



CASTLE SHANNON BOROUGH COUNCIL MEETING AGENDA

Monday, June 10, 2024

Executive Session – 6:00 PM
Business Meeting – 7:00PM

- I. Call to Order**
- II. Reflection and Pledge of Allegiance**
- III. Roll Call:**
 - Council: N. Kovach, Council President; D. Swisher, Council Vice President; W. Oates; D. Seiler; K. Brannon; Lisa Shartle; Jeremy Emph
 - Mayor: D. Baumgarten
 - Tax Collector: E. O'Malley
 - Staff: C.M. Foote, Borough Manager; D. Biondo, Solicitor; K. Truver, Police Chief; P. Vietmeier, Codes; J. Stanton, Engineer; Lori Miller, Recording Secretary
- IV. Public Notice**
 - A. An Executive Session was held this evening at 6:00 PM for the purpose of collecting information or educating agency members about an issue.
 - B. Conditional Use Application- Council will announce decisions for the cases listed below:
 1. Wenbin Huang: Proposed business use at 1106 Castle Shannon Blvd.
- V. Revisions or Additions to the Agenda**
- VI. Public Comment—Agenda Items**
- VII. Public Presentations**
- VIII. Approval of Minutes**
 - A. **Suggested Motion**: Move to approve the May 13, 2024 Borough Council Business Meeting Minutes.



IX. Administration

- A. Trash Collection- Establish a trial period through the end of 2024 where the Borough will pay the \$75.00 fee to replace a stolen cart. The stolen cart must be reported to Castle Shannon Police Department.
 - 1. **Suggested Motion:** Move to establish a trial period through the end of 2024 where the Borough will pay the \$75.00 fee to replace a stolen cart.
- B. PRT project, Ice Castle Sidewalk and Crosswalk
- C. Lower Hamilton Park Improvements

X. Bid Openings, Contracts, and Resolutions

- A. **Resolution No.754 ALCOSAN GROW Cycle 9 Project:** Funding for projects that propose to reduce inflow/infiltration in the sanitary sewer system owned by Castle Shannon Borough tributary to ALCOSAN point of connection SMR-CS-02 and fund Killarney Drive Phase II COA Source Flow Reduction Project.
 - 1. **Suggested Motion:** Move to adopt Resolution No 754 authorizing the Borough Manager to submit a grant application in the amount of \$552,000.00 for projects designed to reduce inflow/infiltration in the sanitary sewer system owned by Castle Shannon Borough tributary to ALCOSAN point of connection SMR-CS-02 and fund Killarney Drive Phase II COA Source Flow Reduction Project.

XI. Council Committee Reports

- A. Community Engagement/Events
- B. Finance
 - 1. Review of Check Registers
 - 2. Bill Pay List
 - a. **Suggested Motion:** Move to authorize the payment of all outstanding bills and invoices.
- C. HR/Personnel/Policy
 - 1. Health Insurance Policy
 - a. **Suggested Motion:** Move to revise current Borough policy from a new employee to receive individual coverage only to a new employee will receive access to individual, spouse, and family coverage.
- D. Planning/Codes
 - 1. Decision on Conditional Use request by Wenbin Huang: Proposed business use at 1106 Castle Shannon Blvd.
- E. Public Safety
 - 1. CSPD
 - 2. CSVFD



F. Public Works

XII. Board Reports

A. ACBA

B. Civil Service

C. Economic Development

D. Library

E. MRTSA

F. SHACOG

XIII. Mayor's Report

XIV. Manager's Report

XV. Solicitor's Report

XVI. Real Estate Tax Collector Report

XVII. Public Comment— Non-Agenda Items

XVIII. Old Business

XIX. New Business

XX. Adjournment

**CASTLE SHANNON BOROUGH
MINUTES OF REGULAR MEETING**

May 13, 2024

The following elected officials were present: N. Kovach, D. Swisher; K. Brannon; J. Emph; D. Seiler; L. Shartle; E. O'Malley; Council Member W. Oates and Mayor D. Baumgarten were absent. The following appointed officials were present: M. Foote, Borough Manager; D. Biondo, Borough Solicitor; K. Truver, Police Chief; J. Callender, Borough Engineer; P. Vietmeier, Code Official.

Public Notice: Ms. Kovach announced that council met in executive session this evening at 6:00 pm for the purpose of collecting information or educating agency members about an issue.

Ms. Kovach also announced that due to the Memorial Day Holiday, there will be no meeting held on May 29.

Ms. Kovach also noted that there will be a conditional use hearing directly after today's meeting to address three conditional use applications, including: proposed billboard by Transformation Media at 3160 Library Road; proposed business by Wenbin Huang at 1106 Castle Shannon Boulevard; proposed personal service business by Maya Sweet at 3633 Poplar Avenue.

Public Comment – Agenda Items: Ms. Kovach opened the public comment for agenda items. Being none, the public comment section was closed.

Public Presentations: Ms. Kovach presented a proclamation observing the week of May 12-18, 2024 as National Police Week, commemorating law enforcement officers, past and present, who have rendered a dedicated service to their communities. It was further noted that May 15, 2024 is proclaimed as Peace Officers' Memorial Day, to honor officers who have lost their lives in the line of duty.

Ms. Kovach presented a proclamation commemorating the week of May 19-25, 2024 as National Public Works Week, recognizing the substantial contributions Public Works make in protecting our national health, safety, and advancing quality of life for all.

Minutes: The minutes of the April 22, 2024 council meeting were presented. Mr. Emph motioned to approve the minutes. Mr. Swisher seconded; all in favor; motion carried.

Administration: Mr. Foote presented the proposal to rescind Resolution Number 696 to comply with Chapter 10 of Pennsylvania Borough Code. Mr. Swisher motioned to rescind Resolution Number 696. Mr. Brannon seconded; all in favor; motion carried.

Bid Openings, Contracts, and Resolutions: Ms. Kovach presented Resolution Number 752, authorizing the Borough Manager to submit a grant application for funding through the 2024 CFA Greenways, Trails, and Recreation Program. This grant in the amount of \$250,000.00 would support improvements at Municipal Park. Mr. Swisher asked what "CFA" stood for, with Mr. Foote answering their acronym stood for "Commonwealth Financing Agency." Mr. Emph

Min |

motioned to adopt Resolution Number 752, authorizing the Borough Manager to submit a grant application for funding. Mr. Seiler seconded; all in favor; motion carried.

Ms. Kovach presented Resolution Number 753, authorizing the Borough Manager to submit a grant application for funding through the 2024 CFA Greenways, Trails, and Recreation Program. This grant in the amount of \$250,000.00 would support improvements at Riehl Park. Mr. Swisher motioned to adopt Resolution Number 753, authorizing the Borough Manager to submit a grant application for funding. Mr. Seiler seconded; all in favor; motion carried.

Council Committee Reports

Community Engagement/Events – Mr. Emph noted that the Borough would again be partnering with Castle Shannon Volunteer Fire Department for Community Day during the Fire Department’s annual carnival. The carnival will take place from July 24-27, with the Community Vendor Show taking place on Saturday July 27. Mr. Emph also noted that any local businesses or community enterprises are welcome to attend, and to contact Ms. Copenheaver at the Borough offices during regular business hours if they were interested in participating.

Mr. Brannon gave information on the Memorial Day Parade. The parade will take place on Monday, May 27th beginning at 10:30 am. The parade will begin at Hoodridge Drive behind 250 Mt. Lebanon Boulevard. The route will travel down Mt. Lebanon Boulevard to the PRT parking lot, proceeding to the Memorial located at Castle Shannon Boulevard and Willow Avenue. There will be food and drinks served at the American Legion on Castle Shannon Boulevard after the memorial service.

Finance – Mr. Swisher noted that he was absent at the April 22 meeting, and Mr. Seiler approved the check registers for April 12 and 19. Mr. Swisher had a question on the April 12 register for the invoice from James D. Petrick for a pre-employment screening. Chief Truver answered that it was for a state required pre-employment exam for Officer Maggi. Mr. Swisher also questioned a charge for John. E. Reid & Associates for officer training. Chief Truver answered that it was for advanced interview and interrogation training. Mr. Swisher asked if officers receive training on interrogation from the police academy, with Chief Truver answering that it is very basic technique only.

Mr. Swisher had a question on the May 3 check register for a check to the Pennsylvania State Association of Town Supervisors for flagger training for Public Works, and asked if it was a required training. Mr. Foote answered that it was not a required training, but in the effort of continuing education and staying up to date on procedure and regulations, Public Works attended this training. Mr. Swisher asked if all of the Public Works team attended and if it was a one-day training, with Ms. Copenheaver confirming.

Mr. Swisher also had a question on the May 10 check register for a charge from Lennon, Smith, and Souleret Engineers on the WetGo Tapping Fee. Mr. Swisher directed the question to Mr. Callender for clarification on the charge. Mr. Callender answered that it was a fee for the bond release inspection of the WetGo building, but that he would need to follow up with the engineers

min 2

to confirm. Mr. Foote noted that Borough staff could review the invoices and provide a more detailed explanation as well.

Mr. Swisher stated that he would approve all of the check registers, aside from the May 10 register awaiting an answer on the Lennon, Smith and Souleret charge.

Mr. Emph motioned to authorize the payment of all outstanding bills and invoices, barring the May 10 check register. Mr. Swisher seconded; all in favor; motion carried.

Planning and Codes – The WetGo located at 3107 Library Road has requested the release of their Site Improvement Performance Bond in its entirety of \$330,889.90. Ms. Kovach asked Mr. Callender if the required work had been completed to satisfaction, with Mr. Callender confirming the work had been reviewed and approved. Ms. Shartle motioned to authorize the Borough Manager to release the bond in its entirety. Mr. Brannon seconded; all in favor; motion carried.

