

MINUTES
WARREN COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE
Warren County Courthouse
February 17, 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 noon.

ROLL CALL:

Members Present: John Phillips, Jeff Eggleston, Paul Pascuzzi, Rusty Zigler
Members Absent: Rick Brewster
Staff Present: Dan Glotz, Laurie Burdick, Phil Gilbert
Guests Present: Jason Martin, Larry Barker, Rebecca Grubbs, Bill Lindstrom

APPROVAL OF MINUTES:

Minutes of the January 20, 2022 meeting were approved unanimously with a motion by Rusty Zigler and second by Jeff Eggleston. Motion carried.

UNFINISHED BUSINESS:

1. (#73) - 2 Erie St., Clarendon Borough, Parcel #WN-868-967100 – owned by Rebecca L. Grubbs

Dan Glotz presented photographs taken yesterday of the property that showed improvements that have been made since the meeting in November 2021 when Rebecca Grubbs was in attendance. Rebecca Grubbs was in attendance at today's meeting and stated that she has people working on the house every Saturday. She can't put anyone in the house yet because the furnace is not yet working. They have been working on the siding and then will start working on the inside of the house to make it move-in ready as a rental property. Paul Pascuzzi made a motion, with a second by Jeff Eggleston, to have Rebecca Grubbs come back to the BPRC meeting in 90 days. A vote was taken and all were in favor; motion carried.

NEW BUSINESS:

1. (#74) - 43890 Route 6, Columbus Twp., Parcel #CY-3-737410 – owned by Jason Martin

Dan Glotz stated that Jason Martin was in attendance, and Mr. Glotz presented photographs of the property. Mr. Martin also brought photographs to the meeting. Mr. Martin said he has been cleaning up the property and he fixed the garage, and put new garage doors and windows in the garage. He said he has kept the property mowed. The house is down and he will continue to work on removing it and get the property cleaned up and plant grass once the weather improves. Jeff Eggleston made a motion, with a second by Rusty Zigler, to have Mr. Martin clean up the property and then provide the BPRC with updated photographs in 90 days by mailing or emailing them. A vote was taken and all were in favor; motion carried.

2. (#75) - 16 E. Main St., Columbus Twp., Parcel #CY-371-517700 - owned by Larry Barker

Dan Glotz provided photographs of the property. Mr. Barker was in attendance. This was the former library building in Columbus Township. Paul Pascuzzi asked what the plan was for taking the structure down. Mr. Barker responded that the contractor's backhoe is currently in Jamestown, and once he is finished with that job, he will proceed to take this structure down. Jeff Eggleston made a motion, with a second by Paul Pascuzzi, to give Mr. Barker 90 days to demo the structure and then to produce photographs to the BPRC. A vote was taken and all were in favor; motion carried. Paul Pascuzzi stated that the previous owner of record bought this at tax sale (in 2012) and let it completely deteriorate. Mr. Barker, who lives next door, bought this property on June 24, 2021 and the township supervisors blighted the property on July 13, 2021 which was approximately two (2) weeks later. The supervisors had not declared this property to be blighted previously because the former owner was fighting it. Mr. Pascuzzi wanted it to be put on record by stating that he wonders how one individual (the previous owner) could possibly threaten the health and safety of an entire community by holding them hostage until 2021 to hamstring the supervisors, which, he said, is hard to believe. Dan Glotz told Mr. Barker that he would have the Planning & Zoning Department Zoning Officer drive by when he is in Columbus Township and take photos once Mr. Barker informs him that the structure is down.

3. (#76) - 34 E. Main St., Columbus Twp., Parcel #CY-371-524800 - owned by Christopher R. Adams

Mr. Glotz stated that this house is near the library, and the owner lives out of town. Paul Pascuzzi stated that the 2015, 2016, and 2017 taxes are in arrears. Phil Gilbert stated that this property goes up for Judicial Sale in May of 2022. This was purchased by the owner in 2006 and abandoned in 2015. The owner was invited to today's meeting, but did not attend. Utilities are disconnected and the roof is ready to fall in. A motion was made by Rusty Zigler, with a second by Jeff Eggleston, to move this item onto the Planning Commission. A vote was taken and all were in favor; motion carried.

OTHER BUSINESS:

None.

ADJOURNMENT:

Meeting unanimously adjourned at 12:29 p.m. with a motion by John Phillips and second by Jeff Eggleston. Motion carried.

NEXT MEETING:

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

Respectfully submitted,



Laurie A. Burdick
Department Secretary
Warren County Planning & Zoning
204 Fourth Avenue
Warren, PA 16365
814-728-3512 814-728-3517 (fax)