

MINUTES
WARREN COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE
Warren County Courthouse
December 15, 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, Phil Gilbert

Guests Present: None

APPROVAL OF MINUTES:

Minutes of the October 20, 2022 meeting were approved unanimously with a motion by John Phillips and second by Rick Brewster. Motion carried.

NEW BUSINESS:

1. (#86) – 106 Cottage Place, Pine Grove Twp., Parcel #WN-281-317400 – owned by Lana Cunningham

Dan Glotz presented this item, along with photos. This item was erroneously submitted last month with a nuisance ordinance rather than a blight ordinance. The township has submitted the correct paperwork after notifying the owner. The structure is not habitable, open to rodents, been vacant for a number of months, and unfit for intended use. Rubbish and debris are strewn around both inside and outside, structure is potentially dangerous and could be a fire hazard. Resolution was adopted on November 9, 2022. The township notified the owner but mail was returned undeliverable. Dan Glotz suggested that the township team up with the Blighted Property Committee to address their nuisance ordinance in addition to blight. Paul Pascuzzi agreed that Pine Grove should get their constable involved to help with the debris under their nuisance ordinance. Phil Gilbert reported that the 2021 taxes are overdue and this will be scheduled for Upset Sale next September. Rick Brewster made a motion, with a second by John Phillips, to invite the owner to the next meeting. A vote was taken and all were in favor; motion carried.

2. (87) – 209 West Main St., Sheffield Twp., Parcel #SH-355-924900 – owned by Louis Decicco

Dan Glotz presented this item, along with photos. This is the old BP gas station. This process started in April 2021 by the township. Mr. Decicco had informed the township that he would get the property cleaned up but now the property is more of a mess than previously. Grass is growing inside, doors are open, and teenagers have been seen going inside. Rick Brewster made a

motion, with a second by John Phillips, to invite Mr. Decicco to the next meeting. A vote was taken and all were in favor; motion carried.

UNFINISHED BUSINESS:

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

Paul Pascuzzi read a letter from the Columbus Township Supervisors stating that they would like this property to remain with the Blighted Property Review Committee. Their decision was based on the open foundation and that Mr. Barker has only stated his desire to construct an ice cream shop. Jeff Eggleston made a motion, with a second by Rick Brewster, to forward this item onto the Warren County Planning Commission for review. A vote was taken and all were in favor. Motion carried.

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

Photos were presented showing the structures have been demolished and removed from the property by Fox & Sons. Rick Brewster made a motion, with a second by John Phillips, to remove this item from their Agenda. A vote was taken and all were in favor. Motion carried.

3. (#85) – 89 Cottage Ave., Sheffield Twp., Parcel #SH-359-197600 – owned by Kathy Spencer, deceased (son Jake Spencer lived there)

Jennifer Albaugh attended the last meeting and stated that they still did not have the deed and did not want to work on the property until they own it. The Assessment records show that the deed has now been transferred. Laurie Burdick will send a letter to Jennifer Albaugh asking her to attend the next meeting.

OTHER BUSINESS:

Jeff Eggleston gave a brief update on the Landbank.

ADJOURNMENT:

Meeting unanimously adjourned at 12:31 p.m.

NEXT MEETING:

Thursday, January 19, 2023 @ 12:00 noon in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,



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