
WARREN COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE
Warren County Courthouse
October 20, 2022
12:00 noon
Commissioners' Conference Room

The regular meeting of the Warren County Blighted Property Review Committee was called to order by Chairman Paul Pascuzzi at 12:00 p.m.

ROLL CALL:

Members Present: Rick Brewster, Jeff Eggleston, Paul Pascuzzi, John Phillips,
Members Absent: Kenneth (Rusty) Zigler
Staff Present: Dan Glotz, Laurie Burdick
Guests Present: Frank Leichtenberger, Sheryl Leichtenberger, Jennifer Albaugh

APPROVAL OF MINUTES:

Minutes of the September 15, 2022 meeting were approved unanimously with a motion by John Phillips and second by Rick Brewster. Motion carried.

NEW BUSINESS:

None.

UNFINISHED BUSINESS:

1. (#75) - 16 E. Main St., Columbus Twp., Parcel #CY-371-517700 – owned by Larry Barker

Paul Pascuzzi stated that we gave Mr. Barker until today's meeting to come back with an update. There is an open foundation at this location and the inside of the foundation is cleaned out. Rick Brewster then made a motion, with a second by Jeff Eggleston, to remove this item from the Blighted Property Review Committee's Agenda, with approval by Columbus Township. If the Columbus Township Supervisors are still concerned about this property, the Blighted Property Review Committee will reconsider it and table it until their next meeting. A vote was taken and all were in favor. Motion carried.

2. (#81) – 336 Horton Ave., Sheffield Twp., Parcel #SH-367-22530 – owned by James Winschel

Paul Pascuzzi stated that this one has a house with broken windows and siding falling off. The taxes were overdue and the property was listed for Upset Tax Sale for September 26th. Laurie Burdick reported, however, that the taxes had been paid on this property prior to the tax sale. The owner was sent a letter to attend today's meeting or to provide photographs of the remediated issues of concern. However, the owner did not attend, nor did he send photographs. Jeff Eggleston made a motion, with a second by Rick

Brewster, to forward this item on to the Planning Commission. A vote was taken and all were in favor; motion carried.

3. (#82) - Route 948, Sheffield Twp., Parcel #SH-006-326400 – owned by Frank E. Leichtenberger, Jr.

Mr. and Mrs. Leichtenberger were in attendance at today's meeting and stated that there are three structures on the property and they have a demolition permit to demolish the house and the garage. Laurie Burdick reported that she had spoken with Mark Cline from Cline Oil. He said they don't own the structure across the road from the Leichtenbergers but he obtained a demolition permit and will tear the structure down himself on Thursday (10-20-22). Jeff Eggleston made a motion, with a second by Rick Brewster, to table this item until January, giving the owners time to demolish the structures and provide us with photographs. A vote was taken and all were in favor; motion carried. Mrs. Leichtenberger further expressed her concern about the individual(s) that came onto their property to take photographs.

4. (#83) - 63 2nd Mill St., Sheffield Twp., Parcel #SH-354-925800 – owned by Fairhill North 2

Paul Pascuzzi stated that this property has been vacant for approximately 8 years and is scheduled for Upset Sale in 2023. The owner was invited to the meeting today but did not attend. Jeff Eggleston made a motion, with a second by Rick Brewster, to forward this item on to the Planning Commission. A vote was taken and all were in favor; motion carried.

5. (#84) – 209 Second St., Sheffield Twp., Parcel #SH-356-473-900 – owned by James Martin Richwalsky

Paul Pascuzzi stated that this building has broken windows. The owner was invited to attend today's meeting but did not attend. The property is an old trailer full of paint cans. Rick Brewster made a motion, with a second by Jeff Eggleston, to forward this item onto the Planning Commission. A vote was taken and all were in favor; motion carried.

6. (#85) – 89 Cottage Ave., Sheffield Twp., Parcel #SH-359-197600 – owned by Kathy Spencer, deceased (son Jake Spencer lived there)

Jennifer Albaugh was in attendance. She and her husband recently purchased this property from the Tax Claim Office but have not yet received the deed. Once they receive the deed, their intent is to demolish the current structure and rebuild a new one that they can rent out. Paul Pascuzzi made a motion, with a second by Jeff Eggleston, to give the Albaughs more time and to have them come back to the January 2023 meeting with an update. A vote was taken and all were in favor; motion carried.

OTHER BUSINESS:

A placard will be sent to the municipalities to post on the properties that are declared blighted.

Jeff Eggleston stated that the RDA recently passed the Policies and Procedures, Bylaws and all the documents related to the Landbank. The municipalities will be receiving the final Resolution for the Landbank, and the RDA will soon start functioning as a Landbank.

ADJOURNMENT:

Meeting unanimously adjourned at 12:30 p.m. with a motion by Rick Brewster and second by Paul Pascuzzi. Motion carried.

NEXT MEETING:

Thursday, November 17, 2022 @ 12:00 noon in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,



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