

COUNCIL MEETING AGENDA

Monday, August 28, 2023 – 7:00PM

- I. Call to Order
- II. Reflection and Pledge of Allegiance
- III. Roll Call: M. Heckmann, J. Maloney, R. Astor, N. Kovach, W. Oates, M. Randazzo, D. Swisher, D. Baumgarten, E. O'Malley, D. Biondo, K. Truver, P. Vietmeier, K. Brett; J. Callendar
- IV. Approval of Minutes – **August 14, 2023**
- V. Public Comments Agenda Items Only
- VI. Bid Openings
- VII. Public Hearings
- VIII. Civil Service Commission
- IX. Real Estate Tax Collector
- X. Council Committee Reports
 - A. Public Relations/Communications –
Motion to approve contract for municipal manager
Continued Discussion: accommodations for disabled residents' timing putting solid waste curbside
Discussion: Councilwoman Kovach's request to be given private contact info of constituents
 - B. Buildings & Grounds/Public Works
 - C. Public Safety/Fire –
Motion to authorize appropriate borough official to execute letter of concurrence
Motion for Council approval on personnel disciplinary action
July vehicle maintenance report
July Animal Control Analysis
 - D. Finance
 - E. Community Activities/Planning & Codes
Discussion: Funding a non-CSRC, Borough-run façade program for 2024-2026 (\$75,000)
August Violations Report
 - F. Library
 - G. MRTSA
 - H. Associations
 - i. South Hills Area Council of Governments (SHACOG)
 - ii. Allegheny County Borough's Association/Allegheny League of Municipalities (ACBA/ALOM)
 - I. Police Pension
 - J. Non-Uniformed Pension
- XI. Manager's Report
- XII. MS4
- XIII. Mayor's Report
- XIV. Planning Commission – **Minutes from June 19, 2023 Meeting**
- XV. Solicitor's Report
- XVI. Keystone Oaks
- XVII. Public Comment Period – Any Open Items
- XVIII. Other Business
- XIX. Adjournment

**CASTLE SHANNON BOROUGH
MINUTES OF REGULAR MEETING**

August 14, 2023

The following elected officials were present: M. Heckmann, R. Astor; N. Kovach; B. Oates; M. Randazzo; D. Swisher; D. Baumgarten; E. O'Malley. Council Member J. Maloney was absent. The following appointed officials were present: J. Trant, Interim Manager; K Truver, Police Chief; D. Biondo, Solicitor; J. Stanton, Borough Engineer. Codes Official P. Vietmeier was absent.

Mr. Heckmann recognized Mayor Jim Nowalk, Mayor of Whitehall Borough and President of the Pennsylvania State Mayor's Association. Mayor Nowalk commented that Whitehall Borough has enjoyed a great relationship with Castle Shannon. On behalf of the Pennsylvania State Mayor's Association, the mayor proceeded to recognize Mayor Donald Baumgarten, who received the Mayor of the Year Award in 2013 and was awarded the Abbie Montecalvo Longevity of Service Award this year at the annual conference. Mayor Baumgarten has served the residents of Castle Shannon for 53 years as mayor, council member, council president and auditor. Mayor Baumgarten was also a founding member of MRTSA and a long- time supporter of the Shriners Hospital for over 60 years. Council congratulated Mayor Baumgarten and thanked him for his many years of dedicated service to the community of Castle Shannon.

Police Chief James Adams, Accreditation Program Coordinator for the Pennsylvania Chiefs of Police Association, discussed the Police Accreditation Program and commended Chief Truver for promoting professional police service in our community and nationwide with his service on the FBI National Academy Board. The accreditation program began in 2001 and currently 160 police departments have received accreditation out of 11,000 police departments in Pennsylvania. The borough had to comply with 125 standards with 370 best practices to receive this designation. The CSPD Policy Manual meets all these standards. Proof of compliance was required to meet each of these best practices. Research has shown that accredited police departments have less risk management. Police Chief Adams then presented the Castle Shannon Police Department with their accreditation certificate. Chief Truver added that many officers were present this evening, and the designation was achieved through a team effort led by Lt. David Lane, the department's accreditation manager. Council congratulated Chief Truver, Lt. Lane and the police department for a job well done.

Mayor Baumgarten commented that former Police Chief Harold Lane began the accreditation process many years ago; and, through the hard work and dedication of Chief Truver, Lt. Lane, and the entire police department, the agency was able to receive this designation. Mayor Baumgarten added that he is very proud of the CSPD for achieving this recognition.

Chief Truver discussed the process for hiring a police officer. SHACOG conducted written police testing in May for an entry level police officer. Oral interviews were conducted, and the Civil Service Commission certified a list on June 3, 2023. Chief Truver introduced Police Officer Gavin Rebholz. Officer Rebholz attended Slippery Rock University and Point Park University prior to attending the IUP RMU at the Robert Morris Police Academy Campus in 2022. Officer Gavin had glowing recommendations from the director of the police academy and his supervisors from prior employment at UPMC. Mayor Baumgarten then proceeded to give

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Officer Rebholz the Oath of Office, and his wife Shannon pinned on his police badge. Council welcomed Officer Rebholz.

Minutes: The minutes of the July 24, 2023 council meeting were presented. Ms. Randazzo motioned to approve the minutes. Mr. Swisher seconded; all in favor; motion carried.

The minutes of the August 7, 2023 special meeting were presented. Ms. Randazzo noted a correction in that she was absent from the meeting. Mr. Swisher motioned to approve the corrected minutes. Mr. Astor seconded; all in favor; motion carried.

Public Comment – Agenda Items: Mr. Heckmann opened the public comment section on agenda items and stated that conversations regarding the rubbish collection would be conducted later in the meeting.

Jerry Coombs, Belleville Street – asked the status of construction at Prospect Park with regard to a safety concern. A center section of the playground equipment is 6 ft high and does not provide access for medical emergencies. Mr. Heckmann stated the concrete under the pavilion needs addressed as well as planting around the park, and the play area will be reviewed. Mr. Coombs asked if the swing sets were new. Mr. Heckmann answered yes. Mr. Coombs stated the swing sets were damaged from minors in the neighborhood. It was noted that there are no lights or cameras at this park.

Mr. Coombs noted the differences in mulch between Myrtle Parklet and Prospect Park. Mr. Heckmann replied that Prospect Park received new swing sets and rubberized mulch was installed at that time. Replacing the mulch at Myrtle Parklet would require removal of the existing equipment.

Mr. Coombs has repositioned a construction cone on Castle Shannon Boulevard several times and asked if a heavier/larger cone could be used to prevent movement. Mr. Heckmann suggested that public works could fill in that gap.

Mr. Coombs reported that directional signage on Castle Shannon Boulevard for Myrtle Avenue Elementary and the library is covered by tree branches on Myrtle.

Mr. Coombs asked who is responsible for maintaining ADA parking spaces in the borough. Mr. Heckmann stated that the police department is responsible for enforcement and allocation of new spots. Mr. Coombs stated that ADA parking spaces need painted and signs installed if less than four spaces are designated. Mr. Coombs specifically referenced the parking area by the municipal center pavilion and Willow Avenue between Apples & Rainbows and Coffee, Etc.

David Seiler, Arch Avenue – noted the agenda listed a motion for the library sign, and he does not believe it should have the wayfinding design logo. Mr. Heckmann responded that any sign indicating a location is part of the wayfinding program. Ms. Randazzo added that many people from other communities come to our library.

Mr. Seiler asked why the Vitte's parking lot is not yet in use. Mr. Heckmann answered that the lot is not available for use due to safety concerns and line striping for parking spaces. There

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were also dead trees that needed removed. Mr. Swisher added that bidding for resurfacing on the parking lot was delayed; however, council will be voting on the contract this evening.

The public comment section was closed.

Real Estate Tax Collector: Ms. O'Malley presented that July collection report. Real estate tax revenue received - \$27,026.23. Year-to-date collections are \$3,742,177.21.

Council Committee Reports

Public Relations/Communications – Mr. Heckmann yielded to the borough's engineer Mr. Stanton who discussed the key elements of scope, schedule, and budget for the Six Parks Plus Plan. Parks Group 1 consists of the library, Prospect Park, and Myrtle Park. This project is nearing completion. Concrete has been replaced under the pavilion at Prospect Park. Outstanding items are the library shade sail resolution and planting of trees and picnic tables at Prospect Park. The Group 1 project is \$176,000 over the projected budget, due mainly to replacement of a wooden wall at Prospect Park which was not in the original scope.

Parks Group 2 consists of lower and rear Hamilton Park. A number of contracts have been bid. The site contract is on going and slightly behind schedule. This work needs to move forward quickly to allow other contracts to proceed. This project is approximately \$300,000 under budget due to grant funding of almost \$500,000 and a pending grant of \$400,000. The multi-purpose structure pavilion was delivered without timely notice and before the building permit was received. Construction timeline is late 2023/early 2024.

Parks Group 3 is upper and mid Hamilton Park. There are a number of active contracts such as utilities for upper Hamilton and concrete installation for the splash pad. These are projected for a 2024 construction season with an opening to the public in early 2025. This project is trending ahead of schedule. Tracking is approximately \$40,000 over budget. Two contract bids are scheduled for opening in September.

Parks Group 4 plans for renovations at the Municipal Center and Riehl Park for a 2025 construction season. Tracking of this project is approximately \$330,000 under budget.

Mr. Stanton projected a spreadsheet flow chart of schedules for construction and site contracts for group two and three parks. Lower Hamilton storm, sanitary and water are projected to be completed mid-September. Earth work for grading and curbing associated with the turf field would start at that time. Mid-May is the target day for completion before community day.

Mr. Heckmann stated that when the bond issuance was received for the park projects, it was deposited into an interest bearing PLGIT account which has earned \$360,000 thus far in interest. The interest is not factored into any of the projects discussed this evening, but it does give financial flexibility for the park financing.

Mr. Swisher questioned if Mr. Stanton was concerned about receiving bids on the construction of the multi-use pavilion. Mr. Stanton said that rehabbing park projects in place are difficult; however, he is keenly in tuned in terms of schedule and scope and believes competitive bids will be received. The vendor's cost to install the structure was between \$500,000-\$750,000. The

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decision was made to procure the structure and bid the installation contract from a local vendor. Mr. Swisher questioned (and Mr. Stanton confirmed) that this should not be a public works project.

Mr. Stanton would like to discuss the restoration and landscaping contract for both upper and lower Hamilton with public works and borough administration. The bids were opened, and low bidder was \$100,000.

Mr. Swisher questioned what phase includes the Fountain Street steps. Mr. Stanton answered that the contract is currently out for bid for interconnecting trails in the Parks Group 3, and the steps and trail for Fountain Street are an add alternate to that contract.

Mayor Baumgarten asked if the splash pad had recycled water. Mr. Stanton said yes and is constructed with an automatic water shut off after a few minutes. Recycling the water has a significant return on investment that is advantageous to the borough.

Mr. Heckmann introduced the subject of garbage accommodation for disabled residents and said that will be included in the overall waste conversation later this evening.

Kathleen Linder, Laurel Avenue – asked to speak now as she does not like to drive in the dark. Ms. Linder received a notice of violation from the borough for having garbage out too early. Ms. Linder stated that sometimes residents need help and have extenuating circumstances regarding the scheduled garbage times. Ms. Linder suggested that disabled/senior citizens needing special accommodations could have a sticker on their trash cans. In addition, in the winter residents should be able to put their garbage out before dark since there is a danger of falling. Mr. Heckmann stated that council will discuss some policy options and what accommodations the garbage vendor can make for residents.

Public Safety/Fire: Bob Sutton, President of Castle Shannon Volunteer Fire Department – stated the CSVFD extends congratulations to Chief Truver and his department on their accreditation and offered a welcome to Officer Rebholz.

Mr. Astor was advised that the fire department would be conducting training for search and onsite rescue at the Vitte's property in the coming weeks. More information will be available on their website so that residents are not alarmed.

Chief Truver announced that school will start August 24th.

PennDOT's contractor will be working on the bridge on Castle Shannon Boulevard at Poplar Avenue.

Convey911 was launched which allows non-English speaking individuals to communicate with police officers and borough staff through text messages.

Mr. Heckmann stated he looks forward to hearing more about the annual carnival and was thankful the borough could co-sponsor the event.

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Finance: Mr. Swisher reviewed the check register for July 14th and had no further questions. Mr. Swisher reviewed the check register for July 28th and questioned a transfer of \$500,000. Ms. Miller answered that the transfer was approved in the 2023 operating budget. Mr. Swisher had no questions on the check register for August 4th, but noted an expenditure for 23-PK7 fencing in the August 11th report. Mr. Stanton said that some elements at Hamilton Park will have fencing, and this is an initial deposit on the Keystone Sports Construction contract.

Library – Ms. Randazzo reported that the summer reading programs for both adults and children have concluded. Ms. Randazzo urged residents to take advantage of the many programs and events provided by the library.

Friends of the Library are hosting a Fall used book sale from September 14th to 16th.

Sunday, August 27th Panera Bread at Caste Village will host a fundraiser for the library.

Allegheny County has a mobile app available that is quite comprehensive.

Ms. Randazzo noted that all library information is available on the website, Facebook, Twitter, and Instagram.

SHACOG – Mr. Oates will be attending the monthly Board of Director’s meeting this week in West Mifflin Borough.

Police Pension/Non-Uniformed Pension – The agenda contained the April-June 2023 account statements.

Manager: Mr. Heckmann presented Jon Bunyarantapan, Program Manager for PA Solar Center, who gave a presentation on a free solar study through CONNECT. The study included financial metrics and a cash flow analysis for solar panels on the municipal center, public works garage, library, 981 Castle Shannon Boulevard, and CSVFD buildings. Further information on ages of roofs needs to be provided to be included in an RFP. The payback on most systems is 8-12 years, and the product is designed for 25 years although inverters may need replaced. The borough would purchase (not rent) the solar panel system. The system would not be installed on a roof that would age out in ten years or less. Any developer would have to conduct a structural and electrical analysis to determine if the building is viable for the system. Even on cloudy days, the system does produce electricity. Mr. Heckmann noted that the codes department has seen an increase in permits for solar panels. Mr. Salvayon asked how net metering works for a municipality. Mr. Bunyarantapan stated that due to the size, the system is still available for net metering. Mr. Astor stated that the electricity contract with our current supplier is a two-year contract. The borough would need to negotiate with a supplier for a net metering agreement. Mr. Salvayon noted that each system would produce a difference SREC (Solar Renewal Energy Credit). SREC’s can be sold on a commodities spot market. The process to join the RFP is free, and there is no obligation to the borough.