Public Works – Ms. Kovach noted that construction by Columbia Gas will begin at Castle Circle on May 20.

Ms. Kovach presented that an application for a seasonal employee had been received, and noted that the Borough normally hires seasonal help during the summer to assist Public Works with grass cutting and other projects. Ms. Shartle motioned to authorize the Borough Manager to hire a seasonal employee that meets the qualifications for said position. Mr. Emph seconded; all in favor; motion carried.

Board Reports

ACBA – Ms. Kovach noted that there was nothing to report, and the next meeting will be held in June.

Civil Service – Chief Truver stated that SHACOG joint tested 23 applicants for the 2024 police examination. 21 of those applicants showed up for testing, with one failing the physical portion of the test. Overall there were 6 possible candidates for the Castle Shannon Police Department, had they not hired Officer Maggi. Chief Truver stated that the Police Department will not be moving forward to extra testing on any of these candidates unless a vacancy in the department presents itself. Mr. Brannon noted that he received a letter from SHACOG in regards to the candidate list, but did not receive the actual list. Chief Truver confirmed he would get a copy to Mr. Brannon.

Economic Development – Mr. Foote noted that he recently spoke with a consulting group in regards to exploring economic options in downtown Castle Shannon, possibly including the old Vitte's property. Mr. Foote will be following up in a few weeks to see if there are any viable and affordable options that make sense for the Borough to pursue.

min 3

Ms. Kovach mentioned that the Castle Shannon Revitalization Corporation hosted a Spring Restaurant Week that began Wednesday May 8 and will run until Wednesday May 15. She also noted that more information on deals and promotions can be found on the CSRC Facebook page.

Library – Ms. Shartle stated that the Library was closed last Wednesday, May 8 to install new computers. Ms. Shartle also mentioned that May has a great agenda of events planned, including crafting handmade soap and chair yoga, and to check out the Library website for more information.

Mr. Foote mentioned that a dimmer switch had been added to the electronic sign in front of the library to dim the lighting at night, due to some resident complaints. Mr. Foote also reminded Council that there is a roof replacement bid that will be coming up in the next few meetings.

MRTSA – Mr. Swisher noted that the MRTSA board met last month. The new executive director has been acting for about a month and everything seems to be running smoothly.

SHACOG – Mr. Seiler stated that the next meeting will be held this Thursday, May 16 in West Mifflin. Mr. Seiler also noted that the Castle Shannon Revitalization Corporation will be meeting on Wednesday, May 15 beginning at 7:00 pm at the Municipal Center.

Manager's Report – Mr. Foote stated that the glass recycling container located at the Fire Department will be phased out of use beginning June 1. There will be signage stating this at the container leading up to its removal, as well as information on the Borough website and social media.

Chief Truver added that construction at Willow Avenue will begin on Friday, May 17 in regards to the PRT Rail Replacement project. This will be a 24/7 operation, and traffic will not be able to go past the intersection at Willow Avenue and Baldwin Street where the light rail crosses. This project is expected to take 25 days to complete, from May 17 to June 10. Chief Truver noted that this project will run right into the St. Anne Fair, and that residents in the area will be inconvenienced by noise and traffic during this time. Chief Truver added that PRT has authorized police presence to help guide traffic at Canal Street and Route 88, and he has reached out to mutual aid for support in staffing police at the construction site. He also mentioned that there is information about this construction project posted on both the Police and Borough websites.

Real Estate Tax Collector Report – Ms. O'Malley stated that for the month of April, \$3,012,014.31 was collected. Year to date, \$4,537,299.28 was collected. The next tax deadline is June 15 at face value.

Public Comment – Non-Agenda Items - Ms. Kovach opened the public comment section of the meeting.

Joe Furey, 4002 Willow Avenue – Mr. Furey addressed the paving and roadwork on Willow Avenue and Baldwin Street. Mr. Furey noted that while it is nice to have the street maintained, the road work in the area has been ongoing for nearly two years. There is still work going on at

Min 4

the bottom of Baldwin Street, and steel plates are being dragged across the new pavement. Mr. Furey added that there was a new parking stall installed on the street that still has yellow paint and wanted to know if the Borough would take care of repainting that. Chief Truver answered that the new spot was on the list to be repainted and that since there is no “no parking” sign the yellow paint can be disregarded.

Mr. Furey also brought up that multiple contractors over the last two years have used the parking lot at the former St. Anne’s School as a staging area, and wanted to know if any variances had been granted to those contractors for use of that area, or if they had to apply for permits to use that area. There is now a large construction trailer in the lot, and more materials and trucks will be staged there once the rail replacement project begins. Mr. Furey stated that it is a residential area that has had a commercial enterprise working out of the parking lot. Ms. Kovach answered that as that parking lot is private property, they would have had to grant permission to the contractors to use.

Mr. Furey noted that there was work on the school building at one time and they needed permits, and wanted to know if there was anything that the utility contractors had to apply for to do their work. Mr. Furey further noted there has been as many as 8 dump trucks and other equipment there at one time, and with the warmer weather and having windows open, the diesel comes right into their house. Mr. Vietmeier stated that there aren’t any specific permits needed for construction vehicles, and that they can park wherever they can as long as it is done legally. Mr. Vietmeier further noted that if there wasn’t a central location for the work vehicles, the utility projects in the area could potentially take much longer to complete. Because the work on the building was permanent, and on the building itself, certain permits were required. The vehicles are not going to be a permanent fixture, so there are no permits needed. Ms. Kovach added that there is no real regulation on where temporary construction vehicles must be stored.

Old Business –

1. Ms. Kovach presented the intended closure of the Smith Street Pedestrian Bridge, in accordance with Chapter 12 Corporate Powers, subsection 1202 Specific Powers and Chapter 17 Streets, subchapter C Laying Out Streets, subsection 1721.1 (a) Authority of Borough. This closure is with cooperation from PRT and assessment by Lennon, Smith, and Souleret Engineers. Staff recommends the temporary closure of the Smith Street pedestrian bridge until repairs can be made or the bridge can be replaced. The length of this closure would be determined by the Borough’s ability to secure grant funding to repair/replace the bridge. Mr. Emph motioned to temporarily close the Smith Street pedestrian bridge until such time as the Borough can secure funding for its repair or replacement. Mr. Brannon seconded; all in favor; motion carried.

Mr. Swisher noted that this closure is in conjunction with PRT, who will be assisting in this project. The Borough is not closing the bridge by itself, and is working with PRT on this. Mr. Swisher also noted that resident Michael Stout has been a large proponent in this closure and repair project, and wanted this to be on record that there is action being taken.

2. Ms. Kovach presented the 2024 Paving Program. Borough Council conditionally approved the award of Liquid Fuels Fund Contract No. 24-RO1 to Pave & Plow, LLC in

Min 5

the amount of \$243, 158.84.and Capital Fund Contract No. 24-RO2 to Pave & Plow, LLC in the amount of \$179,783.00. Conditions placed on the award were for LSSE to confirm the contractor was PennDOT Pre-Certified and for LSSE to contact Pave and Plow's references. Both have been completed and confirmed.

Mr. Swisher questioned Mr. Callender on whether the prime contractor was required to do at least 50% of the work themselves, and not with the use of a subcontractor. Mr. Callender confirmed that 50% of the work is done by the prime contractor according to their contracts. Mr. Swisher noted that there is a subcontractor being used for the milling portion of this project, and questioned if that would be less than 50% of the project. Mr. Callender and Mr. Brannon confirmed that the milling is only a small section of the project.

Ms. Shartle motioned to authorize the Borough Manager to move forward with the awarding of these contracts. Mr. Emph seconded; all in favor; motion carried.

New Business –

Engineer's Report – Ms. Kovach asked if there was anything to report for the engineers. Mr. Callender noted that there is nothing officially being presented tonight, and that he is present to answer questions on agenda items.

Veterans Memorial Committee – The committee has met several times in the last few weeks along with the American Legion to discuss the memorial and location options. They are currently preparing a presentation for council that will be presented at a future meeting.

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

Approved as presented this 10th day of June 2024.

C. Michael Foote
Borough Manager

Nancy Kovach
Council President

minle

**BOROUGH OF CASTLE SHANNON
ALLEGHENY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 754

**A RESOLUTION OF CASTLE SHANNON BOROUGH, ALLEGHENY COUNTY,
PENNSYLVANIA AUTHORIZING STAFF TO PREPARE AND SUBMIT A GRANT
APPLICATION TO ALLEGHENY COUNTY SANITARY AUTHORITY**

Be it RESOLVED, that the CASTLE SHANNON BOROUGH of ALLEGHENY COUNTY, Commonwealth of Pennsylvania, is seeking grant funding under the Allegheny County Sanitary Authority (“ALCOSAN”) Green Revitalization of Our Waterways (GROW) Program to fund a project that proposes to reduce inflow/infiltration in the sanitary sewer system owned by Castle Shannon Borough tributary to ALCOSAN point of connection SMR-CS-02.

Be it FURTHER RESOLVED, the CASTLE SHANNON BOROUGH requests a GROW Program grant from ALCOSAN to be used to help fund the Killarney Drive Phase II COA Source Flow Reduction Project; and

Be it FURTHER RESOLVED, the CASTLE SHANNON BOROUGH does hereby designate Mr. C. Michael Foote, Borough Manager, as the official(s) to execute all documents and agreements between the CASTLE SHANNON BOROUGH and ALCOSAN to facilitate and assist in obtaining the requested grant; and

Be it FURTHER RESOLVED, the CASTLE SHANNON BOROUGH will commit to a budget allocation of \$552,000.00 (Municipal Financial Commitment to Project) for the project, to be used to cover the cost and expense of the project.

I, C. Michael Foote, duly qualified Manager of the CASTLE SHANNON BOROUGH, Allegheny County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the CASTLE SHANNON BOROUGH at a regular meeting held June 10, 2024 and said Resolution has been recorded in the Minutes of the CASTLE SHANNON BOROUGH and remains in effect as of this date.