Mr. Heckmann explained that the current garbage contract with Waste Management is expiring. Castle Shannon joined other municipalities to participate in the SHACOG 2023 Joint Bid for Solid Waste to get the best possible bids. This is a five-year contract that will start in the Spring of 2024, and two vendors supplied bids – Waste Management and Westmoreland. Trends that

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are happening in the solid waste industry is that trash is more of an expense item for municipalities than ever before – more than \$700,000 to provide this service to Castle Shannon due to significant labor constraints, increasing injuries and accidents, the expense to keep fleets, landfill dumping costs, access to dump sights, and increased tonnage going into landfills.

There are several criteria involved in the decision to select a vendor. The first is automated collection or manual collection. Automated collection would involve standard bins with a metal rod that allows arms to lift the bins into the carrier. There is usually only one attendant per truck with this service which reduces the labor cost, and this system alleviates the back strain on the worker. The second option of manual collection usually has two attendants that are picking up the trash by hand to throw waste into the truck, and standardized carts are not required.

If automated is chosen, the carts are either purchased by the borough or provided by the vendor. Borough council is not in favor of purchasing or having staff manage the carts. If tonnage is reduced, the projected cost could be reduced long-term. Mr. Heckmann noted that some residents abuse the waste collection system by disposing of excess trash or trash from businesses. We, as tax payers, are paying for their waste as the borough is currently being billed on a tonnage basis.

Other considerations are provider track record. Waste Management is familiar with our streets and geography and deploy differently for narrow streets. Westmoreland would need to learn how to service this community. There are other additional services such as collections for leaf and yard waste, bulk pick-ups, e-waste, etc. Council weighed these options when reviewing the contracts.

Council would like to review ways to accommodate the timeline for elderly, disabled residents. Mr. Heckmann advised that disabled residents that have difficulty getting their waste to the curb can elect to have trash picked up at their garage. This is an additional cost to the resident that is billed by the vendor.

Mr. Heckmann displayed photographs of the automated carts. The standard bin is 96 gallons and holds 5 or more normal kitchen trash bags. If this cart is too large or cumbersome for a resident, they have a one-time option of downsizing it for a 64-gallon bin. The 30-gallon bin is standard for recycling. All of the carts are wheeled and have the attached front bar for automated pickup. Each resident would receive two bins, one for waste and one for recycling.

Both vendors were not interested in bidding on all the circumstances suggested. For example, Waste Management is convinced that the future is in automation. Each household would be limited to one bin per collection. If a household requires more than one bin, residents have the option of contracting with Waste Management for a second bin at their cost (approximately \$10.00 per month). Westmoreland's bid was geared toward fully manual collection as they are not interested to doing automated pickup.

Billing options for Waste Management were based on a per tonnage or per unit basis. Westmoreland's bid for billing was per unit only. Mr. Heckmann explained that both vendors offer recycling, including glass and expanded plastics.

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Bill Gross, Home Avenue – lives at a house with multiple steps. In the past, this resident could put trash out in the back alley for collection. Currently, Mr. Gross carries cans to the curb. Carrying a large bin from his home to the curb would not be possible. Mr. Swisher noted that Home Avenue and Chestnut Street would require special circumstances. Mr. Gross would like to see his trash pickup location returned to the alley. Mr. Heckmann stated that council has asked for special circumstances for streets that are either too narrow for standard trucks or present too much of a challenge because of stairs.

Mr. Gross understands that the pricing is going up. He stated that for his tax dollars, he gets police protection (which is wonderful), his roads salted by public works (who does a great job) and garbage picked up. Mr. Gross does not feel a resident should be charged for additional bins when tax dollars are being spent are on parks and other projects. Mr. Heckmann is aware that some families have additional waste needs, however the cost should not be borne by families that do not need extra service.

Mr. Gross asked why the borough cares what time the garbage is put out. Mr. Heckmann answered the borough has problems with pests and nuisances because trash is not in bins. Many people put trash out in non-lidded cans or bags which attracts racoons, chipmunks, skunks, etc. The proposed carts have secure lids. Guidelines must be set to prevent garbage from being out all the time, and residents should be able to make accommodations to have their trash put curbside within a required timeframe. Ms. Kovach suggested that council may reconsider the timing.

Mr. Heckmann reiterated that council is aware that special challenges will require accommodations; however, council must make policy decisions based on the majority of the community.

John Brown, Home Avenue – has a very steep driveway and he assists his neighbors with their garbage. Mr. Brown is against having limits on how much garbage can be put out. Mr. Brown does not believe he could handle the standard size bin and would require the smaller bin. Mr. Brown referenced the parking on May Street with regards to garbage collection. Mr. Heckmann stated that Waste Management currently services that street without issue, and they also collect in the City of Pittsburgh and can work in dense communities.

Bill Steingraber, Corbett Drive – asked if Castle Shannon Borough was exempt from the Americans with Disabilities Act. Mr. Heckmann replied of course not. Mr. Heckmann clarified if Mr. Steingraber was questioning what accommodations could be made for people who are certifiably disabled. The answer is (depending on the decision made this evening) there may be a provider solution where the trash can be collected by a garage. Ms. Kovach noted that backdoor service for a resident will cost them \$40 per month.

Bryan Gigliotti, Poplar Avenue – stated he is against the idea of automated collection. Mr. Gigliotti believes Westmoreland has the staff and capability for the manual collection. In addition, Mr. Gigliotti is concerned about vehicles being damaged from the garbage trucks and about the one can limit.

Renee Ciletti, Home Avenue – wondered how a resident on Ridgeton behind Home Avenue gets his garbage collected since Home Avenue residents cannot use that street for garbage pickup.

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Ms. Ciletti added that she has to take her garbage down 30 steps to the sidewalk. Mr. Heckmann reiterated that Home Avenue and Chestnut Street would have different accommodations for collection. Ms. Kovach suggested that perhaps the accommodation could be the use of Ridgeton for collections. Mr. Heckmann stated that the borough is committed to working with the vendor to identify areas with constraints and solving issues.

Nick Mastandrea, Hamilton Road – questioned how the automated system would work with uneven ground and can bags be put outside the bin. Mr. Heckmann advised that where needed the employee can get out of the vehicle to move the bin into position. Bags cannot be put outside of the bins. Ms. Kovach noted that residents can put out two bulk items, once a month on designated days.

Mr. Coombs asked if a resident could get two 30-gallon bins instead of one 96-gallon bin on certain streets. Council would not want to make that decision for homeowners. Vendors have advised council that they are willing to discuss options for any challenging situations.

Mr. Trant stated that council received the bid documents and the borough solicitor prepared the motion to award the contract for trash and recycling with options for leaf and yard waste and e-waste. Mr. Heckmann stated that council is inclined to support automated collection with carts and paying per unit instead of per tonnage. Two bulk items can be collected once a month on a scheduled day. The contractor would own the carts and provide replacements for damaged carts. A bin would be provided to homeowners for recycling. Recycling would be improved with types of items recycled including glass and expanded plastic options. The borough can opt in at any time for leaf and yard waste collections and e waste collections. Once a contract is awarded, borough representatives would enter into more localized conversations with the haulers to identify and resolve concerns and constraints.

Mr. Steingraber asked if there was any place where storage of the oversized can is prohibited. Some municipalities have added storage requirements for the cans; however, this council has not contemplated that issue. Just like regular curbside pickup, bins cannot be left out all the time, and standard code enforcement rules would apply.

Lynn Seiler, Arch Avenue – noted that tonight's conversation was mainly about Waste Management and not Westmoreland. She asked if Westmoreland was more money or providing less service. Mr. Swisher answered that council has looked at both proposals. Mr. Heckmann added that once council was mindful of wanting to move to automation, there was no comparable option from Westmoreland.

Ms. O'Malley said that this meeting has a room full of people that have concerns about this subject. We realize that council has already made up their minds, and council plans to take a vote that is already decided. Ms. O'Malley suggested scanning the room to get the attendees opinions, even if that is not the decision that council proceeds with and added that the concerns she heard this evening were against automation.

Mr. Heckmann stated that council held a public meeting August 7th to review the garbage bids and heard the concerns of residents at tonight's meeting; however, council cannot always make the most popular choice and must act in the interest of all residents of the community. Council does care about the concerns raised this evening and pledges to work with the vendor for

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appropriate accommodations. Ms. Kovach suggested perhaps negotiating with the vendor to provide a smaller truck for the alley pickup or manual collection for residents with numerous steps.

Mr. Seiler asked if the borough was being charged for the Michael Brother's glass recycling at the fire department. Mr. Heckmann answered the borough does currently pay for it, and that would be eliminated with the new contract.

Ms. Kovach and Ms. O'Malley questioned the pricing of the bids. Mr. Trant displayed a summary of the SHACOG bidding results. Mr. Heckmann noted that a five-year contract for automated collection using a contract cart billed per unit is \$4,403,599. A five-year contract for manual collection billed per unit through Westmoreland is \$4,808,348.

Ms. Seiler believes the difference in pricing (approximately \$400,000) is worth the cost of keeping the manual collection, and most of the people in the meeting do not want automated. Ms. Seiler asked if automated could be added as an option at any time. Mr. Heckmann answered no, and that the options to the contract are e waste collections, more bulk days, etc. Ms. Seiler questioned if either of the proposed contracts would increase taxes. Mr. Heckmann answered that the borough is not into the budget season as yet; however council believes the budget can absorb the annual cost. In addition, no one on council has indicated an interest in raising taxes.

Paul Salvayon discussed the interest earned on the bond and commented that council has spent a lot of money on various projects. Mr. Salvayon believes the borough should pay the extra amount and keep the trash pickup manual.

Mr. Oates stated that if the borough stayed truly the same the billing would be by tonnage from Waste Management, and there is a limit on the amount of bags.

Mr. Gigliotti asked about disposal of grass clippings as they are not recyclable. Mr. Heckmann answered grass clippings can go into the trash bin or be composted.

Mr. Coombs asked if the Castle Shannon logo would be on the bins. Mr. Trant answered that since Waste Management owns the bins, they may not want to have the borough logo displayed.

Mr. Heckmann presented the motion to award the contract for Solid Waste Collection, Removal and Disposal Services to Waste Management of Pennsylvania, Inc. for a five-year period beginning January 1, 2024 through December 31, 2028, at the costs quoted in the SHACOG 2023 Joint Bid for Solid Waste Collection, Removal and Disposal Services, with services to be provided in accordance with the specifications set forth in the SHACOG bid specifications, as follows:

1. For Trash – Automated weekly collection for Garbage, Rubbish and Residential Refuse with cost based on a per unit basis and any necessary trash container/cart to be provided by the vendor.
2. For Recycling – Automated collection for Recyclables with cost based on a per unit basis and collection every other week and any necessary container/cart to be provided by the vendor.

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3. For Leaf and Yard Waste – (Optional)

4. For E Waste – (Optional)

The appropriate borough officials are authorized to execute any necessary agreement with the vendor. Mr. Astor made the motion. Ms. Randazzo seconded; all in favor. Ms. Kovach voted yes with the contingency that borough representatives work with Waste Management to resolve the issues for a smaller truck and using the alley. Mr. Heckmann agreed the borough will work with the vendors on accommodations.

Mr. Stanton presented the library sign quote by VIS Signs through COSTARS for \$27,786 and is in accordance with prevailing wage. The library staff wanted a programmable sign. The codes department confirmed that the sign conforms to lighting standards. Mr. Astor and Mr. Stanton confirmed that funding for the sign is part of the LSA grant for the Wayfinding Phase II improvements. Ms. Kovach believes the sign is too big. Ms. Randazzo motioned to accept the quote by VIS Signs subject to the vendor obtaining required insurance certificates and review and approval of the agreement by the borough solicitor. Mr. Astor seconded. Ms. Kovach voted no. Motion carried five to one.

Mr. Swisher motioned to ratify the rebid of Contract 23-PK10 for construction of Lower Hamilton Park Multi-Purpose Structure. Mr. Oates seconded; all in favor; motion carried.

Mr. Stanton presented the bid results for Contract 23-R03-981 Castle Shannon Boulevard Parking Lot Improvements. Mr. Heckmann stated that paving the parking lot would provide free public parking while the borough seeks a developer for the property. Mr. Oates motioned to accept the bid from Independent Enterprises Inc. for Contract A in the amount of \$34,750.00. Mr. Swisher seconded; all in favor; motion carried.

Mr. Astor motioned to adopt Resolution #731 for Allegheny County to undertake community development and housing assistance activities within the borough from CDBG grants and HOME funds received from HUD for 2024, 2025, and 2026. Ms. Randazzo seconded; all in favor; motion carried.

Public Comment:

Bryan Gigliotti – posted on social media about attending the KOSD board meeting to discuss the free summer lunch program. Dr. Stropkaj contacted Mr. Gigliotti and confirmed that the program should be available next year. Mr. Heckmann thanked all the residents and businesses that donated to the Summer Recreation Program this year.

Mr. Gigliotti mentioned that Fall Ball will starting after Labor Day for the Castle Shannon Youth Association.

The CSYA Golf Outing will be held October 7th.

Jerry Coombs reported that children were climbing on the construction equipment at Hamilton Park. Chief Truver confirmed that the area is under surveillance.

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Mr. Heckmann closed the public comment section.

Keystone Oaks: Chief Truver stated that armed police officers will be present at all the schools this year. Five police officers have been hired.

Other Business: Council met in executive session prior to the meeting this evening for borough manager interviews and will meet again after the meeting to discuss findings of those interviews.

Mr. Astor motioned to adjourn. Mr. Swisher seconded; all in favor; motion carried.

Approved as presented this 28th day of August 2023.

Loretta J. Miller
Assistant Manager

Mark J. Heckmann
Council President

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**Radio Frequency Coordination
Letter of Concurrence**

The following licensee meets the definition of an affected licensee per the coordination protocols for VHF P25 emissions. All efforts will be made by Washington County Department of Public Safety to avoid interference to incumbent licensees. If objectionable interference occurs, the county will immediately correct the problem to the satisfaction of incumbent licensees. If no immediate remedy is found, the county will discontinue operations on the interfering frequency until a satisfactory remedy can be agreed upon.

LICENSEE

Castle Shannon, Borough of

3310 McRoberts Road
Pittsburgh PA 15234
Attn: Ken Truver

<u>CALL SIGN</u>	<u>FRN</u>	<u>FREQUENCY</u>
WPWW715	0007693658	153.8000

_____ Based on Washington County Department of Public Safety determination to resolve occurrences of objectionable interference, we concur with the implementation of the proposed VHF P25 radio system.

_____ Based on Washington County Department of Public Safety determination to resolve occurrences of objectionable interference, and under the following conditions, we concur with the implementation of the proposed VHF P25 radio system.

_____ We do not concur with the implementation of the proposed VHF P25 radio system.

Signature _____

Date _____

Name _____

Title _____

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Castle Shannon Police Department Vehicle Maintenance Report
July 2023

Car	Year	Make/Model	Type/Use	VIN / PLATE	Mileage Start	Mileage End	Total Miles	Gals Fuel	Fuel Cost	CPG	MPG	Individual Maint.	Notes	Total Main. per Car
70	2022	Ford	SUV	1FM5K8AB0NGA27076	14556	16141	1585	203.136	\$756.22	\$3.72	7.80	440.98	oil - brakes	440.98
		Interceptor	Marked Patrol	MG9551M										
71	2022	Ford	SUV	1FM5K8AB1NGB76919	823	1160	337	33.129	\$103.56	\$3.13	10.17			-
		Explorer	Chief	MG0679M										
73	2021	Ford	SUV	1FMJU1GT7MEA59453	10378	11325	947	127.066	\$476.77	\$3.75	7.45			-
		Expedition	Marked MCSAP	MG7645M										
75	2020	Ford	SUV	1FM5K8AB1LGA84027	40932	42688	1756	238.463	\$891.95	\$3.74	7.36	210.00	Battery (from June invoices)	210.00
		Explorer	Ghost Marked	MG2600L										
76	2019	Ford	SUV	1FM5K8ARXXGA62233	71884	72012	128	38.260	\$141.90	\$3.71	3.35			-
		Explorer	Marked Patrol	MG9428K										
77	2020	Ford	SUV	1FM5K8ABXLGA20133	48564	49196	632	82.253	\$311.72	\$3.79	7.68			-
		Explorer	Marked Patrol	MG2661L										
78	2020	Ford	SUV	1FM5K8AW0LGC48712	36698	38978	2280	67.876	\$251.74	\$3.71	33.59	86.00	rear wiper arm	86.00
		Explorer	Unmarked Admin	LJP9595										
79	2020	Ford	SUV	1FM5K8AB0LGA84021	51140	52000	860	92.699	\$346.67	\$3.74	9.28			-
		Explorer	K9	MG2613L										
									Total Fuel	\$3,280.53		736.98	Total Maintenance	736.98

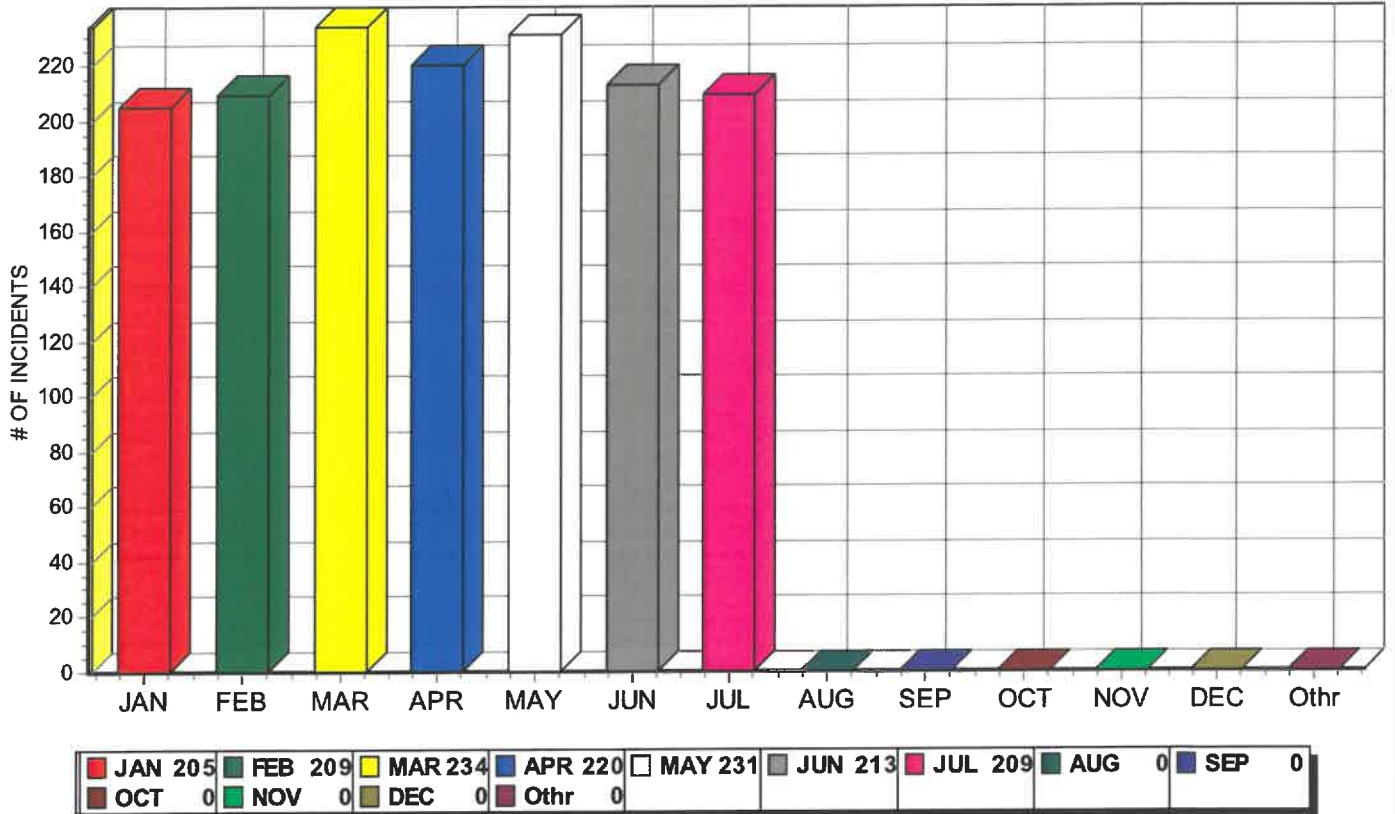
YTD FUEL COST \$24,185.14

\$ 3,749.76 YTD MAINTENANCE COST

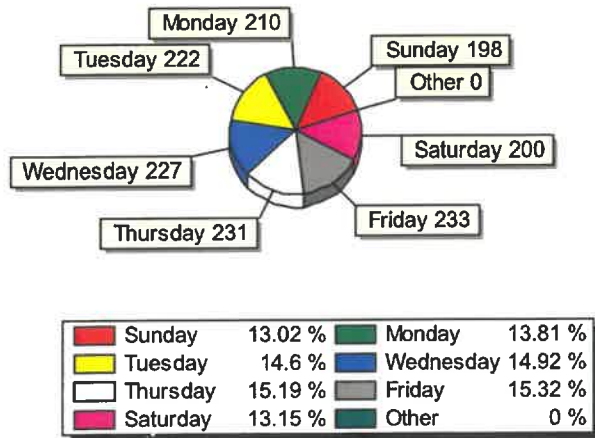

Kenneth M. Truver, Chief of Police

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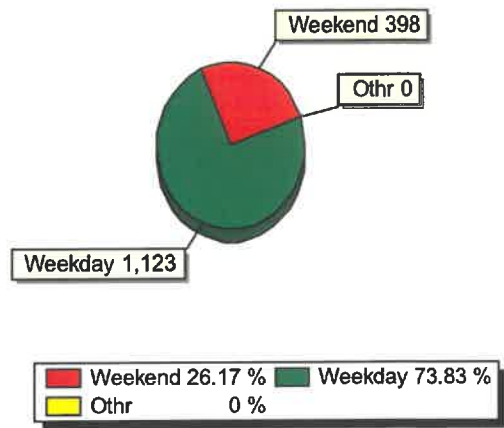
Incident Frequency by Month (Using DATE RECD)



By Day of Week



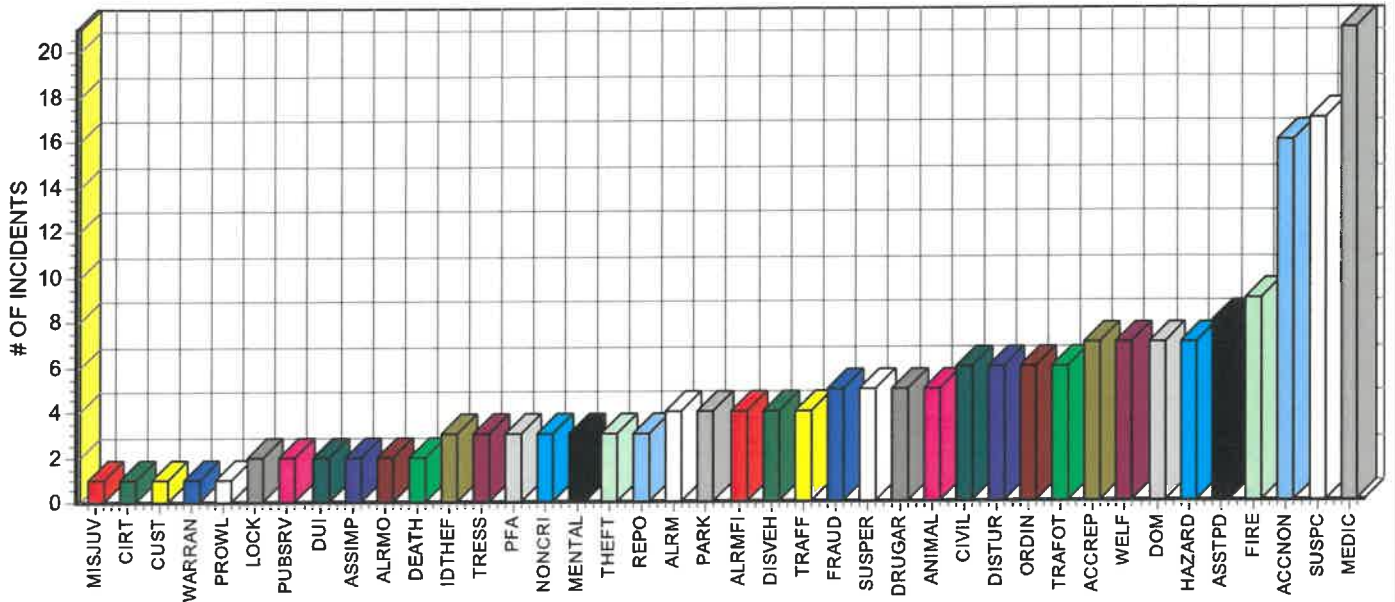
Weekday vs Weekend



Search Criteria: (DATE_RECD >= TO_DATE('1/1/2023','MM/DD/YYYY'))
 (DATE_RECD <= TO_DATE('7/31/2023','MM/DD/YYYY'))

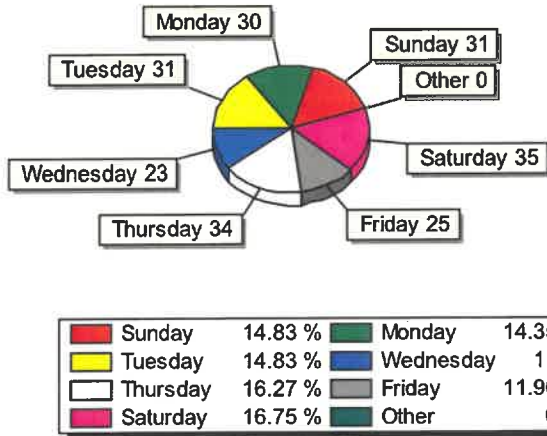
psf 3

Incident Frequency by TYPE (Top 40 of 48 Shown) (Using DATE RECD)

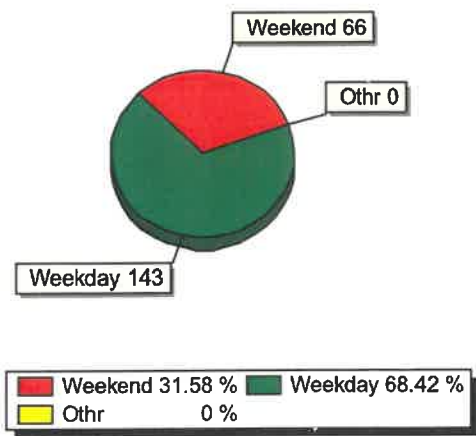


MISJUV 1	CIRT 1	CUST 1	WARRAN 1	PROWL 1	LOCK 2	PUBSRV 2
DUI 2	ASSIMP 2	ALRMO 2	DEATH 2	IDTHEF 3	TRESS 3	PFA 3
NONCRI 3	MENTAL 3	THEFT 3	REPO 3	ALRM 4	PARK 4	ALRMFI 4
DISVEH 4	TRAFF 4	FRAUD 5	SUSPER 5	DRUGAR 5	ANIMAL 5	CIVIL 6
DISTUR 6	ORDIN 6	TRAFOT 6	ACCREP 7	WELF 7	DOM 7	HAZARD 7
ASSTPD 8	FIRE 9	ACCNON 16	SUSPC 17	MEDIC 21		