RESOLVED this 10th day of June 2024 by the Borough Council of the Borough of Castle Shannon in lawful session duly assembled.

ATTEST

BOROUGH OF CASTLE SHANNON

C. Michael Foote
Borough Manager/Secretary

Nancy Kovach
President of Council

BOI

Borough of Castle Shannon

Planning Commission Minutes for May 20th, 2024

Chairman Marv Levin called the meeting to order at 7:00 PM, with present board members including Timothy Swisher, Robert Broman, Bill Grand, Zoning Officer Paul Vietmeier, and Borough Solicitor Dennis Biondo. Due to the fact that a Conditional Use Hearing was scheduled on this date, a formal stenographer was also present to record the contents of the hearing. It was noted however, that in the current meeting, or any future Planning Commission meetings, the commission is requested to maintain their own minutes, even if a stenographer is present. Due to the absence of secretary Louis Wehar, Robert Broman served as Secretary pro tem.

A full review of the minutes from the April commission meeting was not possible as the commission did not receive a copy of the stenographer's transcript of the April meeting (another Conditional Use Hearing). However, the commission did receive a synopsis of the April 22nd Borough Council Meeting which contained content that was reflective of the decisions of the Planning Commission. Based on the fact that the April 22nd meeting was acceptable evidence of the Planning Commission's actions, Mr. Swisher motioned to accept this as a general record of events. Mr. Broman agreed that in lieu of a formal transcript this was accurate, and seconded the motion. The motion was unanimously approved by the board.

With no old business, new business was to begin with considerations for the Conditional Use Hearing of Sweet Luxe Studios, LLC at 3633 Poplar Avenue (unit B), but the business owner, Maya Sweet was still not present even though the meeting was a few minutes underway. In the interests of fairness, Chairman Levin noted that the applicant would be given more time before any decision was rendered.

In the Interim, Mr. Broman asked Mr. Vietmeier if any of his communications with Ms. Sweet provided any insight as to exactly what kind of business was supposed to be in place at the designated location. Mr. Vietmeier stated that he only had a couple of brief phone conversations with Ms. Sweet, and that the content of those conversations was rather vague. Mr. Biondo also asked Mr. Vietmeier if proper notification of this meeting was made to Ms. Sweet, as well as the surrounding community, and he said "yes," noting that she also failed to appear at a scheduled meeting with the Borough Council in the preceding week and is now scheduled for a second meeting on June 5th, 2024.

At this point the property owner, Mr. Falgiani, of 930 Chestnut Street, Pittsburgh, PA 15234, arrived at the meeting, and was asked to speak. Before proceeding however, Mr. Biondo asked that anyone who wished to speak should be sworn in, and this was done with Mr. Vietmeier also declaring that any issues he already spoke to were being equally sworn as accurate and truthful.

Mr. Falgiani stepped to the podium as requested, and even though he had no specific content to offer, he answered questions from Mr. Biondo and the rest of the board. The following points were generally gleaned from his responses.

- Ms. Sweet had been in the building for a little less than two years and had been paying rent.
- Ms. Sweet had given Mr. Falgiani the impression that she intended to operate a nail salon.
- Mr. Falgiani stated that he told Ms. Sweet she would need an occupancy permit when she first became a tenant of 3633 Poplar Avenue (Unit B). There is no record of her having done this.
- Mr. Falgiani stated that he seldom saw Ms. Sweet, but on several occasions had seen lights on in the rented space during the evenings.

P&C 1

- Mr. Falgiani's description of a recent visit to the rental unit noted an entry area, a larger waiting area and two separate rooms where, to his surprise, he saw massage tables. When asked if he saw any equipment or areas that he would identify as being used in a nail spa, he said that he did not notice anything.
- Mr. Falgiani also confirmed that the sign in the door glass to Unit B used to be labeled "Sweet Deluxe Spa and Massage" (as shown in Exhibit 1, a photograph taken in November 2023), and was later changed to "Sweet Luxe Studios" (as shown in Exhibit 2, a photograph taken in early May 2024).
- Mr. Falgiani also noted that Ms. Sweet's lease was coming to an end soon and that he believed she would be leaving at the end of May 2024.
- Mr. Biondo stated that the Conditional Use Application would be identified as Exhibit 3, and the Project Questionnaire as Exhibit 4, for purposes of the Conditional Use Hearing.

Dan Swisher, a Borough Council Member, then asked the board if Ms. Sweet had ever approached the Planning Commission for an occupancy permit, and he was told that the board had never seen her, and that this was the first night that the board had expected to meet her.

Louis Delach of 3623 Poplar Avenue, Pittsburgh PA 15234 also commented that performing a Google search of Luxe Studios showed an assortment of businesses of a similar name which might be of a questionable nature.

Board member Mr. Broman openly commented that based on the information learned in the preceding discussion, it was very difficult to believe that Ms. Sweet was not operating a massage studio which was already in violation of ordinance 719, for massage studios. He further noted that the continued absence of Ms. Sweet and her apparent reluctance to provide any clarifying information, would make any potential of approving her conditional use application unlikely, until such time as she actually showed substantial compliance to all applicable ordinances.

Since no other meeting attendees had comments that they wished to offer, and the board had already given Ms. Sweet almost 20 minutes to appear without results, Mr. Swisher motioned that the application for conditional use should be rejected, and that Mr. Falgiani and Ms. Sweet should be cited for failing to acquire an occupancy permit. It was quickly noted that Mr. Falgiani had responded to such a citation, and with that fact noted, Mr. Grand seconded the motion. The motion was then unanimously approved by the board.

With the conditional use application rejected, Mr. Biondo suggested that the Conditional Use Hearing should be formally closed. Mr. Swisher motioned to close the Hearing, Mr. Grand seconded the motion, and the board unanimously approved.

With no further business pending, Mr. Swisher motioned to close the meeting. Mr. Broman seconded the motion, the board unanimously approved and Chairman Levin adjourned the meeting at 7:24 PM.

Respectfully submitted,

Robert Broman

PJC 2

Secretary pro tem

P+C 3

Castle Shannon Borough Monthly Permit Report

05/01/2024 - 05/31/2024

Permit #	Permit Date	Applicant Name	Site Address	Owner Name	Permit Type	Construction Type	Estimated Cost	Total Fees	Parcel #	3rd Party
140	5/1/2024	PITTSBURGH MYANMAR CHRISTIAN CHURCH	3750 MYRTLE AVE	PITTSBURGH MYANMAR CHRISTIAN FELLOWSHIP	ZONING	FENCE	4,000	\$50.00	0191P00168000001	
141	5/2/2024	CHARLES H CHURCHES	500 HOODRIDGE DR	LOBOS MANAGEMENT	BUILDING	GARAGE STRUCTURAL REPAIRS	70,000	\$2,004.50	0191J0026000000	BIU
142	5/2/2024	CHARLES H CHURCHES	500 HOODRIDGE DR	LOBOS MANAGEMENT	BUILDING	ROOF	30,000	\$1,264.50	0191J0026000000	BIU
143	5/3/2024	ROBERT V CONTI	1000 KILLARNEY DR	BB 1000 LLC	ZONING	FENCE	6,000	\$50.00	0190C0027800000	
144	5/3/2024	LAWRENCE O'LEARY	929 CHESTNUT AVE	OLEARY LAWRENCE E & MAUREEN E	ZONING	WALL	10,000	\$50.00	0191M0014200000	
145	5/3/2024	KIMBER NIXON	3861 WILLOW AVE REAR	SURPRISE LILY LLC	OCC - COND		0	\$50.00	0250B0005400000	
146	5/3/2024	RASHIDA GLANTON	300 MT LEBANON BLVD STE 10	LEBANON SHOPS PROPERTIES	ZONING	PORTABLE SIGN	0	\$75.00	0192M0007200000	
147	5/3/2024	ADAM SECHLER	4020 WILLOW AVE #621	WILLOW AVENUE L P	OCC - RES		0	\$50.00	0250E0010000000	
148	5/3/2024	ANNA C SULECKI, JULIANNE M JAREK	4020 WILLOW AVE #634	WILLOW AVENUE L P	OCC - RES		0	\$50.00	0250E0010000000	
149	5/3/2024	KAYLA WAXTER, IAN ZANDIER	850 BALDWIN ST #221	VERN RIDGE LP	OCC - RES		0	\$50.00	0250A0007200000	
150	5/6/2024	KIMBERLY CHARLOTTE SEDDON	3024 MAY ST EXT	DAVIN LAURA A	OCC - RES		0	\$50.00	0190D0008000000	
151	5/7/2024	GREGORY SACCO	452 HOODRIDGE DR B5	D D & L CO (ETAL)	OCC - RES		0	\$50.00	0191N0022500000	
152	5/7/2024	ROBIN STEIN, KIRA CORSELLO	484 HOODRIDGE DR D5	D D & L CO (ETAL)	OCC - RES		0	\$50.00	0191N0022500000	