By Day of Week



Weekday vs Weekend



Search Criteria: (DATE_RECD >= TO_DATE('7/1/2023','MM/DD/YYYY'))
 (DATE_RECD <= TO_DATE('7/31/2023','MM/DD/YYYY'))

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ANIMAL CONTROL ANALYSIS

JULY 2023

COMMUNITY # OF CALLS %

MT.LEBANON	225	30.00%
UPPER ST. CLAIR	73	9.73%
DORMONT	27	3.60%
SCOTT	49	6.53%
GREEN TREE	35	4.67%
WHITEHALL	57	7.60%
CASTLE SHANNON	26	3.47%
HEIDELBERG	3	0.40%
CARNEGIE	4	0.53%
ROSSLYN FARMS	0	0.00%
BALDWIN TWP	4	0.53%
BETHEL PARK	202	26.93%
BALDWIN BORO	45	6.00%
TOTALS:	750	100.00%

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ANIMAL CONTROL MONTHLY REPORT

FOR: JULY 2023

	MT LEBANON		USC		DORMONT		SCOTT		GREEN TREE		WHITEHALL	
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
Picked Up Alive												
Dogs	4	23	5	15	3	9	2	13	4	5	1	10
Cats	2	6	0	3	1	2	0	1	0	0	1	4
Returned to Owner												
Dogs	4	21	5	15	4	9	2	13	3	4	1	10
Cats	0	1	0	1	1	2	0	1	0	0	1	1
Housed in Kennel												
Dogs	2	10	5	14	0	5	1	5	4	5	0	4
Cats	1	4	0	2	0	0	0	0	0	0	1	4
Relocated												
Dogs	0	1	0	1	0	0	0	0	1	1	0	0
Cats	1	2	0	0	0	0	0	0	0	0	0	2
Disposals (Strays)												
Dogs	0	0	0	0	0	0	0	0	0	0	0	0
Cats	0	0	1	2	0	0	0	0	0	0	1	1
Inquiries/Complaints												
Dogs	19	120	11	52	13	42	12	58	9	21	8	57
Cats	16	69	6	16	3	17	1	13	0	3	4	16
Quarantines Issued												
Dogs	0	5	11	17	1	2	0	2	0	0	4	9
Cats	0	1	6	6	0	0	0	0	0	0	0	0
Picked Up Dead												
Dogs	0	0	0	0	0	0	0	0	0	0	0	0
Cats	1	10	1	2	0	4	0	3	0	0	0	0
Deer	3	42	7	41	0	1	4	20	3	15	8	52
Other	40	184	4	32	3	13	6	55	3	10	4	11
Wild Animal Complaints												
In House	5	33	1	9	1	5	1	9	0	0	0	7
Outdoors	185	704	55	259	10	47	40	199	26	85	44	200
Box Traps Set	26	74	6	28	1	6	3	12	1	4	5	20
Animals in Trap	11	47	8	15	2	4	4	10	5	14	5	24
Picked Up Alive	16	49	6	23	2	3	2	16	2	3	0	5

JURISDICTION	ENFORCEMENT								2023 TOTAL # COMPLAINTS	
	WARNINGS		FINES		CITATIONS		TOTALS		MONTH	YTD
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD		
MT. LEBANON	4	28	0	6	0	12	4	46	225	922
UPPER ST. CLAIR	4	18	1	1	0	1	5	20	73	334
DORMONT	2	10	0	1	0	2	2	13	27	110
SCOTT TOWNSHIP	5	15	0	3	0	6	5	24	49	273
GREEN TREE	2	3	0	2	0	0	2	5	35	109
WHITEHALL	2	16	0	3	2	11	4	30	57	275
CASTLE SHANNON	1	13	1	2	3	6	5	21	26	116
HEIDELBERG	0	5	0	0	0	0	0	5	3	15
CARNEGIE	0	2	0	0	0	0	0	2	4	20
ROSSLYN FARMS	0	0	0	0	0	0	0	0	0	3
BALDWIN TWP	0	3	0	3	0	0	0	6	4	20
BETHEL PARK	3	30	0	5	0	14	3	49	202	792
BALDWIN BORO	2	8	0	3	0	0	2	11	45	216
TOTALS	25	151	2	29	5	52	32	232	750	3205

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ANIMAL CONTROL MONTHLY REPORT

FOR: July 2023

	CASTLE SHANNON		HEIDELBERG		CARNEGIE		ROSSLYN FARMS		BALDWIN TWP		BETHEL PARK		BALDWIN BORO	
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
Picked Up Alive														
Dogs	1	9	0	3	1	4	0	0	0	4	1	22	1	10
Cats	0	0	0	0	0	0	0	0	0	0	2	7	0	3
Returned to Owner														
Dogs	1	9	0	3	0	2	0	0	0	4	0	16	1	7
Cats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housed In Kennel														
Dogs	1	4	0	2	1	4	0	0	0	3	1	18	1	9
Cats	0	0	0	0	0	0	0	0	0	0	2	7	0	3
Relocated														
Dogs	0	1	0	0	1	1	0	0	0	0	3	10	0	5
Cats	0	0	0	0	0	0	0	0	0	0	0	4	0	3
Disposals (Strays)														
Dogs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cats	0	0	0	0	0	0	0	0	0	0	1	2	0	0
Inquiries/Complaints														
Dogs	7	35	3	11	3	10	0	0	1	4	15	103	9	47
Cats	2	8	0	1	0	1	0	0	0	0	13	43	2	19
Quarantines Issued														
Dogs	0	1	0	0	0	0	0	0	0	0	2	9	0	2
Cats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Picked Up Dead														
Dogs	0	0	0	1	0	0	0	0	0	0	0	1	0	2
Cats	0	0	0	1	0	0	0	0	0	0	3	9	1	6
Deer	0	3	0	1	0	2	0	0	0	5	21	96	3	16
Other	1	8	0	0	0	1	0	0	0	1	46	180	10	27
Wild Animal Complaints														
In House	2	3	0	0	0	0	0	0	0	2	2	12	1	7
Outdoors	15	70	0	3	1	9	0	3	3	14	172	634	33	143
Box Traps Set	1	7	0	0	0	0	0	0	0	0	16	34	1	6
Animals in Trap	1	9	0	0	1	3	0	0	2	5	21	64	2	15
Picked Up Alive	0	7	0	0	0	0	0	0	0	0	10	41	5	10

JURISDICTION	ENFORCEMENT								2023 TOTAL # COMPLAINTS	
	WARNINGS		FINES		CITATIONS		TOTALS			
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
MT. LEBANON	4	28	0	6	0	12	4	46	225	922
UPPER ST. CLAIR	4	18	1	1	0	1	5	20	73	334
DORMONT	2	10	0	1	0	2	2	13	27	110
SCOTT TOWNSHIP	5	15	0	3	0	6	5	24	49	273
GREEN TREE	2	3	0	2	0	0	2	5	35	109
WHITEHALL	2	16	0	3	2	11	4	30	57	275
CASTLE SHANNON	1	13	1	2	3	6	5	21	26	116
HEIDELBERG	0	5	0	0	0	0	0	5	3	15
CARNEGIE	0	2	0	0	0	0	0	2	4	20
ROSSLYN FARMS	0	0	0	0	0	0	0	0	0	3
BALDWIN TWP	0	3	0	3	0	0	0	6	4	20
BETHEL PARK	3	30	0	5	0	14	3	49	202	792
BALDWIN BORO	2	8	0	3	0	0	2	11	45	216
TOTALS	25	151	2	29	5	52	32	232	750	3205

psf 7

Castle Shannon Borough-Facilitated Façade Program Objectives:

- Encourage redevelopment and reinvestment as well as stimulate private investment, therefore enhancing commercial growth in the Downtown / Main St. target area.
- Create and maintain cohesive design standards, specific to Castle Shannon
- Stimulate economic development by providing incentives to create an aesthetically pleasing area to attract new businesses and customers.
- Maximize existing resources to complement economic revitalization in our district.
- Bring substandard building conditions into compliance with basic health, safety, and building codes while enhancing the visual appeal of the Main Street businesses.
- To create a compelling image of the Castle Shannon Downtown that will increase commerce, attract new businesses and foster a sense of community

Recommended budget: \$75,000, spent over 3 years (one time allocation in 2024 Budget).

Program Details

Former DCED program criteria:

- Granted half the cost of the façade renovation (50% match required), up to \$5,000
- For non-residential buildings and rental properties
- Could not be used for out-buildings, landscaping, interior improvements, tenant fit-outs, residences (in most cases)
- Could not be used for improvement or remediation of code violations, ADA compliance, or other accessibility issues

The Castle Shannon-hosted program would be partially based on DCED criteria, with the following differences to make the program more accessible, more transparent, and allow for expansion of the program:

- Grant half the cost of the façade renovation, up to \$5,000; larger, more complicated, or multi-phase projects could receive up to \$7,500 or more, subject to Committee approval
- 50% match requirement
- For non-residential buildings and rental properties, but residential properties in the Main Street District where Streetscape improvements have been made could be considered on a case-by-case basis, as well as second-floor improvements
- Street-facing out-buildings, landscaping, hardscaping, some interior improvements, some aspects of tenant fit-outs, ADA compliance, improvement or remediation of certain code violations and accessibility issues can be considered on a case-by-case basis.
- Green or sustainable design, materials, and/or renovations encouraged
- Design services, including renderings and/or drawings are eligible for assistance
- In-house program administration; access to current, approved local vendor list
- Borough Council approval on all façade grant allocations based upon staff recommendations.

PJC 1

Precedent/other local/nearby communities with non-DCED Façade Improvement Programs:

Dormont
Mt. Oliver
Wilkinsburg
Washington

Properties in the downtown that have invested in their façade leveraging the former program:

- 10 facades were improved using DCED funds
- Of the over \$62,000 spent over the 5 years that Castle Shannon was a Keystone Community Designee, almost \$28,000 was reimbursed the DCED's Façade Improvement Grant Program of the \$50,000 allocated.
- 14 facades have been or are being improved using private funds, likely coming in at or near \$325,000

Impacts of Façade investments:

- Rents have increased
- Property values increased
- Lower vacancy rate throughout downtown

There is still a significant number of business/property owners that have indicated they'd be interested in improving their facades to better keep up with the overall improvements in the downtown area and provide an appealing, vibrant, and welcoming environment for customers. Others are interested in exploring ways to make their places of business more accessible, using green or sustainable materials in upcoming renovations, or to lower the upfront costs of opening a business or renovating a space for a new tenant.

Some past applicants found it difficult to provide drawings or renderings of their proposed projects, or were unable to find three contractors to bid on their project, let alone contractors that were able to provide documentation of compliance with insurance, MBE/WMBE, and nondiscrimination requirements. Importantly, this provides small local contractors the opportunity to expand their services, create jobs, and broaden their customer base.

Why Should Castle Shannon Host the Program and Not the CSRC as Before

- A lack of transparency and ethical conduct by elected officials on the CSRC Board
- Ensuring proper, ethical Council oversight of taxpayer dollars
- The CSRC was only able to deploy 56% of the match dollars made available by the state
- Borough has the appropriate staff capacity to maintain the program effectively

P+C 2

Castle Shannon Borough Façade Improvement Grant Program

The Façade Improvement Grant Program will provide funding for eligible commercial buildings located in the Willow Avenue and Castle Shannon Boulevard business districts, which are indicated on the map below in orange. Most street-facing exterior improvements will be considered for the grant, including paint, windows, repointing, doors, façade repair or restoration, some landscaping and signage. In addition to physical improvements, professional design services are also eligible for assistance under this program.



Façade Improvement Grant awards are based on project merit and not financial need. Projects must achieve visible results that enhance the downtown's image, marketability and economic vitality, and will be evaluated in terms of quality, design compatibility and level of visual impact. Castle Shannon Façade Program Committee has the right to deny any application for any reason. Improvements must comply with all state/federal laws and Borough of Castle Shannon building code and zoning requirements. All necessary permitting must be completed by the applicant, at the applicant's expense.

The Façade Improvement Program operates on a reimbursement basis. Reimbursement will occur when the project is completed. The applicant will be reimbursed for 50% of the cost of the approved scope of work, up to \$5,000. Improvements that comply with the guidelines will be the only improvements funded through this grant program. The maximum amount to be dispersed to any one project is \$5,000, which

PJC 3

requires a match of \$5,000. The Borough of Castle Shannon maintains the right to limit the total amount of funding awarded in order to allow other interested owners to apply.

Applicants should NOT start improvements or make any expenditures toward the project before receipt, signature and return of a Façade Improvement Grant Agreement. Any work performed, materials purchased or contracts entered into prior to the Façade Improvement Grant Agreement acceptance date will NOT be eligible for reimbursement.

Any person(s) or other legal entity owning commercial or mixed use property within the designated Downtown / Main Street district (see map) is eligible to apply. Business owners who lease buildings or parts thereof may apply if given permission by the property owner, as shown by the owner's signature on the application.

A business owner or property owner may apply more than once for the same building. A property owner with multiple properties (different addresses) within the Main Street area may also apply more than once.

If a property owner seeks and receives a grant, a tenant in the same building may also apply for a grant. A tenant can apply for the full amount, with the consent of the property owner.

All property owners must be current on their Borough, School District, and County taxes. If a property owner is delinquent on their taxes, tenants located within the property are also ineligible to receive a façade grant.

Tenant business owners are encouraged to apply for assistance even if they do not have any ownership in the building; however, the tenant applicant must receive written permission from the property owner to be submitted with their application. The property owner and tenant may apply for funding for separate work on the same building. For example, the building owner may wish to replace windows, while the tenant may wish to replace signage. Any applications made for improvements on the same property by the same person must be at least three years apart from completion of the original project.

Corner properties and properties with two façades visible from public thoroughfares may be eligible for additional funding. Please indicate this information on the application if applicable. At the discretion of the independent project review panel, projects with major impact may be eligible for additional funding. Eligible activities include exterior improvements made to the property that are visible to the street, permanently attached, or adhered to the property, such as paint, masonry, lighting, shutters, windows, downspouts, doors, façade repair, and signage that is attached to the building. Roof construction and roof repairs are not eligible.

ELIGIBLE PROJECTS / IMPROVEMENTS:

Façade Improvement Grant awards are based on project merit and not financial need. Projects must achieve visible results that enhance the downtown's image, marketability and economic vitality, and will be evaluated in terms of quality, design compatibility and level of visual impact. Only exterior improvements are eligible for funding. Castle Shannon Façade Improvement Committee has the right to deny any application for any reason.

P+C 4

Improvements must comply with all state/federal laws and Castle Shannon Borough building code and zoning requirements. All necessary permitting must be completed by the applicant, at the applicant's expense.

Eligible activities are the repair, rehabilitation, and restoration of building facades located in the designated Main Street area. Eligible activities include, but are not limited to:

- Awnings: Removal, installation and repair of fabric awnings.
- Signage: Installation, maintenance, repair, removal, and replacement.
- Doors and Windows: Maintenance, repairs, replacement, and restoration of window sashes, and exterior doors. Installation of storm windows is also eligible in conjunction with other significant façade improvements.
- Painting: Surface preparation, cleaning, painting.
- Brick and Stone Masonry: Structural repairs, cleaning, and re-pointing.
- Architectural Metals: Repair, cleaning, refinishing, painting, duplication, and restoration of exterior building components, e.g. cast iron, pressed tin.
- Exterior Woodwork: Maintenance, repair, rehabilitation, and restoration of sills, windows and doorframes, bulkheads, storefront and roof cornices, window hoods, decorative moldings.
- Storefronts: Removal of inappropriate coverings and additions, maintenance, repair, rehabilitation, and restoration of display and transom windows and lighting.
- Lighting: External lighting fixtures both for signage and building lighting. Also, storefront window lighting clearly visible from the street, enhancing the façade.
- Design Assistance: architectural consultation, renderings, and/or drawings.

INELIGIBLE ACTIVITIES:

- Building permit fees and related costs;
- Title reports and legal fees;
- Extermination of insects, rodents, vermin and other pests;
- Sidewalk replacement or repair;
- Acquisition of land or buildings;
- Air conditioning and/or heating facilities;
- Plumbing; Sprinkler systems- interior and exterior;
- Building security systems- interior and exterior;
- Electrical wiring or service upgrade, except electrical work necessary to illuminate an eligible sign;
- Elevator repair or installation;
- Interior floor, wall, flooring and/or ceiling replacement;
- General repair/maintenance work not contributing to the overall exterior visual appearance of the building;
- Site improvements such as paving, parking lots, roof work not contributing to the appearance of the Main Street façade.

Façade funding may not be used on outbuildings located on a property not facing or visible from the street, general interior work, general site improvements to sidewalks and paved areas, or plastic, backlit signs. Labor provided by the tenant or owner of the property is not an eligible cost for reimbursement or match consideration.

R+C S

If the building owner or tenant is proposing to do the improvements themselves, they will be reimbursed for materials only, and the building owner or tenant must submit estimates of material prices. If the building owner is a professional contractor, only materials and labor costs for improvements completed by subcontractors will be reimbursed provided an invoice and proof of payment is submitted. **Payments made in cash are not reimbursable.**

Many projects, including signage, will require a Borough building permit and / or zoning approval. All proper permits and zoning approvals must be received in order to be eligible for funding. Any applicant who received approval for grant funds, but who finished the project without proper Borough approvals will not be eligible for reimbursement of expenditures.

At the time and date of application, all applicants must be up to date and current on the payment of their Keystone Oaks School District and Allegheny County taxes, as well as Castle Shannon Borough accounts, including property taxes, in order to be considered and in order to be eligible to receive funds.

Façade Improvement Program Procedures - Applicant

1. The applicant will submit an application along with a drawing or rendering of what is to be renovated on the building, any relevant permit applications and a list of individual project elements to the Castle Shannon Façade Improvement Committee. (Applicant should have already consulted with Building & Zoning to determine if a permit is necessary.) Applications and related documents can be emailed to kmosher@csboro.org or delivered to the Castle Shannon Municipal Building, Room 120, 3310 McRoberts Rd., Castle Shannon 15234.
2. Castle Shannon Façade Improvement Committee reviews drawings / scope of work to determine adherence to design guidelines and eligibility for reimbursement; works with applicant to develop accurate application information.
3. Applicant solicits three (3) contractor bids and selects contractor to perform the work. Applicant includes short narrative explaining why the contractor was selected. (Lowest bid, contractor was already onsite performing other work, known quality of contractor's work, known quality of materials used by contractor, etc.) All contractor bids should include detailed scope of work / proposal. **If the work is to be performed on a building along Castle Shannon Boulevard or Willow Avenue where streetscape improvements have been completed, the contractor must submit a plan for protecting the streetscape.** All documents related to bidding and contractor selection must be provided to the Castle Shannon Façade Improvement Committee.
4. If approved by the Castle Shannon Façade Improvement Committee, work must begin within 60 days from the date of the grant approval letter and must be completed within 90 days of inception. Any unexpected delays of construction or modifications to the original design must be brought to

PJC 6

the attention of the Borough of Castle Shannon and are subject to additional review by the independent project review panel. Designs that deviate from the original without prior approval risk their reimbursement.

5. Selected contractors must sign the Non-Discrimination Clause and submit with signed/accepted proposal/bid/contract agreement. Selected contractors *and subcontractors* must submit Certificate of Insurance showing proof of General Liability and Workers' Compensation.
6. Applicant and contractor sign contract agreement; contractor performs the work and submits detailed invoice(s) to applicant. Applicant pays invoice(s) per the contract agreement.
7. Applicant submits all documents related to bidding and contractor selection, signed contract agreement, contractor invoices, receipts of payment, and photos of the completed work to the Castle Shannon Façade Improvement Committee.
8. When all work is complete and all contractors and professional services are paid in full, please forward receipts, invoices marked "Paid in Full" and cancelled checks for the completed work to the Borough of Castle Shannon office for reimbursement. If paying with a credit or debit card, bank statements and / or credit card statements showing payments must be provided. Payments to contractors, suppliers, and vendors must originate from the grantee. **Do not pay in cash. Cash payments are not reimbursable.** The Castle Shannon Façade Improvement Committee will review all documentation for compliance. Once all information and receipts are submitted, and prior to any funds being released, the independent project review panel will arrange for a site visit to inspect that the work has been completed as per the original application.
9. The Borough of Castle Shannon reserves the right to withdraw funding from any applicant that does not comply with the stated guidelines and processes set forth.

DJC 7

Whenever possible, it is important that the existing or original architectural elements be repaired and improved. These improvements do not need to be costly. Often a fresh coat of paint, a new sign, repairing or replacing an awning will greatly improve the façade of the building making a lasting effect on the area and for your business economically. These guidelines cannot cover every situation, therefore if you do not find the necessary information, please contact the Main St. Manager before completing an application. Each application is reviewed by the Castle Shannon Façade Improvement Committee and will take into consideration all situations as they are addressed.

PROGRAM GOALS / OBJECTIVES:

The Castle Shannon Façade Program has the following goals and objectives:

1. Reduce or eliminate vacancies throughout the Downtown / Main St. target area; and promote the adaptive reuse of commercial buildings.
2. Bring substandard building conditions into compliance with basic health, safety, and building codes while enhancing the visual appeal of the Main Street businesses.
3. Encourage redevelopment and reinvestment as well as stimulate private investment, therefore enhancing commercial growth in the Downtown / Main St. target area.
4. Assist with the preservation of the historic commercial buildings and assure that these buildings are rehabilitated in an appropriate manner.
5. Add significant physical improvements to the aesthetics of a Downtown / Main Street property that is compatible with existing buildings and the historical era of Castle Shannon.
6. To create a compelling image of the Castle Shannon Downtown that will increase commerce, attract new business and foster a sense of community and civic pride in Castle Shannon.

Façade Improvement Program Design Guidelines

Awnings and Signs

Awnings

Awnings are a historically popular means of sheltering pedestrians, advertising a business and protecting window merchandise from sun damage. Historically, awnings project at a continuous angle away from the face of the building on a metal frame, terminating at a skirt or valance.

The Design Committee encourages:

1. Locating awnings over the full length of the storefront display or individual display windows or entrances
2. Fixed or retractable awnings with solid or striped canvas, whose color, style and location are compatible with the building's historic character
3. Awnings made of cloth-based materials
4. Awnings that project approximately three feet from the face of the building in a continuous angle with an eight to twelve inch straight or scalloped valance
5. Installing awning hardware in a manner that minimizes damage to historic building materials

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The Design Committee discourages:

1. Using contemporary or glossy awning materials such as metal, plastics or leatherette, which are incompatible with the building's historic character
2. Internally lit awnings
3. The use of contemporary awning shapes such as rounded balloon awnings
4. The use of canvas and awning materials for signs
5. The installation of awnings at historically inappropriate locations

The Design Committee encourages:

1. Using materials that are consistent with the historic character of the building including wood, bronze, brass, gold leaf, etched glass, paint, aluminum, stainless steel, enameled metal, leaded glass, appliques, tile, and terrazzo
2. Mounting individual wood or metal letters to a building or sign board
3. Using modern durable materials such as Urethane board or MDO board that are similar in appearance to historic materials
4. Using cast iron brackets to hang signs with hardware of a compatible appearance
5. Repairing historic signage with materials to match the original whenever possible
6. Regular maintenance of signage

The Design Committee discourages:

1. The use of contemporary materials such as plastics or plexi-glass, or plastic or glossy coatings, which are incompatible with the building's historic character
2. Temporary paper signs mounted to the building wall, or to exterior or interior window glass

The Design Committee encourages:

1. Using existing ambient street light or storefront lighting whenever possible
2. Using small scale, indirect or hidden lights such as gooseneck lights directed towards sign
3. Using lights that are consistent with the character of the historic building
4. Using low wattage bulbs to minimize potential glare to other properties, pedestrians and vehicle operators

The Design Committee discourages:

1. High wattage light sources such as bare spotlights and metal halides
2. Internally illuminated signs and awnings with the exception of channel letters at compatible locations

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The Design Committee encourages:

1. Customizing neon to enhance the style or character of a building, if appropriate, in consultation with the Design Committee

The Design Committee discourages:

1. The use of neon signage at a building's interior that is highly visible from a public way
2. The installation of interior pre-manufactured neon signs advertising a product or service that is highly visible from a public way

The Design Committee encourages:

1. Retaining the characteristic elements of commercial buildings
2. Retaining and maintaining all building cornices, features and details
3. Maintaining the size and shape of upper floor windows with the associated trim and moldings
4. Reopening previously filled windows

The Design Committee discourages:

1. Enclosing or removing elements, such as building cornices and storefronts
2. Locating air conditioners in street elevation windows or creating new openings for thru-wall air conditioners that are visible from the street
3. Infilling or altering window openings
4. Removing a building cornice without providing a compatible new cornice of similar scale and detailing.

The Design Committee encourages:

1. Retaining the characteristic elements of the entrance alcoves including the floor, ceiling, flanking display windows, and entrances
2. Retaining the entrance alcoves as exterior space rather than enclosing the alcoves as part of the interior of a store

The Design Committee discourages:

1. Enclosing or removing elements, or materials such as ceilings, floors or display windows

The Design Committee encourages:

1. Understanding the historic character of the storefront through investigation and documentation prior to making changes and reconstructing storefronts based upon evidence of original materials or pictorial documentation
2. Retaining historic character and elements of storefronts including building material and forms
3. Retaining original entrances, windows, display alcoves and their locations

PFC 10

4. Retaining storefront windows after a change in use and installing blinds or thermal curtains behind storefront windows if privacy is desired
5. Opening previously closed windows
6. Retaining historic building materials where feasible – appropriate suitable alternate materials that convey the same visual appearance can be used where the use of historic materials is not technically or economically feasible
7. Respecting the scale and proportion of the existing building when contemplating a new storefront and not extending beyond the original in height or width
8. Considering merchandizing needs when modifying a storefront design
9. Maintaining the planes of the historic storefront relative to the building façade including flush, projecting or recessed areas
10. Although the Design Committee does not review paint, it recommends that a paint scheme be selected that complements the style and features of a storefront and building

The Design Committee discourages:

1. Enclosing or removing elements, such as building cornices and storefronts
2. Altering size or shape of major building forms such as window, door and transom openings
3. Installing stylistic elements from periods that are different from the storefront or building and do not complement the overall stylistic expression
4. Altering a façade from commercial to residential character unless the building was previously residential and there is sufficient evidence or documentation to provide an accurate representation
5. Installing inappropriate materials at storefronts including vinyl siding, some types of wood siding, artificial brick, masonry and mirrored glass
6. Installing any material other than clear glass within a display window
7. Installing built-in furniture visually blocking the inside of display windows
8. Installing window air conditioners in transom windows or thru-wall air conditioners that are visible from a public way
9. Introducing a new storefront or element that alters or destroys historic building materials
10. Creating an incompatible design or false historic appearance based upon insufficient documentation
11. Adding a false front or false story to a building