P&C 4

Permit #	Permit Date	Applicant Name	Site Address	Owner Name	Permit Type	Construction Type	Estimated Cost	Total Fees	Parcel #	3rd Party
153	5/7/2024	DEAN ABBONDANZA & KATHLEEN S ABBONDANZA	213 GREEN CT	BATTAGLIA DAVID MARK & TARA RENEE (W)	OCC - RES		0	\$50.00	0190N00354 003400	
154	5/8/2024	ANDREW YETZER	1019 THORNWOOD DR	WILLIAM D TRUSNOVIC	OCC - RES		0	\$50.00	0251M00008 000000	
155	5/9/2024	TERRENCE GRAVES	814 KERRY HILL DR	JACKSON RONALD A	OCC - COND		0	\$50.00	0139K00268 000000	
156	5/9/2024	GOOGLOO GEEBLEE, LLC	1116 CASTLE SHANNON BLVD	LACKNER RAYMOND F & STELLA I	OCC - COM		0	\$500.00	0250B00096 000000	
157	5/13/2024	CHRISTINA M IMHOFF	1406 OAK DR	IMHOFF RICHARD J & LOUISE	OCC - RES		0	\$50.00	0249B00038 000000	
158	5/14/2024	ISABELLA DELUCA/SALON 24	3370 LIBRARY RD	CASTLE SHANNON DEVELOPMENT CORP	OCC - COM		0	\$100.00	0190J004000 000000	
159	5/14/2024	RYAN KING/KNOCKOUTS	3607 LIBRARY RD	STOEHR DEVELOPMENT INC	ZONING	PORTABLE SIGN	0	\$50.00	0250D00090 000000	
160	5/14/2024	COLUMBIA GAS OF PA	100 CASTLE RD	PHAM BANG NGUYEN	ZONING	GAS LINE REPLACEMENT	0	\$1,000.00	0249E001540 000000	
161	5/15/2024	JUAN DIEGO FLORES NOVA, DOMINGO FLORES NOVA	808 KERRY HILL DR	THOMAS PAUL R	OCC - COND		0	\$50.00	0139J000560 000000	
162	5/15/2024	JOANNIS KOUKNAS/YIANNI'S DINER	1009 CASTLE SHANNON BLVD	SHANNON HOTEL & DINER LLC	OCC - COM		0		0191R00108 000000	
163	5/16/2024	RYAN T DROZYNSKI	1620 MCCULLY RD	MOORE MARLENE	OCC - RES		0	\$50.00	0250R00004 000000	
164	5/16/2024	GREAT DAY IMPROVEMENTS	1607 MCCULLY RD	CAVALOVITCH DANIEL J	BUILDING & ELECTRIC	SEASONAL ENCLOSURE	65,000	\$1,089.50	0250K00204 000000	BIU
165	5/16/2024	AL AND LINDA BENNETT	956 PINE AVE	BENNETT ALFRED B & LINDA C (W)	ZONING	ACCESSORY STRUCTURE	8,330	\$50.00	0191R00056 000000	
166	5/20/2024	ALLURE LASH LLC/ALESHIA COOLEY	1009 CASTLE SHANNON BLVD UNIT A	SHANNON HOTEL & DINER LLC	OCC - COM		0	\$100.00	0191R00108 000000	
167	5/20/2024	FINE MIND, LLC	400 MT LEBANON BLVD UNIT A	LEBANON SHOPS PROPERTIES	OCC - COM		0	\$100.00	0191J002320 000000	

P+C 5

Permit #	Permit Date	Applicant Name	Site Address	Owner Name	Permit Type	Construction Type	Estimated Cost	Total Fees	Parcel #	3rd Party
168	5/21/2024	ALLURE LASH LLC	1009 CASTLE SHANNON SUITE A	SHANNON HOTEL & DINER LLC	ZONING	PORTABLE SIGN	0	\$50.00	0191R00108000000	
169	5/21/2024	LEBANON SHOPS PHARMACY	300 MT. LEBANON BLVD #23	LEBANON SHOPS PROPERTIES	ZONING	PORTABLE SIGN	0	\$50.00	0192M00072000000	
170	5/22/2024	WILLIAM PRIBANIC	1442 OAK DR	PRIBANIC WILLIAM & MELISSA (W)	ZONING	FENCE	8,750	\$50.00	0249C00216000000	
171	5/22/2024	COREY GULAKOWSKI	1330 HAMILTON RD	MASTANDREA FRANK D	OCC - RES		0	\$50.00	0249E00074000000	
172	5/22/2024	KYLEE LEVERS & GRANT CARRIGAN	918 ARCH AVE	SEEWALD DEBORAH Z	OCC - COND		0	\$50.00	0191H00172000000	
173	5/22/2024	250 MT. LEBANON BLVD., LLC	250 MT. LEBANON BLVD	UIP ASSOCIATES	OCC - COND		0	\$4,300.00	0192L00020000000	
174	5/23/2024	NICOLE HARTMAN	957 BOCKSTOCE AVE A201	HLH ASSOCIATES	OCC - RES		0	\$50.00	0191P00056000000	
175	5/23/2024	SHAWYAHNA BELL	957 BOCKSTOCE AVE A303	HLH ASSOCIATES	OCC - COND		0	\$50.00	0191P00056000000	
176	5/23/2024	COLLIN RHOADES, KAYLA WEATHERS	957 BOCKSTOCE AVE A304	HLH ASSOCIATES	OCC - COND		0	\$50.00	0191P00056000000	
177	5/23/2024	KATHLEEN MILLER	957 BOCKSTOCE AVE D104	HLH ASSOCIATES	OCC - RES		0	\$50.00	0191P00056000000	
178	5/23/2024	KIMBERLY WEIMER	963 SLEEPY HOLLOW RD	PRUDENTIAL REALTY COMPANY	OCC - COND		0	\$50.00	0190J00076000000	
179	5/23/2024	HAROL SANTAMARIA, JOSE CASTANEDA, ALEJANDRA VILLAGOMEZ	4006 GREENRIDGE RD #8	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
180	5/23/2024	JEFFREY MUHA, NANCY BLEVINS	4101 GREENRIDGE RD #1	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
181	5/23/2024	ASHLEY LEE	4101 GREENRIDGE RD #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	

D+C 6

Permit #	Permit Date	Applicant Name	Site Address	Owner Name	Permit Type	Construction Type	Estimated Cost	Total Fees	Parcel #	3rd Party
182	5/23/2024	M.SHA PAIKAN, H. PAIKAN, M. PAIKAN, R. PAIKAN	4102 GREENRIDGE RD #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
183	5/23/2024	CARLOS CHAUX, MARIA MEDINA, JORGE TORRES	4104 GREENRIDGE RD #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
184	5/23/2024	JAMES KWAO	4106 GREENRIDGE RD #7	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
185	5/23/2024	FAISAL RAHIMI, AZITA RAHIMI, EMAN RAHIMI	4107 GREENRIDGE RD #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
186	5/23/2024	MARK & KELSEY PAINE	989 REDWOOD DR	LIPPERT DANIEL J JR & LAUREN NICOLE	OCC - RES		0	\$50.00	0251S00012000000	
187	5/23/2024	JANE WINDER	901 VERMONT AVE #1	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
188	5/23/2024	FATIMAH ABDULLAH, KHAIL ABDULLAH	1001 VERMONT AVE #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
189	5/23/2024	ASHANTI STAFFORD	1006 VERMONT AVE #1	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
190	5/23/2024	AARON YOUNG	1006 VERMONT AVE #7	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
191	5/23/2024	NEELAB RAHMANI, ABDUL RAURY, HOMA OMAR	1006 VERMONT AVE #8	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
192	5/23/2024	JEHOSHPHAT EMEMERURAI, LISETTE PENDESI	1007 VERMONT AVE #4	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
193	5/23/2024	LEE HASSELMAN	1010 VERMONT AVE #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
194	5/23/2024	MUBARAK GUASHI, SUAAD GUASHI	1013 VERMONT AVE #4	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
195	5/23/2024	JALIL GURBANOV, SHAMIL MUSAYEV	1015 VERMONT AVE #1	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M00100000000	
196	5/23/2024	ANITA CLARK	1015 VERMONT AVE #2	FIFTH ALVERN ASSOCIATES	OCC - COND		0	\$50.00	0251M00100000000	

ABC 7

Permit #	Permit Date	Applicant Name	Site Address	Owner Name	Permit Type	Construction Type	Estimated Cost	Total Fees	Parcel #	3rd Party
197	5/23/2024	ABDULBOSIT KHASHIMEV, KHEIIAKL NUMANKANEV	1016 VERMONT AVE #1	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
198	5/23/2024	SARAH RUSSELL, CHANTE LITTLE	1019 VERMONT AVE #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
199	5/23/2024	ASHTON GIANNETTI, KAREEM UBLEGOR	1019 VERMONT AVE #4	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
200	5/23/2024	JAIME ESPINOSA	1026 VERMONT AVE #1	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
201	5/23/2024	LOGAN NERO, ASYANNA MALLORY	1026 VERMONT AVE #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
202	5/23/2024	DECEMBER LARSON, JONATHAN DEJANE, CHAD CHAMPION	1027 VERMONT AVE #2	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
203	5/23/2024	EMONI TAYLOR, JAQUAN BENTON	1029 VERMONT AVE #8	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
204	5/23/2024	AL AEDDINE MAMMERI	1031 VERMONT AVE #2	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
205	5/23/2024	SUMAN THAPA, SURAJ SUBBA	1033 VERMONT AVE #3	FIFTH ALVERN ASSOCIATES	OCC - RES		0	\$50.00	0251M0010000000	
206	5/24/2024	TRU-SKY PROPERTIES, LLC	3220 MCROBERTS RD	HAMEL MILTON E JR	OCC - COND		0	\$50.00	0190L0012000000	
207	5/24/2024	JIMMY Z'S PIZZA	4136 LIBRARY RD B-1	4136 LIBRARY RD INVESTORS LP/ANDREW FRENBERG	ZONING		0	\$75.00	0250J0003200000	
208	5/28/2024	JESSICA WALTERS	835 LINDENWOOD DR	DEMACK ENTERPRISES LLC	OCC - RES		0	\$50.00	0191D00050001200	
209	5/30/2024	GAGE STEHLEY, MANUEL STEVENS	1216 THOMPSON AVE	SALCIDO ALEXANDRA M	OCC - RES		0	\$50.00	0250C00042000000	
210	5/30/2024	NICHOLAS J SENSKE	911 ULRICH ST	MEY JOSH S	OCC - COND		0	\$50.00	0191N00102000000	