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	Street	No	Name	Violation- 2014	Date	Date to Correct	Corrected Date
259	McCully Road	1402	Wayne Less	did not comply with occupancy violations & parking on Grass	10/1/14	11/1/14	Regular & Certified
	Street	No	Name	Violation- 2016	Date	Date to Correct	Corrected Date
284	Library Road	3301	Budget Transmission	remove banner, and clean-up debris in parking lot	12/29/16	1/5/17	
	Street	No	Name	Violation- 2017	Date	Date to Correct	Corrected Date
226	Rolling Rock	914	Floyd Arbogast	Camper in the driveway	6/6/18	6/11/18	
	Street	No	Name	Violation- 2019	Date	Date to Correct	Corrected Date
105	McRoberts Road	3141	Thomas A Moses	UCC hearing on the lack of progress to take out of Condemn	4/17/19	4/29/19	Regular & Certified
336	Rolling Rock Road	914	Floyd L Arbogast	Unsanitary Conditions: Trailer, outside storage, Junk Vehicle	7/10/19	7/20/19	Regular & Certified
587	Oakdale Ave	910	Frank R Menardi	2nd notice for Rental Unit Registration	12/20/19	12/31/19	
	Street	No	Name	Violation- 2020	Date	Date to Correct	Corrected Date
100	McCully Road	1402	Wayne A Less	Junk Vehicles in the back yard	2/20/20	4/5/20	Regular and Certified
106	Library Road	3840	Anthony Fazio	Land use violations	2/26/20	4/30/20	
123	Library Road	3301-3307	James Busch	storage of Junk Cars	3/11/20	5/30/20	Regular and Certified
569	Lindenwood Drive	808	Ronald C & Janet R Sabatasso	no Occupancy Registration	9/29/20	10/4/20	
	Street	No	Name	Violation- 2021	Date	Date to Correct	Corrected Date
129	Grove Road	1301 apt 2	Robert Nagy	2nd notice for feeding the animals & \$25.00 ticket fine	2/23/21	2/24/21	Regular & Certified
213	Belleville Street	2909	Zachary Myles Diberadin	2 nd Garbage and cans at the curb, and storage of pallets in	4/9/21	4/14/21	Regular and Certified
314	Glen Shannon Dr	567	Kopila Thapa	Building a Roof over a deck with no permit	5/17/21	5/22/21	
344	Grove Road	1301	Robert Nagy	2nd time submitting citations feeding animals & infestation	5/27/21		waiting for hearings
387	Grove Road	1301	Robert Nagy	another 2 citations for feeding Animals & Birds	6/10/21		waiting for hearings
531	Library Road	3603	Original Gyro	Sanitation issue in the back, blocking clear site exiting the lot	8/5/21	8/10/21	
549	Grove Road	1301	Robert Nagy	2 citations feeding animals, Infestation of rodents	8/13/21		Waiting for hearing date
704	Grove Road	1301	Robert Nagy	3 more citations feeding animals, uninhabitable, infestation	12/17/21		3 more citation
705	Sleepy Hollow Road	900	Daharmishtha Lodaliya	operating a Mini Mart/Convenience store in a R-2 District	12/27/21	1/7/22	Regular & Certified
	Street	No	Name	Violation- 2022	Date	Date to Correct	Corrected Date
144	Library Road	3421	Jason Alan Roberts	Roof leaking inside Apt 2, No Sign permit, or unit registration	3/7/22	3/18/22	Regular and Certified
148	Grove Road	1301 apt 2	Robert Nagy	another 2 citations for feeding animals and birds, rodents	3/10/22		
163	Belleville Street	2909	Christopher Schmitt	2011 Carry-on Trailer and ATV in the front of the house	3/28/22	3/30/22	Regular and Certified was received 6/11/22
164	Grove Road	1301	Robert Nagy	2 more citations	3/30/22		
168	Library Road	3757	Pele Castle Shannon LLC Dustin Jo	Landslide between 3755&3757 along Fountain Road	4/1/22	4/11/22	regular and certified
178	Prospect Ave	1220	Retred LLC	Installed gravel and no permit for a parking pad	4/12/22	4/17/22	issued 2 more waiting for a hearing date
197	Sleepy Hollow Road	921	Lobos Management	no Occupancy for new tenants, unit registration, on grass	5/5/22	5/15/22	Regular and Certified
273	Prospect Ave	1220	Retred LLC Ashish Shah	2nd Notice gravel on street, no pad permit & Occ+Unit Reg.	5/24/22	6/3/22	issued 2 more waiting for a hearing date
322	Belleville Street	2909	Christopher Schmitt	2nd notice for trailer, 311 app High Grass	6/9/22	6/14/22	Regular and Certified was received 6/11/22
327	Willow Ave	3762	William D Nedzesky	High Grass and no Unit Registration	6/10/22	6/15/22	just the grass was cut 7/11/2022
340	Cooke Drive	781 Apt1	Stevenson Williams Management Dc	Uninhabitable; contains filth and contamination, mold Lack M	6/13/22	7/28/22	Regular and Certified
343	Cooke Drive	786 A	Schnabletler LLC	Garbage out , no Unit registration	6/15/22	6/22/22	
349	Myrtle Ave.	3750	Pittsburgh Myanmar Christian Fellow	Needs a Grading Permit for the retaining wall for parking	6/15/22	6/25/22	
397	Killarney Drive	811	Jodi L Doyle	no Occupancy or Unit Registration	7/8/22	7/15/22	

424	Riehl Drive	740	Sarah Rappaport	Installed a fence with no permit	7/25/22	8/4/22	
430	Rosalia Ave	3521	Linda Ann Daube	High Grass and weeds, house needs repairs	7/27/22	10/25/22	
446	Library Road	3301 & 3307	James Busch Jr.	Banner Sign and abandoned Castrol sign, High Grass	7/28/22	8/2/22	
456	Prospect Ave	1220	Asif Shah	4 Citation parking pad, Rental Unit Reg, Occupancy, Gravel	7/29/22		issued 2 more waiting for a hearing date
470	Library Road	3421	Jason Alan Roberts	2nd notice on violations from 3/7/22, weeds, no occupancy	8/3/22	8/10/22	Regular and Certified
473	Rosalia Ave	3521	Linda Daube	2nd notice for High Grass and Weeds	8/3/22	8/8/22	Regular and Certified
481	Lyndell Street	3707	Catherine & Clair Smith Brothers	Tarp in yard, no electric, chimney, porch foundation, vacant	8/4/22	9/4/22	Regular and Certified
535	Saint Anne Street	938	Marshall Gregory	Dog Feces disposal of rubbish, sanitation and means of egress	8/17/22	8/22/22	waiting for hearing date
546	Library Road	3505	Realty Income Trust 6	\$25.00 Ticket for high grass	8/19/22	8/24/22	Regular and Certified
597	Saint Anne Street	938	Marshall Gregory	2nd Notice for dog Feces disposal of rubbish, sanitation	8/31/22	9/5/22	waiting for hearing date
664	Prospect Ave	1220	Asif Retred LLC	Another 4 Citations submitted	9/15/22		issued 2 more Waiting for the hearing date
665	Saint Anne Street	938	Marshall Gregory	3 citations submitted	9/15/22		Waiting for the hearing date
677	Green Ct.	222	Andrew Sweiter	Re-occurrence of sanitation conditions & Rodents	9/20/22	9/21/22	
708	Park Avenue	918	H&P Partners LLC	Doing work without a permit and conditional occ. ran out	9/27/22	10/12/22	Regular and Certified
774	Middleboro Road	3564	Caley P Mangan	No gutter for proper drainage	10/18/22	10/28/22	
817	Broadway Ave	3215	Milton E & Dorothy Hamel Jr.	Tree causing damage porch roof	10/27/22	11/4/22	
837	Rosalia Ave	3521	Linda Ann Daube	2nd notice for repairs not being completed on the property	11/1/22	11/30/22	Regular and Certified
865	Saint Anne Street	938	Marshall Gregory	4 more citation	11/7/22		waiting for hearings
869	Cooke Drive	797 B	Joann Groman	No Occupancy and no Unit Registration	11/8/22	11/15/22	Regular and Certified
884	Broadway Ave	3215	Milton E & Dorothy Hamel Jr.	2nd notice for Rotted roof and tree causing damage	11/9/22	11/18/22	
902	Murrays Ln	289	Linnea Rae Ondick	2003 toyota with expired plate & Stickers	11/18/22	11/28/22	
909	Pine Avenue	958 Apt 2	Marco A & Martha Honores	Recycling out too early, no Occupancyfor tenants, no Unit	11/21/22	11/26/22	Regular and Certified
915	Sleepy Hollow Road	967	Adam & Samantha Elliott	no Occupancy for the tenants	11/21/22	11/28/22	Unauthorized Busness Regular and Certified
942	Broadway Ave	3215	Milton E & Dorothy Hamel Jr.	3rd notice Rotted roof, broken gutter and tree causing damage	11/28/22	12/8/22	Regular and Certified
978	Middleboro Road	3564	Caley P Mangan	Junk Ford F-150 expired stickers	12/6/22	12/16/22	
1022	Lyndell Street	3800	Tania Wang	No Unit Registered	12/14/22	12/15/22	
	Street	No	Name	Violation- 2023	Date	Date to Correct	Corrected Date
115	Castle Shannon Blvd	1106	Josephine McGonigle	Garbage out before 6:00 Pm, No Occ, & No Unit Registration	1/25/23	1/30/23	
194	Prospect Ave	1220	Ashesh Shan	Gravel and mud into the street a MS4 issue parked on Grass	2/10/23	2/14/23	issued 2 more citations waiting for the hearing
195	Sleepy Hollow Road	967	Samantha and Adam Elliott	Unauthorized Home Base Busniess	2/10/23	2/20/23	Regular and Certified
203	Saint Anne Street	917-919	Barry T Langan	Trash left at the curb, no rental Unit and No Occupancy	2/14/23	2/19/23	
230	Willow Avenue	3827	Debbie Schweiger	No Occupancy for Polished Nails Studio & Spa	2/23/23	2/28/23	Regular & Certified
234	Hamilton Road	1349	Joshua Bush	Dead trees out front that pose a threat to the road & Public	2/23/23	3/9/23	
242	Library Road	3611	Original Gyro	Unsafe equipment	3/3/23	4/3/23	
265	Steiger Street	4102	Matthew Stonebraker	Did not complete violations for Occupancy and rental	3/9/23	3/16/23	
317	Willow Avenue	3926	Barry T Langan	Garbage out before 6:00 Pm & no Occupancy & unit Registra	3/30/23	4/6/23	
323	Willow Avenue	3855	John French	Feeding birds causing rodent problems and close to the creek	3/31/23	4/2/23	submit citation on 5/17/23
327	Saint Anne Street	911	Richard P Fest	2nd Notice Grading/excavating in vacant lot with no permit	4/4/23	4/11/23	Regular and Certified
341	Castle Shannon Blvd	1116	Raymond Lackner	Parapet, lintels, Windows Collapsing on the Southwestern side	4/14/23	Immediate	Regular & Certified 30 days just to get permits
347	Sleepy Hollow Road	964	9624 Sleepy Hollow LLC	records show as vacant, no unit registration	4/17/23	4/18/23	

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371	Willow Avenue	3855	John French	2nd Notice for feeding the birds causing rodent problems	4/19/23	4/21/23	submit citation on 5/17/23
372	Pine Avenue	905	Skylar Stewart PGH Property Group	No Occupancy, no unit registration parking on the grass	4/19/23	5/3/23	
373	Library Road	3547	Skylar Stewart PGH Property Group	No Occupancy, no unit registration	4/19/23	5/3/23	Regular and Certified
391	Connor Rd	1061	Matthew Templeton	Trailers parked in front of house	4/25/23	5/5/23	
396	Prospect Ave	1220	Ashesh Shah	2 citation for gravel in the street and no parking pad	4/26/23		wait for a Hearing Date
410	Connor Road	1013	John McGhee	2nd notice trailer in front of house, and building and scrape	5/2/23	5/12/23	
476	Library Road	3563	OAP Ventures LLC James Brocato	Condemned for faulty construction & Unsafe Structure	5/9/23	11/9/23	Regular and Certified
479	Home Ave	3105	Matthew Simmons Aux Funding LLC	No Occ, No Unit Reg, High Grass	5/10/23	5/20/23	
488	Home Ave	3138	Jagginder Singh	High Grass and no Unit Registration	5/10/23	5/15/23	
539	Broadway Ave	3254	Rashid H Boumasoud	3 citations submitted, High Grass, Storage, Junk Vehicles	5/15/23		Guilty on 8/2/23
547	Baldwin Street	921	CKZ Properties LLC	No Occupancy for tenant, no unit registration, high grass	5/16/23	5/26/23	grass only on 7/17/23
554	Library Road	3301	James & Michele Busch Jr	3rd Notice for signage, no unit registration, and High Grass	5/16/23	5/31/23	
557	Willow Avenue	3855	John French	Citation for Feeding the birds	5/17/23		Waiting for hearing
564	McCully Road	1404	Michael A Kalanish	No Occupancy, Violation since 11/9/20, and High Grass	5/17/23	5/27/23	grass only on 7/30/23
567	Londonderry Drive	809	RP2ALL LLC Maurice Makay	2nd Notice for High Grass, and No Unit Reg. include 3017 Be	5/18/23	5/28/23	just the grass on 5/24/23
629	Library Road	4156	Paul & Kathy Hess	No Occ for new tenant, no unit reg. banner and no sign perm	5/26/23	6/2/23	Regular and Certified
631	Redwood Drive	985	Donald & Amy Krtnjek	No reinspection and piling brush under pine trees in backyard	5/30/23	6/14/23	
638	Castle Road	153	Mary E Munnell	Wall is crumbling and falling down causing a safety hazard	6/6/23	7/6/23	extention till August 6th
662	Poplar Avenue	3538	Stephen Nickles & Kristy Heslet	High Grass in the back yard	6/12/23	6/17/23	
663	Broadway Ave	3254	Rashid H Boumasoud	3 Citation Storage, High Grass, Inoperative vehicles	6/8/23		Guilty on 8/2/23
666	Broadway Avenue	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk cars & Trailer	6/13/23		Guilty on 8/2/23
671	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk cars & Trailer	6/14/23		Guilty on 8/2/23
672	Willow Ave	3855	John French	Citation for feeding the wildlife	6/14/23		waiting for hearing
673	Library Road	3547	Skylar Stewart PGH Property Group	Citation for no occupancy	6/14/23		waiting for hearings
674	Pine Avenue	905	Skylar Stewart PGH Property Group	Citation for no occupancy	6/14/23		waiting for hearings
675	Broadway Ave	3141	Craig D & Karen Lachappell	Front porch crumbling and in need of repairs	6/14/23	8/14/23	
691	Poplar Avenue	3726	Coccaro & Associates Bob Coccaro	No Occupancy and Ford Van with expired stickers	6/15/23	6/25/23	8/21/23
721	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/19/23		Guilty on 8/2/23
722	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/20/23		Guilty on 8/2/23
725	Poplar Avenue	3538	Stephen Nickles	2nd notice for high grass in the backyard	6/20/23	6/25/23	
733	Middleboro Road	3564	Caley P Mangan	3rd Notice missing gutter, uninspected ford pickup	6/20/23	7/1/23	
735	Library Road	3563	James Brocato	Condemn the structure, with a 240 day as is	6/20/23	2/15/24	
737	Connor Road	1013	John McGhee	Garbage out before 6:00 Pm, tractor & 3rd for trailer in drivew	6/21/23	7/1/23	Trash only 6/26/23
754	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/22/23		Guilty on 8/2/23
755	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/23/23		Guilty on 8/2/23
762	Clara Ave	1333	Anthony Pellarin	Honda in driveway expired inspection, Outdoor Storage	6/27/23	7/2/23	
767	Elm Avenue	3628	Regis & Helene McQuaide	Pallets laying against the house on side & back, high grass	6/27/23	7/2/23	only the grass 6/30/23
779	Saint Anne Street	915	Robert E & Valerie Mally	Weeds are high around the motorcycles	6/28/23	7/3/23	
791	Newport Drive	930	Frederick C & Carol H Boden	High Grass, Silver Mitsubishi stickers expired since 4-19	7/3/23	7/13/23	car only 7/10/23
792	Library Road	3107	WETGO Portfoliio III LLC	High Grass, Festoons/penants, & no permit for portable sign	7/3/23	7/8/23	8/14/23

802	Hastie Road	1043	Khang Nguyen	High Grass & weeds in the front and side. Shutter hanging	7/10/23	7/15/23	grass only on 7/17/23
805	Saint Anne Street	915	Robert E & Valerie Malley	2nd Notice for high grass in front & around the motorcycles	7/10/23	7/15/23	
806	Frank Street	3800	Jennifer Daube	High Grass and weeds in the front and backyard	7/10/23	7/15/23	
810	Oakdale Ave	930	Edward L III Ewing	Railing required on front steps,outdoor storage of building ma	7/11/23	7/21/23	
818	Home Ave	3013	Maceo L & Debra L Fulmore	Rotted backyard wall that's unstable and a hazard	7/11/23	8/11/23	
826	Belleville Street	2909	Christopher Scmitt	Trailer and ATV in front of the house, next will be a citation	7/12/23	7/17/23	Regular and Certified
848	Elm Avenue	3630	Regis & Helene McQuaide	2nd notice for building materials stored outside	7/17/23	7/23/23	
850	Frank Street	3800	Jennifer Daube	2nd notice for high grass and weeds.	7/18/23	7/23/23	
854	Saint Anne Street	915	Robert, Jr. & Valerie Malley	3rd notice for weeds around motorcycles.	7/18/23	7/23/23	
861	Middleboro Road	3564	Caley Mangan	Last notification for lack of gutters/downspouts. Weeds	7/19/23	9/19/23	Regular & Certified
862	Connor Road	1023	Desiree Saunders	Recycle container left out at the curb for more than a week.	7/19/23	7/20/23	
863	McCully Road	1405	Michael Kalanish	2nd notice for the weeds, brush pile, pallets, broken fence	7/19/23	7/29/23	weeds and brush only on 8/1/23
865	Greenridge Road	4225	Jill & Brian Vogel	High grass, weeds and shrubs, #'s not visible, hedges high	7/19/23	7/29/23	grass only on 7/26/23
870	Mt. Lebanon Blvd	400	Lebanon Shops Properties	Area has high weeds and fence around dumpster is damaged	7/19/23	8/19/23	
875	Lindenwood Drive	915	Mark & Amy Geller	High grass and weeds. Hedges/bushes are a little out of cont	7/19/23	7/21/23	grass only on 7/31/23
890	Rebecca Street	3711	Three B Dev/Aaron Buechel	2nd notice for high grass and weeds	7/24/23	7/30/23	7/31/23 2nd notice
893	Library Road	3563	James Brocato	High Grass and weeds around the property. Brush pile	7/24/23	7/30/23	8/15/23
895	Clara Ave	1329	Mary Ochs	High grass and weeds, brush has taken over, no premise ID	7/24/23	7/30/23	grass only on 7/31/23
899	Lindenwood Drive	915	TH Property Owner 1 LLC	no Occ. High Grass,weeds,overgrown trees and bushes	7/25/23	8/4/23	grass only 7/31/23
906	Blossom Hill Road	1480	Daniel A & Audrey L Stabb	High grass, weeds throughtout the property & Brush/tarps	7/26/23	7/31/23	only the grass is cut7/31/23 warning
918	Shady Run Ave	1226-1230	Brian Dudukovich	No Occupancy, garbage placed out 471/2 days before pick up	7/26/23	7/27/23	Garbage only 7/31/23
930	Kerry Hill Drive	826	Emily M Olah	High grass and Weeds throughout, Blue Tarp in the back yard	8/1/23	8/6/23	8/16/23
932	Wabash Avenue	3122	Rita Arena	Recycle container either placed out before or left out	8/2/23	8/3/23	removed 8/14/23 warning
934	Riehl Drive	720	Patrick & Elizabeth Mangan	Garbage placed out before the designated time	8/2/23	8/3/23	removed 8/14/23 warning
935	Middle Road	888	Ralph & Deborah Bilski	Garbage placed out before the designated time	8/2/23	8/3/23	removed 8/14/23warning
936	Maplewood Drive	818	Merle & Laura Lee Michelucc	Garbage placed out before the designated time	8/2/23	8/3/23	removed 8/14/23warning
937	Lindenwood Drive	915	TH Property Owner 1 LLC	Overall exterior of the property is in disarray.	8/2/23	9/2/23	
938	Lindenwood Drive	838	Thomas Aaron	Garbage placed out before the designated time	8/2/23	8/3/23	removed 8/14/23 Warning
939	Poplar Avenue	3538	Stephen Nickles	4th Notice Cut and maintain the weeds.	8/2/23	8/13/23	Ticket
947	Connor Road	1021	1021 Connor LLC/Riva Ridge	Garbage placed out before the designated time/no occ	8/2/23	8/13/23	just garbage on 8/7/23
948	Bockstoce Avenue	911	Charleigh Barnes	Outstanding violations/permit not paid	8/2/23	9/2/23	Regular and Certified
949	Greenridge Road	4236	Imagine Investments & Consulting LI	Garbage out a day after pick up, no Occ. No Rental Regist	8/4/23	8/9/23	just garbage on 8/7/23
950	Connor Road	1059	Pavlo Lebedyev	High Grass backyard, No Occ, No Unit Registration	8/4/23	8/9/23	Citation on the 7th
951	McRoberts Road		Thomas A Moses	Moving forward to condemn the house, Lack of maintenance	8/4/23		
952	Killarney Drive	783	Colleen M Derbish	Garbage receptacles are stored too close to the street. Garba	8/7/23	8/8/23	removed 8/15/23warning
953	Killarney Drive	784	Boyd M Guenther	Garbage receptacle left at the curb for day's after the pick-up	8/7/23	8/8/23	removed 8/15/23 warning
954	Glen Shannon Drive	536	Donald & Cheryl Seese	3rd Garbage out way before designated time, Ticket issued	8/7/23	8/8/23	moved out sent to owners
955	Middle Road	884	Ronald W & Karen A Rodgers	High Grass and weeds around the front parking space	8/7/23	8/12/23	8/14/23
957	Belleville Street	2909	Christopher Schmitt	4 tickets ,GrassTrailer,Junk, Property Maintenance	8/7/23	8/22/23	
958	Connor Road	1059	Pavlo Lebedyev	citation for high grass in backyard	8/7/23		8/21/23

959	Rebecca Street	3737	Sean Browne	Swimming pool with no permit	8/7/23	8/20/23	removed 8/15/23
960	Willow Avenue	3915	Linda Diane Dell	Rubbish Dresser, cabinet, Tv, over a month	8/8/23	8/15/23	
961	Willow Avenue	3919	Three Suns Property Sol. Steve Sah	Unsafe wall and handrail, high weeds, along Willow Ave	8/8/23	9/8/23	Regular and Certified
962	Baldwin Street	927	David A Palermo	Garbage and brush pile placed out before disgnated time	8/8/23	8/9/23	removed 8/14/23 warning
963	Baldwin Street	911	Joshua Gaallagher	High Grass and weeds throughout the property	8/8/23	8/13/23	8/14/19
964	Mount Lebanon Blvd	400	Lebanon Shops Properties	dumpster not in a enclosure, and a damaged enclosure	8/8/23	8/22/23	
965	Rebecca Street	3713	Michael L & Denise A Macklen	Clean up property Plastic bags, garbage cans, hose, paper	8/8/23	8/19/23	warning
966	Lyndell Street	3814	Daniel J Florent	Garbage receptacles left out beyond the designated time	8/8/23	8/9/23	removed 8/14/23 warning
967	Middleboro Road	3929	Paul A & Lynne A Turnquist	Garbage receptacle left at the curb beyond designated time			removed 8/14/23 warning
968	6Th Street	1241-1245	MOJO Properties LLC James Moss	Garbage cans left out beyond the designated time No Occupa	8/9/23	8/10/23	8/15/23
977	Saint Anne Street	911	Richard P Fest	Garbage placed out before the designated time	8/9/23	8/10/23	8/14/23
978	Saint Anne Street	915	Robert E & Valerie Malley	Garbage placed out before the designated time	8/9/23	8/10/23	8/14/23
979	Thornwood Drive	1041	Margaret Kearney	Garbage placed out before the designated time. Out for days	8/9/23	8/10/23	removed 8/14/23 warning
980	Thornwood Drive	1090	Rachel Cathryn O'Rourke	Garbage placed out before the designated time	8/9/23	8/10/23	removed 8/14/23 warning
981	Greenridge Road	4204	Salvatore & Laurie Falcone	White Hyundai parked on the grass between two houses	9/10/23	8/11/23	5/15/23
982	Riehl Drive	720	Patrick R & Elizabeth E Mangan	Mishandling of garbage. Garbage on the ground that fell over	8/10/23	8/11/23	8/14/23
983	Grove Road	1295	Joannis N Kouknas	High Grass and weeds in front driveway and throughout	8/14/23	8/20/23	8/21/23
984	Kerry Hill Drive	826	Emily M Olah	2nd norice high grass throughout the property	8/14/23	8/20/23	8/16/23
985	Hiwood Drive	3369	Justin Singer	High weeds along the road, and and strang of bushes	8/14/23	8/20/23	cut on 8/21/23 warning
986	Sleepy Hollow Road	910	Leonard Santos	High Grass and weeds	8/14/23	8/20/23	8/21/23
987	Lebanon Ave	915	Charles H & Shelli Fleming	High Grass along the driveway	8/14/23	8/20/23	
988	Cooke Drive	780 B	Rayla Mallory	High Grass and weeds throughout	8/14/23	8/20/23	8/21/23
989	Bochstoce Avenue	957	Prudential Realty Company	High Grass and weeds on hillside along the road	8/14/23	8/20/23	warning
990	Frank Street	3800	Jennifer Daube	3rd notice High grass and weeds	8/14/23	8/20/23	
991	Baldwin Street	919	Charles F Eberenz	High Grass and weeds throughout the property	8/14/23	8/20/23	8/21/23
992	Willow Avenue	3900	Christopher Michael Myer	Mishandling of garbage.	8/14/23	8/15/23	cleaned up 8/21/23 warning
993	Greenridge Road	4206	Prem Gurung	White Toyota Parked on the grass in front of the house	8/14/23	8/15/23	8/15/23
994	McCully Road	1314	Diana L Curley	Bushes encroaching the street with poor visibility around curt	8/14/23	8/20/23	8/21/23
995	Lyndell Street	3700	Josephine Hutnick Protector Trust	High Grass and weeds on the hillside along thje road	8/14/23	8/20/23	warning
996	Blossom Hill Road	1506	Robert & Michele Planitzer	High grass and weeds throughout the property	8/14/23	8/19/23	8/21/23
997	McCully Road	1405	Michael A Kalanish	3rd noticepallets ,broken railing,pile gravel, in the back, wall b	8/15/23	8/22/23	
998	McRoberts Road	3250	Harry & Patricia Chalmers	Storage Of building material, in backyard off driveway	8/15/23	8/22/23	warning
999	Broadway Ave	3141	Craig D & Karen Lachappell	2nd notice for the deteriorating front porch	8/15/23	8/30/23	
1000	Glen Shannon Drive	536	UCG Thirty Eight LLC	No Occ. Permit, garbage out a few times	8/15/23	8/25/23	
1001	Vermont Ave	1016 Apt 4	Justin Fleckenstein	Red Jeep Parked on the grass front Alvern Gardens Apt's	8/15/23	8/16/23	removed 8/16/23 warning
1002	Saint Anne Street	938	Marshall Gregory	High Grass and weeds throughout the property	8/15/23	8/20/23	
1003	Greenridge Road	4236	Stephen & Patricia Hahn	Gray Hyundai parked on the grass	8/15/23	8/16/23	removed 8/16/23 warning
1004	Mount Lebanon Blvd	300	Lebanon Shops Properties	dumpster enclosure doors open on the planet fitness side	8/15/23	8/16/23	warning
1005	Baldwin Street	912	Timothy Sweeny	front hedges are encroaching the sidewalk, damaged garage	8/15/23	8/31/23	8/21/23
1006	Saint Anne Street	940	Natalie Friedrich	Weeds front hillside, lvy encroaching the sidewalk	8/15/23	8/20/23	