PJC 8

Permit #	Permit Date	Applicant Name	Site Address	Owner Name	Permit Type	Construction Type	Estimated Cost	Total Fees	Parcel #	3rd Party
211	5/31/2024	JASON MALONEY	128 CASTLE RD	MALONEY JASON ALBERT & KATHERINE (W)	ZONING	AWNING	7,500	\$50.00	0249E001460 00000	
							209,580	\$13,608.50		

Total Records: 72

6/3/2024

PHC 9

	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- 2017	Date	Date to Correct	Corrected Date
226	Rolling Rock	914	Floyd Arbogast	Camper in the driveway	6/6/18	6/11/18	5 citations on 10/25/23
	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	5 citations on 10/25/23
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
314	Glen Shannon Dr	567	Kopila Thapa	Building a Roof over a deck with no permit	5/17/21	5/22/21	
531	Library Road	3603	Original Gyro	Sanitation issue in the back, blocking clear site exiting the lot	8/5/21	8/10/21	
705	Sleepy Hollow Road	900	Dahamishtha 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
168	Library Road	3757	Pele Castle Shannon LLC Dustin Jor	Landslide between 3755&3757 along Fountain Road	4/1/22	4/11/22	regular and certified
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
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 Ma	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	
430	Rosalia Ave	3521	Linda Ann Daube	High Grass and weeds, house needs repairs	7/27/22	10/25/22	
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
546	Library Road	3505	Realty Income Trust 6	\$25.00 Ticket for high grass	8/19/22	8/24/22	Regular and Certified
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	
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
869	Cooke Drive	797 B	Joann Groman	No Occupancy and no Unit Registration	11/8/22	11/15/22	Regular and Certified
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 Business 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

PJC 10

115	Castle Shannon Blvd	1106	Josephine McGonigle	Garbage out before 6:00 Pm, No Occ, & No Unit Registration	1/25/23	1/30/23	
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 creel	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
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
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	Jaggpinder Singh	High Grass and no Unit Registration	5/10/23	5/15/23	
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
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 permi	5/26/23	6/2/23	Regular and Certified
631	Redwood Drive	985	Donald & Amy Krtanjek	No reinspection and piling brush under pine trees in backyard	5/30/23	6/14/23	
672	Willow Ave	3855	John French	Citation for feeding the wildlife	6/14/23		waiting for hearing
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	
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
861	Middleboro Road	3564	Caley Mangan	Last notification for lack of gutters/downspouts. Weeds	7/19/23	9/19/23	Regular & Certified
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
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	only the permit was paid 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	8/28/23 for grass Citation on the 7th
951	McRoberts Road	3141	Thomas A Moses	Moving forward to condemn the house, Lack of maintenance	8/4/23		slowly working on it
960	Willow Avenue	3915	Linda Diane Dell	Rubbish Dresser, cabinet, Tv, over a month	8/8/23	8/15/23	
965	Rebecca Street	3713	Michael L & Denise A Macklen	Clean up property Plastic bags, garbage cans, hose, paper	8/8/23	8/19/23	back filled wall Only 11/13/23 warning
997	McCully Road	1405	Michael A Kalanish	3rd noticepallets ,broken railing,pile gravel, in the back, wall b	8/15/23	8/22/23	
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
1017	Baldwin Street	910	William R Speth	High weeds and grass over sidewalk and damaged swimming	8/15/23	8/31/23	removed weeds & hedges Regular and Certified
1069	6th Street	1240	William Kozel Jr	2nd notice pad putting gravel and mud in basin,no Occupancy	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	Garbage only 8/28/23

PTC 11

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	
1115	Rebecca Street	3713	Michael L & Denise A Macklen	2nd notice clean up property and back fill behind the wall	8/28/23	9/11/23	back filled wall only 11/14/23
1166	Greenridge Road	4101 Apt 2	Mary Walicki	Inspected sanitation issues and needs repairs to the unit	9/12/23		
1183	Prospect Ave	1230	James & Kathleen Enright	Outside of the house is in disrepair	9/27/23	10/31/23	on going 12/26/23 Porch by the end of the year
1219	Hastie Road	1043	Knang Nguyen	2nd Notice hanging shutter next to the front door	10/3/23	10/10/23	only repaired Shutter 4/12/24
1249	Willow Avenue	4004	Citylife South LLC (Evan)	no Occupancy and outstanding violations since 11/6/19	10/6/23	10/16/23	
1261	Rebecca Street	3713	Michael L & Denise A Macklen	exterior is still a mess, and no sign of backfill of the wall	10/10/23	10/31/23	back filled wall only Regular and Certified
1262	McCully Road	1505	Stephen Dauberger	unfinished front steps, sidewalk and porch,Bobcat, & Building	10/10/23	10/31/23	
1303	Baldwin Street	929	Joshua Weide	finish parking pad with a paved all-weather surface	10/19/23	12/19/23	
1316	Middleboro Road	3564	Alex Pasculle	Blue Honda is uninspected in driveway,just like the truck	10/24/23	11/5/23	
1317	Middleboro Road	3564	Caley P Mangan	Blue Honda is uninspected in driveway,just like the truck	10/24/23	11/5/23	
1318	Murrays Ln	289	Linnea Rae Ondick	3rd notice for 2003 Toyota with expired inspection in driveway	10/25/23	11/5/23	
1341	Rolling Rock Road	914	Floyd L. Arbogast	5 Citations Occ, Junk Vehicles, Storgage, Camper	10/25/23		5 Citations
1351	Newport Drive	930	Carol H Boden	Side of the house structure has large holes in the roof & unsa	10/31/23	11/30/23	
1357	Grove Road	1345	Stephen Dobrosielski	No Occupancy and Unit Occupancy Registration	11/1/23	11/11/23	
1381	Hastie Road	1043	Khang Nguyen	3rd Notification for an unsafe hanging shutter	11/7/23	11/12/23	only repaired Shutter 4/12/24
1387	Belleville Street	3012	Aletha Kish	Garbage receptacles left at the curb behind the guardrail	11/8/23	11/9/23	
1434	Park Avenue	900	Kimberly Gamble	Rooms upstairs are deplorable, no portable sign permit, garba	11/21/23	11/28/23	Regular and Certified
1438	Belleville Street	3012	Aletha Kish	2nd notice. Garbage cans left on curb after pick up.	11/21/23	11/22/23	
1459	Greenridge Road	4238	Gayle A Williams	3rd notice for parking 2021 Chevy Trax in the grass ticket iss	11/27/23	11/28/23	ticket
1461	Pine Avenue	971	Lana Tomson	Vehicles Parked on the grass	11/27/23	11/28/23	Tickets
1472	Lindenwood Drive	805	Jacquelyn M Carnahan	2005 Nissan causing a nuisance, and storage of boat	11/28/23	11/29/23	only the car 4/18/24
1493	Greenridge Road	4225	Jill E & Brian S Vogel	Outdoor storage all over the property,shed unsafe,house num	11/30/23	12/10/23	Regular and Certified
1495	Pine Avenue	971	Lana Tomson	Vehicle parked on the Grass	11/30/23	12/1/23	ticket
1498	Brlleville Street	3012	Aletha Kish	3rd Notice for garbage receptacleleft at the curb beyond the c	11/30/23	12/1/23	
1512	Baldwin Street	934	Mason Chen	2 Citations mishandling garbage, and Rental unit registractor	12/6/23		2 Citations
1518	Belleville Street	3012	Aletha Kish	4th Notice this month garbage cans left out, ticket was issued	12/6/23	12/7/23	Ticket
1521	Canal Street	3998	Canal Street Associates	Dumpsters for the apartments are not enclosed	12/6/23	12/31/23	
1535	Mount Lebanon Blvd	300 Unit 21	Potomac Bakery	No Occupancy, and no permit for the wall sign	12/8/23	12/18/23	Regular and Certified
1536	Sleepy Hollow Road	971	Ryan Henderson	4th Ticket for parking on the grass next will be a citation	12/14/23	12/15/23	Regular and Certified
1544	Home Ave	3113	Robert Nagy	2005 GMC has a flat tire and expired plate, Public Works is c	12/14/23	12/24/23	tailgate closed
1561	Belleville Street	3012	Sneed Steven	Garbage receptacles left at the curb beyond the designated ti	12/20/23	12/21/23	
	Street	No	Name	Violations - 2024	Date	Date to Correct	Corrected Date
5	Thornwood Drive	1012	Elia Beniash	Appears to be a rental and no occupancy permit, & garbage	1/2/24	1/12/24	
6	Willow Avenue	3776	Cesar Velasco	No permit for a portable sign	1/3/24	1/8/24	no permit yet
19	Belleville Street	3012	Aletha Kish	5th and final notice before citations for mishandling garbage	1/5/24	1/10/24	Regular and Certified
21	Lindenwood Drive	805	Jacquelyn M Carnahan	2nd notice for Boat outside storage & loud noise from car	1/5/24	1/10/24	Regular and Certified
22	Clara Avenue	1225	Theresa Laura Smith	1987 Chevy camper expiored plate since 1,2021	1/5/24	1/15/24	
30	Castle Shannon Blvd	1106	Josephine Doris McGonigle	No permission to have sign and open A Massage without Oc	1/9/24	1/14/24	Regular and Certified