1007	Poplar Avenue	3616	Eric W Adams	High Grass and weeds on the front hillside	8/15/23	8/20/23	cut on 8/21/23 warning
1008	Grove Road	1290	Steve Backo	High grass and weeds throughout the property	8/15/23	8/20/23	
1009	Sleepy Hollow Road	804	Thomas R Ahearn Jr	High grass and weeds front hillside, hedges over sidewalk	8/15/23	8/20/23	hedges only on 8/21/23 warning
1010	Willow Avenue	4122	Ibrahim Kimukin	High Grass and weeds along Vermont Ave	8/15/23	8/20/23	8/21/23
1011	Lyndell Street	3810	Anthony & Megan Scarillo	High weeds and Grass throughout the property	8/15/23	8/20/23	cut 8/21/23 warning
1012	Lyndell Street	3814	Kathleen McGrath	Trash piled up on the side of the yard, weeds in the backyard	8/15/23	8/20/23	cleaned up 8/21/23 warning
1013	Lyndell Street	3701	Jesse Navadauskas	recycling receptacle is at the curb beyond disignated time	8/15/23	8/16/23	removed 8/16/23 warning
1014	Middleboro Road	3591	Paul & Aleta J King	recycling receptacle is at the curb beyond disignated time	8/15/23	8/16/23	removed 8/16/23 warning
1015	Poplar Avenue	3538	Stephen Nickles	lots of notification for High weeds, and a copy of the ticket	8/15/23	8/29/23	Regular and Certified
1016	Castle Road	220	Thomas J & Patricia A O'Toole	No dumpster permit that's in the street	8/15/23	8/22/23	removed 8/18/23 warning
1017	Baldwin Street	910	William R Speth	High weeds and grass over sidewalk and damaged swimming	8/15/23	8/31/23	Regular and Certified
1018	Maplewood Drive	908	Justin & Ashlee Kendle	Garbage placed out a day before the disignated time	8/16/23	8/17/23	8/17/23
1019	Maplewood Drive	816	Joanne M Neiport	Garbage placed out before the disignated time	8/16/23	8/17/23	removed 8/18/23 warning
1020	Lindenwood Drive	903	Mary K & Paul W Medved	Garbage placed out before the disignated time	8/16/23	8/17/23	removed 8/18/23 warning
1021	Elm Avenue	3430	Keith N McMonagle	Garbage placed out before the designated time	8/16/23	8/17/23	removed 8/18/23 warning
1022	Poplar Avenue	3530	Nicholas J & Catherine A Fortunato	Garbage placed out before the designated time	8/16/23	8/17/23	removed 8/18/23 warning
1023	Poplar Avenue	3533	Ronald D & Colleen R Moore	Garbage placed out before the designated time	8/16/23	8/17/23	removed 8/18/23 warning
1024	Oakdale Ave	941 A	Dana Cancelliere	Garbage placed out before the designated time	8/16/23	8/17/23	8/21/23
1025	Oakdale Ave	941 B	Carmen Cavanaugh	Garbage placed out before the designated time	8/16/23	8/17/23	8/21/23
1026	Bockstoce Avenue	963	Guy F & Maureen A Cristiano	Garbage placed out before the designated time	8/16/23	8/17/23	removed 8/18/23 warning
1027	Cooke Drive	795 B	Andrew & Kayla Kluder	Garbage and building materials out to early and vacant	8/16/23	8/17/23	8/18/23
1028	Cooke Drive	795 B	Amanda Behr	Garbage and building materials out to early	8/16/23	8/17/23	8/18/23
1029	Cooke Drive	797 B	Robert Groman	Garbage and building materials out to early	8/16/23	8/17/23	8/18/23
1030	Baldwin Street	914	Carl Marbello	Issued a ticket for Garbage out early to many times	8/16/23	8/17/23	Ticket
1031	Baldwin Street	909	Enis & Samantha M Suljic	High nWeeds throughout encroaching the driveway, steps an	8/16/23	8/21/23	8/21/23
1032	Baldwin Street	913	Jamie Zinn	High Grass and weeds, feeding birds, attracting other wildlife	8/16/23	8/21/23	8/21/23
1033	Saint Anne Street	921	Matthew & Jennifer Lazarus	Trailer parked on the street for days	8/16/23	8/17/23	8/21/23
1034	Willow Avenue	3905	John Egan	Repeat Garbage out early, sent notices to tenants in the past	8/16/23	8/17/23	removed 8/18/23 warning
1035	Willow Avenue	4127	Zaphkhan Investments LLC	Garbage placed out before the designated time	8/16/23	8/17/23	8/18/23
1036	Connor Road	1059	Pavlo Lebedyev	2nd notice for high grass and weeds throughout the property	8/16/23	8/21/23	8/21/23
1037	Connor Road	1037	Tracey L Klammer	Garbage placed out before the designated time	8/16/23	8/17/23	8/21/23
1038	Thornwood Drive	1045	Jeffrey L & Paula Collavo	Garbage placed out before the designated time, and was told	8/16/23	8/17/23	8/21/23
1039	Greenridge Road	4236	Imagine Investments & Consulting L	Garbage and building material out before designated time	8/16/23	8/17/23	8/21/23
1040	Library Road	3301	James Busch & James Corwin	High Grass and weeds throughout the property	8/16/23	8/21/23	8/18/23
1041	Library Road	3128	Robert Stowman	High Weeds in the parking lot and no address number	8/16/23	8/22/23	warning
1042	Clara Ave	1333	Anthony Pellarin	High Grass & Weeds with outside storage of toys, bikes	8/16/23	8/21/23	8/21/23
1043	Lyndell Street	3735	James A & Susan Morris	Recycle containers left at the curb beyond the designated tim	6/16/23	8/21/23	removed on 8/21/23 warning
1044	Steiger Street	4103	Jeffrey Stewart	Storage of pallets, tires and building materials covered with a	8/16/23	8/21/23	
1045	Oak Drive	1431	Gary S & Barbara A Hudzik	siding still hanging on side of house, front window insect scre	8/18/23	8/31/23	
1046	Trance Drive	1441	Paul III Egri	Mishandling of garbage, can fell and garbage is on ground	8/18/23	8/19/23	8/21/23

1047	Pine Avenue	905	Dylan Baker	Grass clippings on Willow, 2 Vehicles parked on grass	8/18/23	8/19/23	8/21/23
1048	Chestnut Street	926	Azhar Salim Nada	Van on grass in back with building material & Exercise equip	8/22/23	8/27/23	warning
1049	Cooke Drive	775	Robert & Theresa M Montana	High Weeds around property, Pole, parking area around front	8/22/23	8/27/23	
1050	Cooke Drive	791 Apt A	Matthew Armstrong	Garbage out way before the disignated time	8/22/23	8/23/23	8/23/23
1051	Bockstoce Avenue	849	William Wilson	High Grass at the street level andarond the steps	8/22/23	8/27/23	warning
1052	Bockstoce Avenue	907	Shannon L McCullough	High Grass at the street level and hillside	8/22/23	8/27/23	warning
1053	Baldwin Street	914	Carl Marbello	Garbage placed out way before the disignated time again	8/22/23	8/23/23	8/23/23
1054	Connor Road	1037	Tracey L Klammer	High Grass and weeds throughout the property	8/22/23	8/27/23	warning
1055	Connor Road	1035	Justin Gaydos	High Grass and weeds throughout the property	8/22/23	8/27/23	
1056	Shady Run Ave	1272	Ben J Digregorio	High Grass and weeds along your fence on Prospect	8/22/23	8/27/23	warning
1057	Prospect Ave	1244	Timothy P & Nancy M Geyer	Always reminding you to cut your grass	8/22/23	8/27/23	
1058	Fredrick Street	3930	Donald P & Cheryl L Polito	Hedges and weeds along Prospect are out of control & encro	8/22/23	8/27/23	warning
1059	Trance Drive	1414	Thomas J & Michele A Garrity	2022 Silver Hyundai parked on the grass	8/22/23	8/23/23	warning
1060	Killarney Drive	809	Jodi Doyle	2nd Notice no occ and unit registration	8/22/23	8/29/23	Regular and Certified
1061	Killarney Drive	811	Jodi Doyle	2nd Notice NO occ and unit registration	8/22/23	8/29/23	Regular and Certified
1062	Killarney Drive	809 - 811	Kerry Ott	2010 Nissan Truck Parked on the grass	8/22/23	8/23/23	
1063	Poplar Avenue	3730	Stephen Poremski	Weeds/brush encroaching the front porch, steps, and door	8/22/23	8/27/23	
1064	Poplar Avenue	3734	Steven R & Amelia A Dean	High Grass and weeds throughout the property	8/22/23	8/27/23	
1065	Blossom Hill Road	1459	Paul D & Mary Theresa Vitulla Nolan	Blaack Hyundai Parked on the grass	8/22/23	8/23/23	warning
1066	Havelock Street	1250	James Gardner iii & Leyla Star Hitt	High Grass and weeds throughout the property	8/23/23	8/28/23	warning
1067	Havelock Street	1245	Christopher James Abernethy	Garbage receptacles left out beyond the designated time	8/23/23	8/24/23	warning
1068	Belleville Street	3111	Daniel Wilson	High Grass and weeds in the front of the property	8/23/23	8/28/23	warning
1069	6th Street	1240	William Kozel Jr	2nd notice pad putting gravel and mud in basin, no Occupanc	8/23/23	9/23/23	Regular and Certified
1070	Sleepy Hollow Road	964	9624 Sleepy Hollow LLC	appears to be occupied no permit. Garbage out early	8/23/23	8/24/23	
1071	Sleepy Hollow Road	933	Jake Armstrong	High Grass and weeds throughout the property	8/23/23	8/28/23	
1072	Sleepy Hollow Road	925	Haitham Aurikaby	Silver Toyota parked on the grass/dirt	8/23/23	8/24/23	
1073	Sleepy Hollow Road	900	Dharmishtha Lodaliya Shyam Ventur	High Grass and weeds throughout the property	8/23/23	8/28/23	
1074	Lindenwood Drive	813	James J Joseph Trust	High grass and weeds throughout the property	8/23/23	8/28/23	
1075	Maple Avenue	912	Marissa A McGill	Outside storage of materials in the front, mishandling garbage	8/23/23	8/27/23	warning
1076	Willow Avenue	3803	Defiant Ventures LLC Mike Clements	Missing Premises Identification numbers	8/23/23	8/30/23	warning
1077	Linden Avenue	3700	Calvin Demillion	Garbage receptacle left at the curb way longer than the desig	8/23/23	8/24/23	warning
1078	Thornwood Avenue	1045	Jeffrey L & Paula Collavo	front wall unsafe, danger of falling on someone	8/23/23	9/22/23	warning
1079	Redwood Drive	985	Donald & Amy Krtanjek	2nd notice brush pile in the back, and as is violations	8/23/23	8/30/23	
1080	McCully Road	1505	Stephen Dauberger	Bobcat, building material , tarp stored, front porch unsafe	8/23/23	9/23/23	
1081	McCully Road	1706	Mary Elizabeth Werner	White Hyundai parked on the grass, and others in the past	8/23/23	8/24/23	warning
1082	Hamilton Road	1313	Danny L & Gale Rudert	High Grass and weeds on the hillside	8/23/23	8/28/23	warning
1083	Hamilton Road	1327	Gina Marie & Robert Domhoff	High Grass and weeds on front hill and front wall	8/23/23	8/28/23	warning
1084	Hamilton Road	1337	Garry A Kelly Jr	High Grass and weeds especially along the road	8/23/23	8/28/23	warning
1085	Hamilton Road	1349	Joshua Bush	High Grass and weeds, and a dead tree poses a hazard	8/23/23	8/28/23	warning
1086	Hamilton Road	1358	Christopher J Forbes	High Grass and weeds throughout the property	8/23/23	8/28/23	warning

1087	Hamilton Road	1359	Richard J & Loretta Ann Zinger	High Grass and weeds throughout the property	8/23/23	8/28/23	warning
1088	Francis Road	1038	Denise L Cadman	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1089	Milton Road	1005	Lok & Chitra Poudel	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1090	Milton Road	1020	Vanessa C Reynolds	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1091	Greenridge Road	4238	Gayle A Williams	Garbage out before designated time and black car on grass	8/24/23	8/25/23	warning
1092	Redwood Drive	998	Ashok Kumar & Phul Maya Pradhan	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1093	Hastie Road	1042	Michael Carpenter	Garbage placed out before the designated time	8/24/23	8/25/23	8/25/23
1094	Hastie Road	1053	Leo J & Loretta K McClory	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1095	Killarney Drive	841	Michele Mahouski	Garbage placed out before the designated time	8/24/23	8/25/23	8/25/23
1096	Riehl Drive	775	Henry Mauser	Garbage placed out before the designated time	8/24/23	8/25/23	8/25/23
1097	Riehl Drive	779	Frank V & Sandra L Roberti	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1098	Sleepy Hollow Road	921	Diane Mihalko	Garbage placed out before the designated time	8/24/23	8/25/23	8/25/23
1099	Sleepy Hollow Road	932	Craig Mrazek	Garbage placed out before the designated time	8/24/23	8/25/23	8/25/23
1100	Sleepy Hollow Road	940	Corey Langel	Garbage placed out before the designated time	8/24/23	8/25/23	8/25/23
1101	Arch Avenue	921	Caleb K Paparella	Garbage placed out before the designated time	8/24/23	8/25/23	8/25/23
1102	Poplar Avenue	3700	Bess M Dunlevy	Receptacles left out at curb after the designated time	8/24/23	8/25/23	warning
1103	Chestnut Street	980	Mark R & Lori J Hudson	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1104	Walnut Avenue	946	John J Emph	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning
1105	Baldwin Street	823	Michael W & Audrey A Bode	Garbage placed out before the designated time	8/24/23	8/25/23	removed 8/25/23 warning

Borough of Castle Shannon

Planning Commission Minutes for June 19, 2023

Chairman Marv Levin called the meeting to order at 7:01 PM. Other Commission members present were Timothy Swisher, William Grand, Vance Kochenderfer, and Robert Broman. Also present was Zoning Officer Paul Vietmeier.

Mr. Broman moved to adopt the minutes for the March 20, 2023 meeting as distributed and Mr. Grand seconded. The motion was adopted.

Lorrie Ober appeared before the Commission to request a change of use for the former Drawbridge Games at 1003 Castle Shannon Boulevard. The new use will be a retail shop reselling vintage home decor items. Mr. Swisher moved to recommend approval of the request, and Mr. Broman seconded. The motion was adopted.

Brian Moran appeared before the Commission to request approval for construction of a new ranch patio home at 1260 Havelock Street. This property previously contained a home that had been demolished and removed. The new construction is to be a metal building. Mr. Grand moved to recommend approval of the request, and Mr. Broman seconded. The motion was approved.

There being no further business, a motion to adjourn the meeting was made by Mr. Swisher and seconded by Mr. Broman. The motion was adopted. Chairman Levin adjourned the meeting at 7:11 PM.

Respectfully submitted,

Vance Kochenderfer

PCL