PJC 12

88	Mount Lebanon Blvd	315	Monahan 315 LLC	Change in occupancy with no permit, and banner signs	1/19/24	1/24/24	
90	Belleville Street	3012	Aletha Kish	2 Citations Garbage cans left at the curb, and a \$25.00 ticket	1/22/24		2 citations
133	Castle Shannon Blvd	1106	Josephine Doris McGonigle	Stop Work, no building permit, or sign, and no occupant, Unit	1/24/24	2/1/14	Regular and Certified
148	Sleepy Hollow Road	956	Positano Properties LLC	Garbage out, no occupancy for tenant and no unit registration	1/25/24	2/1/24	
188	Havelock Ave	1234	Douglas Cotton Cotford Homes LLC	Violation's agreed to be completed in 30 days back in 2/3/21	1/30/24	2/4/24	
202	Lindenwood Drive	819	Mary Lou Rusbarsky	1998 Chevy Malibu in the driveway with expired plate & sticker	1/31/24	2/10/24	
250	Middleboro Road	3564	Caley P Mangan	2 vehicles with expired plates, and exterior in bad condition	2/8/24	2/29/24	Regular and Certified
251	Rolling Rock Road	914	Floyd Arbogast	Junk, trailer in front of house, outside storage, unsafe fence	2/8/24		5 additional citations
252	Belleville Street	3012	Aletha Kish	3 citations Garbage receptacles at curb, garbage on the ground	2/9/24		3 more citations
277	Broadway Avenue	3215	PGH Property Buyer LLC	pile of rubbish in the front of the house way to long	2/22/24	2/23/24	5/28/25
281	Poplar Avenue	3633 Unit B	Sweet Deluxe Massage & Spa Maya	2nd notice for no occupancy ,will need a conditional use hearing	2/23/24	3/4/24	hearing 6/5/24 Regular and Certified
282	Walnut Avenue	980 Unit B	Bruce Falgiani	Needs Occupancy and building permit for Fire damage	2/23/24	3/4/24	Regular and Certified
312	Greenridge Road	4204	Joelle Falcone	2003 Hyundai with expired plates	3/4/24	3/15/24	5/13/24
316	Castle Shannon Blvd	1115	Michael Williams	Soffit and Fascia is missing on the side of the building above	3/5/24	3/30/24	
326	Canal Street	3998	Canal Street Associates	2nd notice no enclosure with garbage on the ground	3/7/24	3/9/24	
331	Belleville Street	3012	Aletha Kish	2 more citations for Garbage cans at the curb & garbage on the ground	3/8/24		2 more citations
332	Mount Lebanon Blvd	300	Rashida Thomas/Sheda's Fashion	No permit for the portable sign	3/8/24	3/15/24	paid 4/29/24
333	Mount Lebanon Blvd	300	Maida Cemer/café Americano	No permit for the portable sign	3/8/24	3/15/24	paid 4/18/24
336	Library Road	3607	Ryan King/Knockouts Haircuts for men	No permit for the portable sign	3/8/24	3/15/24	paid for permit 5/13/24
347	Broadway Avenue	3215	PGH Property Buyer LLC	open ditch, receptacle, pile of wood scrapes, stagnant water	3/11/24	3/17/24	5/28/24
356	Library Road	3221	Dennis Pruni/Pruni Auto Body	2nd Notice for Amusement machine permits	3/19/24	3/26/24	closed up
357	Library Road	3613	Asif Shah/Keystone Vapors	2nd Notice for Amusement machine permits	3/19/24	3/26/24	Regular and Certified
358	Grove Road	1100	Al Falcion/the Linden Grove	2nd Notice for Amusement machine permits	3/19/24	3/26/24	3/28/24 Regular and Certified
359	Mount Lebanon Blvd	300	Asian Grocery/Radha Timsina	2nd Notice for Amusement machine permits	3/19/24	3/26/24	paid 4/1/24 Regular and Certified
361	Hastie Road	1043	Khang Nguyen	3rd Notice dragging mud into the street, shutters loose, storm	3/25/24	4/3/24	only repaired Shutter 4/12/Regular and Certified
369	6th Street	1240	Kozel William Jr	Gravel & Mud into the Catch Basin, and parking on the grass	3/26/24	4/7/24	
375	Sleepy Hollow Road	821	Justin Welsh	2002 Ford Mustang with 2 Flat tires, and expired plate	3/26/24	4/7/24	
376	Poplar Avenue	3633	Maya Sweet	No permit for a Massage establishment/occupancy	3/22/24		citation
377	Chestnut Avenue	930	Bruce E Falgiani	No Occupancy for the tenant for the Massage establishment	3/22/24		citation
378	Castle Road	182	Samantha Mitchum	Rubbish all over the exterior, using the back hill side for dump	3/27/24	4/30/24	
391	Hamilton Road	1349	Joshua Bush	wall is dismantled for months, and wall and sliding hillside call	3/28/24	4/30/24	
395	Hamilton Road	1358	Christopher Forbes	Exterior rubbish and building material on side and back yard	4/1/24	4/15/24	
396	Belleville Street	3017	Maurice Makay/Rp2All LLC	tenants with no Occupancy Permit	4/3/24	4/13/24	
397	Greenridge Road	4204	Joelle Falcone	2nd Notice for a 2003 Hyundai with expire plate	4/3/24	4/14/24	5/13/24
399	Library Road	3421	Roberts Jason Alan	Installed a wall sign with no permit	4/5/24	4/12/24	Regular and Certified
402	Willow Avenue	3930	Gary Klappowski/Advance Edge Home	Installed a wall sign with no permit, No Occupancy	4/9/24	4/24/24	4/18/24
403	Cooke Drive	785	Joseph & Carol Petti	Unsafe wall, hillside falling ,piles of brush in the driveway	4/9/24	5/10/24	working on finding someone
404	Bockstoce Avenue	907	Shannon McCullough	Dumping rubbish and debris over the hill along the tracks	4/9/24	4/28/24	5/28/24
405	Blossom Hill Road	1413	Wayne Gondella	1988 Chevy Truck with expired plate sitting in the driveway	4/9/24	4/21/24	5/28/24
412	Greenridge Road	4202	Joelle & Salvatore Falcone	3rd notice for both, Mud in the street and junk vehicle	4/12/24	4/14/24	5/13/24

P+C 13

416	Belleville Street	3012	Aletha Kish	3 more citations for garbage cans at curb, garbage on ground	4/12/24		3 more citations
420	Mount Lebanon Blvd	300	Lebanon Shps Pharmacy	no permit for the portable sign	4/15/24	4/22/24	paid 4/20/24
422	Mount Lebanon Blvd	300	Rashida Thomas/Sheda's Fashion	2nd notice for no permit for 2 portable sign	4/15/24	4/22/24	paid 4/29/24
426	Library Road	3625	Ryan King / Knockouts Haircuts for M	2nd Notice for no permit	4/15/24	4/22/24	paid 5/13/24 Regular and Certified
432	Broadway Avenue	3215	PGH Property Buyer LLC	Garbage cans and rubbish been laying in the yard for a long t	4/17/24	4/21/24	6/3/24
440	Saint Anne Street	919	Barry Langan	Tenants leaving garbage & recycling cans at the curb	4/18/24	4/26/24	
448	Broadway Avenue	3227	Matt Rettinger	High Grass	2/22/24	4/27/24	5/31/24
450	May Street	3116	Steven Knight	High Grass	4/22/24	4/26/24	warning
451	Home Ave	3105	Charles Tipton & Taylor Myers	High Grass	4/22/24	4/26/24	cut on 5/28/24 warning
457	Rockwood Ave	1000	Stanley & Roberta Zukiewicz	High Grass & the Shed needs repaired	4/24/24	4/30/24	grass only 5/1/24 warning
459	Hamilton Road	1416	Eric & Andrea McCartney	Exterior is a disaster,Tires ,washer, Refrig,unsafe deck, etc.	4/24/24	5/31/24	
464	Connor Road	1033	Charlene Hartung	High Grass	4/29/24	5/5/24	cut 5/13/24 warning
467	Ulrich Street	911	Josh Mey	High Grass	4/29/24	5/5/24	cut 5/13/24 warning
471	Library Road	3549	Andy & Lauren Tuskin	High Grass	4/30/24	5/5/24	cut on 5/28/24 warning
472	Library Road	3547	Ashley & Alyssa Hoffman	High Grass	4/29/24	5/5/24	cut on 5/20/24 warning
473	Library Road	3537	Aeisha Brown	High Grass	4/30/24	5/5/24	cut on 5/20/24 warning
474	Cooke Drive	780 B	DeAnn Scabilloni	High Grass	4/30/24	5/5/24	5/13/24
475	Cooke Drive	802 A	Chantelle Spriggs	High Grass	4/30/24	5/5/24	cut on 5/20/24 warning
477	McRoberts Road	3136	Jennifer Bucki	Garbage out before the time with carpet on none bulk week	4/30/24	5/5/24	removed 5/13/24 warning
478	Duluth Street	1286	Matthew & Samantha Durci	High Grass and Weeds	4/30/24	5/5/24	cut on 5/13/24 warning
479	Home Ave	3006	Christine Tatka	High Grass	4/30/24	5/5/24	warning
484	Killarney Dr	841	Michele Mahouski	High Grass	4/30/24	5/5/24	cut on 5/13/24 warning
485	Killarney Dr	813	Shrey Sekhar Fnu	High Grass	4/30/24	5/5/24	cut on 5/20/24 warning
489	Greenridge Road	4204	Joelle Falcone & Salvatore Falcone	7 cars in having 5 spot so there parking in the mud going in to	4/30/24	5/12/24	car removed 5/13/24Regular and certified
490	Lindenwood Drive	822	Liam Michael Storey	Boat and trailer in the front of the house in the driveway	5/1/24	5/16/24	
491	McRoberts Road	3141	Thomas Moses	Unsafe structure, Sanitation, high weeds, Lack of maintance	5/1/24	6/1/24	Registered and Certified
492	McRoberts Road	3220	Milton E Hamel Jr	High Grass	5/1/24	5/6/24	cut on 5/16/24 warning
494	Broadway Avenue	3227	Vasquez Bethsua	High Grass	5/1/24	5/6/24	cut on 5/31/24 warning
496	Havelock Ave	1234	Cotford Homes LLC	High Grass	5/1/24	5/6/24	
497	Killarney Drive	795	Edward & Kathleen Mcneilis	High Grass	5/1/24	5/6/24	cut on 5/13/24 warning
499	Columbia Drive	3392	Paul & Juliann Diorio	High Grass	5/1/24	5/6/24	cut on 5/16/24 warning
509	Poplar Avenue	3617	Hayley Whittaker & Nicole Evans	High Grass	5/1/24	5/6/24	cut on 5/22/24 warning
510	Cooke Drive	792 B	Thomas & Miranda Bush	High Grass	5/1/24	5/6/24	cut on 5/13/24 warning
511	Baldwin Street	901	Jessie Majeskie	High Grass	5/1/24	5/6/24	cut on 5/13/24 warning
512	Baldwin Street	921	Nathan & Madison Hughes	High Grass	5/1/24	5/6/24	cut on 5/13/24 warning
513	Willow Ave	4004	Tyler Dzadorsky	High Grass	5/1/24	5/6/24	cut on 5/28/24 warning
516	Shady Run Ave	1230	Brian Dudukovich	High Grass	5/1/24	5/6/24	cut on 5/20/24warning
526	Library Road	3625	Ryan King / Knockouts Haircuts for M	citation for not having a portable sign permit	5/3/24		5/13/24
527	Castle Shannon Blvd	990	Tymaco Inc.	Unsafe sidewalk and hillside	5/6/24	6/6/24	paid 5/13/24 Regular and Certified
528	McRoberts Road	3276	Aaron Davis	High Grass clear the sidewalk blocked by over grown trees	5/7/24	5/19/24	

PTC 14

531	Library Road	3265	Dennis Pruni/Pruni Auto Body	High Grass	5/7/24	5/13/24	5/13/24
532	Library Road	3307 & 3001	James Busch	High Grass	5/7/24	5/13/24	5/14/24
533	Connor Road	1003	Timothy Kelly	High Grass	5/7/24	5/12/24	cut on 5/13/24 warning
534	Connor Road	1033	Charlene Hartung	2nd Notice for High Grass	5/7/24	5/12/24	5/13/24
535	Milton Road	1010	David Getsy	High Grass	5/7/24	5/12/24	cut on 5/13/24 warning
536	Baldwin Street	919	Charles Eberenz	High Grass	5/7/24	5/12/24	5/20/24
537	Ulrich Street	911	Josh Mey	2nd Notice for High Grass	5/7/24	5/12/24	5/13/24
538	Poplar Avenue	3617	Lawrence Luke Doyle	Never cut High Grass, no Unit Registration	5/8/24	5/13/24	grass only 5/22/24
539	Sleepy Hollow Road	923	911 Sleepy Hollow LLC	Lintels are causing Structural problems if not fixed then vacat	5/8/24	6/8/24	Regular and Certified
540	Corbett Drive	801	Marcia French	Lots of garbage bags, will have to get it removed	5/8/24	5/12/24	6/3/24
541	Greenridge Road	4225	Brian & Jill Vogel	High grass, and unstable shed building material	5/8/24	5/18/24	grass only
542	McRoberts Road	3136	Jennifer Bucki	2nd Notice Outside Storage in the front yard	5/8/24	5/10/24	5/13/24
543	Cooke Drive	792 B	Keyway Homes South One LLC	High Grass	5/9/24	5/14/24	5/13/24
544	Cooke Drive	780 B	DeAnn L Scabilloni	2nd Notice for High Grass	5/9/24	5/14/24	5/13/24
545	Library Road	3537	Aeisha Brown	2nd Notice for High Grass	5/9/24	5/14/24	5/20/24
546	Library Road	3547	Ashley & Alyssa Hoffman	2nd Notice for High Grass	5/9/24	5/14/24	5/20/24
547	Library Road	3549	Andy & Lauren Tuskin	2nd Notice for high Grass	5/9/24	5/14/24	5/28/24
548	Sleepy Hollow Road	942	Jason Le	High Grass	5/9/24	5/14/24	5/20/24
549	Killarney Drive	841	Robert Brown	High Grass	5/9/24	5/14/24	5/13/24
550	Killarney Drive	814	Sabina Niroula	High Grass	5/9/24	5/14/24	5/13/24
551	Killarney Drive	813	Fnu Shrey Sekhar	High Grass	5/9/24	5/14/24	5/20/24
552	Killarney Drive	811	James Joseph Contestable	High Grass	5/9/24	5/14/24	5/13/24
553	Killarney Drive	806	Hanna Bryn Amanuel	High Grass	5/9/24	5/14/24	6/3/24
554	Broadway Avenue	3215	PGH Properties Buyer LLC	High Grass	5/9/24	5/14/24	5/13/24
555	Canbet Drive	3050	Michael Dobbins	High Grass	5/9/24	5/14/24	5/14/24
556	Oak Drive	1431	Gary & Barbara Hudzik	High Grass	5/9/24	5/14/24	6/3/24
557	Greenridge Road	4204	Joelle Falcone	Citation for a junk car in the front of the house	5/9/24		5/14/24
558	Greenridge Road	4204	Salvatore Falcone Jr.	Citation for Parking on the Grass/Mud	5/9/24		citation
559	Sleepy Hollow Road	920	Joseph Mello & Grace Chaverini	Garbage out too early	5/9/24	5/10/24	5/20/24
560	Belleville Street	3012	Aletha Kish	Garbage out too early and the time	5/13/24	5/14/24	
561	Home Avenue	3006	Christine Tatka	2nd notice for high grass	5/13/24	5/18/24	
562	Home Avenue	3008	Janet Mickens	Backyard grass out of control	5/13/24	5/18/24	5/20/24
563	Home Avenue	3010	Jordon Genis	High Grass throughout the backyard	5/13/24	5/18/24	5/20/24
564	Willow Avenue	4208	Krishna Chhetri	garbage was out too early, and bulk pick up is at the end of tr	5/13/24	5/15/24	5/20/24
565	Library Road	3537	Aeisha Brown	3rd notice for high grass	5/14/24	5/19/24	cut on 5/20/24 Regular and Certified
566	Library Road	3547	Ashley & Alyssa Hoffman	3rd notice for high grass	5/14/24	5/20/24	cut on 5/20/24 Regular and Certified
567	Library Road	3549	Andy & Lauren Tuskin	3rd notice for high grass	5/14/24	5/20/24	5/28/24
568	McCully Road	1314	Diana Curley	unsafe trampoline and other equipment	5/14/24	5/31/24	5/22/24
569	Willow Avenue	4004	Tyler Dzadorsky	2nd notice for high grass	5/14/24	5/20/24	5/28/24 moved out 5/20/24
570	Baldwin Street	919	Charles Eberenz	2nd notice for high grass	5/14/24	5/20/24	5/20/24

571	Cooke Drive	776	Sunset Capital LLC	high grass and weeds and no Unit Registration	5/14/24	5/20/24	grass only 5/20/24
572	Cooke Drive	802 A	Felicia & Akin Olugbade	high grass and weeds	5/14/24	5/20/24	5/20/24
573	Park Ave	929	Defiant Partners LLC	high grass and weeds	5/14/24	5/20/24	5/21/24
574	Poplar Avenue	3734	Dean Steve R & Amelia A	High Grass	5/14/24	5/20/24	5/21/24
575	Sleepy Hollow Road	942	Jason Le	2nd Notice for High Grass	5/14/24	5/20/24	5/20/24
576	Kerry Hill Drive	810	Michael Rogowsky	High grass and Weeds	5/14/24	5/20/24	5/21/24
577	Killarney Drive	806	Hanna Bryn Amanuel	2nd Notice for High Grass	5/14/24	5/20/24	6/3/24
578	Killarney Drive	808	Kayla & Andrew Wolney	High Grass	5/14/24	5/20/24	5/20/24
579	Killarney Drive	813	Fnu Shrey Sekhar	3rd notice for high grass	5/14/24	5/20/24	cut on 5/20/24 Regular and Certified
580	Londonderry Drive	813	B&L Properties LLC	High Grass	5/14/24	5/20/24	5/20/24
581	Home Avenue	3105	Charles Tipton & Taylor Myers	2nd Notice for High Grass	5/14/24	5/20/24	5/20/24
582	Canbet Drive	3048	Stacey Webb	High Grass	5/14/24	5/20/24	5/20/24
583	Canbet Drive	3046	Dina Tatalias	High Grass	5/14/24	5/20/24	5/20/24
584	Broadway Avenue	3227	Bethsua Vasquez	3rd notice for high grass	5/14/24	5/20/24	cut on 5/31/24 Regular and Certified
585	Martha Street	1328	Thames Pamela	3 garbage bages in front of the house for some time	5/14/24	5/16/24	removed 5/20/24 warning
586	Shady Run Ave	1230	Brian Dudukovich	2nd Notice for High Grass	5/14/24	5/20/24	5/20/24
587	Oak Drive	1431	Barara & Gary Hudzik	2nd Notice for High Grass	5/14/24	5/20/24	cut on 6/3/24 Regular and Certified
588	Fountain Street	3713	Kenneth Backo	Truck over the 3/4 ton limit parked on the street	5/16/24	5/23/24	5/28/24
589	Steiger Street	4103	Jeffrey A Stewart	Blighted property they way everything is scattered	5/17/24	6/6/24	
590	Cooke Drive	793 B	Gary Ralston	High Grass and weeds	5/20/24	5/26/24	5/28/24
591	Cooke Drive	795 B	Amanda Behr	High Grass and weeds	5/20/24	5/26/24	5/28/24
592	Castle Road	100	Bang Nguyen Pham	High Grass and weeds	5/20/24	5/26/24	5/28/24
593	Castle Road	173	Shane McCarthy	High Grass and weeds	5/20/24	5/26/24	5/22/24
594	Groveton Street	1362	Brandon Scott Myers	High Grass and weeds	5/20/24	5/26/24	6/3/24
595	Trance Drive	1441	Paul Egri III	High Grass and weeds	5/20/24	5/26/24	5/28/24
596	Killarney Drive	847	Barbara Allison	High Grass and weeds	5/20/24	5/26/24	6/3/24
597	Sleepy Hollow Road	971	Prudential Realty Company	High Grass and weeds	5/20/24	5/26/24	5/28/24
598	Library Road	3549	Tilbrook Craig	3 notices to tenants that left for high grass	5/20/24	5/26/24	5/28/24
599	Willow Avenue	4004	Rebecca Wiley	High Grass also sent to the owner	5/21/24	5/26/24	5/28/24
600	Willow Avenue	4212	Joshia James Staley	High Grass	5/21/24	5/26/24	6/3/24
601	Prospect Ave	1214	James & Justin Hopkins	High Grass	5/21/24	5/26/24	5/28/24
602	Grove Road	1100	Arendosh Joseph E	High Grass	5/21/24	5/26/24	6/3/24
603	McRoberts Road	3276	Aaron Davis	2nd notice for high grass in the backyard	5/21/24	5/27/24	
604	May Street	3109	Ryan Borek & Cheyenne	High Grass and weeds in the backyard	5/21/24	5/27/24	5/28/24
605	Belleville Street	3101	Hanna Prisbylla	High Grass on the hillside	5/21/24	5/26/24	warning
606	Belleville Street	3111	Daniel Wilson	High grass building material,garbage cans at the curb	5/21/24	5/31/24	
607	Belleville Street	3135	Lorretta Dongilli	High Grass and weeds	5/21/24	5/26/24	5/28/24
608	Home Avenue	3006	Christine Tatka	High Grass	5/21/24	5/26/24	Regular and Certified
609	Home Avenue	3105	Imagine Homes/ Maurice Makay	High Grass tenants not cutting the grass	5/21/24	5/26/24	5/28/24
610	Home Avenue	3105	Charles Tipton & Taylor Myers	3rd notice for high grass	5/21/24	5/26/24	5/28/24

611	Home Avenue	3113	Robert Nagy	2005 Gmc has a flat tire and expired plate, and on jacks	5/21/24	5/31/24	
612	Killarney Drive	806	Hanna Bryn Amanuel	3rd notice for high grass	5/21/24	5/26/24	cut 6/3/24 Regular and Certified
613	Poplar Avenue	3617	Hayley Whittaker & Nicole Evans	2nd notice for high grass	5/21/24	5/26/24	5/22/24
614	Poplar Avenue	3617	Lawrence Luke Doyle	2nd notice for high grass in the backyard	5/21/24	5/26/24	5/22/24
615	Middleboro Road	3524	Richard Smith	High Grass	5/21/24	5/26/24	cut on 5/28/24 warning
616	Magnolia Drive	1426	George Sestili	High Grass and maybe trim hedges	5/22/24	5/27/24	5/28/24
617	Lyndell Street	3735	James & Susan Morris	High Grass and maybe trim hedges	5/22/24	5/27/24	
618	McCully Road	1404	Michael A Kalanish	High Grass and removing the rope from the tree	5/22/24	5/27/24	grass only on 6/3/24
619	Rebecca Street	3700	Purni Maya Maji	High Weeds in front/side corner of the property	5/22/24	5/27/24	5/28/24
620	Rebecca Street	3833	Michael Hazelbeck	High Grass and weeds and no premises identification number	5/22/24	5/31/24	grass only 5/28/24
621	Broadway Avenue	3227	Bethsua Vasquez	citation for high grass and weeds	5/22/24		cut on 6/3/24 citation
622	Oak Drive	1431	Gary Hudzik	citation for high grass and weeds	5/22/24		cut on 6/3/24 citation
623	Rebecca Street	3833	Michael Hazelbeck	disturbed the backyard causing water runoff on to the next ne	5/23/24	6/7/24	
624	Corbett Drive	801	Marcia French	2nd notice for garbage/rubbish in the driveway and yard	5/28/24	6/2/24	removed on 6/3/24 Regular and Certified
625	Bockstoce Avenue	911	Charleigh Barnes	High grass throughout the property	5/28/24	6/2/24	6/6/24
626	Saint Anne Street	919	Megan Dunn	garbage receptacles shall be stored behind the property line	5/28/24	5/29/24	
627	Baldwin Street	934-936	Hy Realty/Mason Chen	ticket for constant mishandling garbage/rubbish	5/28/24	6/2/24	Regular and Certified
628	Lyndell Street	3735	James & Susan Morris	2nd Notice for high grass	5/28/24	6/2/24	Regular and Certified
629	Lyndell Street	3800	John Rothermel & nMadison Hersh	Weeds throughout the property and the bush at the corner	5/28/24	6/2/24	6/3/24
630	Lyndell Street	3810	Anthony & Megan Scarillo	High Weeds in backyard along with brush pile	5/28/24	6/2/24	6/6/24
631	Clara Ave	1325	Alexander & Jennifer Light	High Grass and weeds	5/28/24	6/2/24	6/3/24
632	Blossom Hill Road	1413	Wayne Gondella	2nd notice for truck un inspected & registered	5/28/24	6/9/24	
633	Castle Road	216	Benjamin Canty	high grass in the lower backyard	5/28/24	6/2/24	cut on 6/3/24 warning
634	Castle Road	182	Samantha Mitchum	dumpster bag out front over the 30 day's	5/28/24	6/4/24	
635	McRoberts Road	3276	Aaron Davis	3rd notice for high grass in the backyard	5/28/24	6/2/24	Regular and Certified
636	Grove Road	1373	James Olsen	High Grass and weeds throughout the property	5/28/24	6/2/24	
637	Poplar Avenue	3538	Stephen Nickles & Kristy Heslet	High Grass and weeds trees and brush out of control	5/28/24	6/2/24	
638	Castle Road	214	Three B Development	high grass in the backyard	5/28/24	6/2/24	
639	McCully Road	1405	Kalanish Michael A	2nd notice for high grass	5/29/24	6/3/24	6/3/24
640	Blossom Hill Road	1485	Adam Starkey	High weeds in front and garbage can and white bucket	5/29/24	6/3/24	6/3/24
641	Grove Road	1361	Matthew D'Amico	High Grass and weeds throughout the property	5/29/24	6/3/24	
642	Grove Road	1363	Mildred Stefko	High Grass and weeds throughout the property	5/29/24	6/3/24	
643	Poplar Avenue	3633	Asheley Anderson	2008 Hyundai with a flat tire in the side parking area	5/31/24	6/7/24	6/3/24
644	Hoodridge Drive	500	Beverly Crusa	2021 Subaru parked on the grass along Hoodridge	5/31/24	6/1/24	6/3/24
645	Park Avenue	918 B	Jack Dandrea	letter about getting Occupancy, and a commercial waste haul	5/31/24	6/5/24	
646	Park Avenue	918	H&P Partners LLC Robert Hill	building being occupied without Occupancy, & no waste provi	5/31/24	7/1/24	Regular and Certified
647	Clara Avenue	1329	Mary Ochs	High Grass and bushes also bushes blocking the sidewalk	6/3/24	6/9/24	
648	Clara Avenue	1290	Harry & Christine	Brush pile ,outdoor storage, and Vehicle in front yard	6/3/24	6/9/24	
649	McCully Road	1705	Ronald Radcliff	Garbage receptacles have been stored along front wall since	6/3/24	6/5/24	warning
650	McCully Road	1706	Mary Elizabeth Werner	garbage was out too early, and bulk pick up is at the end of th	6/3/24	6/5/24	warning

651	Sleepy Hollow Road	942	Prudential Realty Company	Garbage can left at the curb	6/3/24	6/4/24	removed 6/5/24 warning
652	Poplar Avenue	3633 Unit A	Miracle Movers/Andrew Zeffiro	Unauthorized pile of customers rubbish	6/3/24	6/10/24	Regular and Certified
653	Sleepy Hollow Road	910	Leonard Santos	Garbage can left at the curb all weekend	6/3/24	6/4/24	6/4/24
654	Maplene Avenue	3100	Chad & Christine McCall	garbage was placed at the curb before the designated day &	6/3/24	6/5/24	warning
655	Belleville Street	3012	Steven Sneed	tenant mishandling garbage, you shall get occ, registration	6/3/24	6/8/24	Regular and Certified
656	Oak Drive	1431	Gary & Barbara Hudzik	Vehicle with expired plate	6/3/24	6/16/24	
657	Mary Place	3343	Andrea Brichacek	Bulk pick up is the last full week of the month	6/3/24	6/5/24	6/5/24
658	Mary Place	3339	Henry Wagner Jr	garbage was placed at the curb before the designated day &	6/3/24	6/5/24	sent letter on 6/6/24 Warning
659	McRoberts Road	3276	Aaron Davis	Citation for High Grass in the backyard	6/4/24		citation
660	Hoodridge Drive	500	Cody Helmick	2016 Lincoln parking on the sidewalk	6/6/24	6/7/24	6/7/24
661	Hoodridge Drive	500	Troy Schoeppner	2023 Volkswagen encroaching the sidewalk	6/6/24	6/7/24	removed 6/7/24 warning
662	Library Road	3107	Wetgo Portfolio III LLC	side parking lot along 6th Street has weeds and debri to be cl	6/6/24	6/13/24	

PH C 18



Castle Shannon Police 2024 DJ Fines

DATE	State	Alleg. Co DA (DUI)	DJ -05-2-17
JAN		1764.59	\$3,686.99
FEB		\$223.35	\$2,753.64
MAR		\$866.29	\$2,692.49
APR		\$2,031.37	\$3,808.50
MAY			
JUN	1623.04		
JUL			
AUG			
SEPT			
OCT			
NOV			
DEC			
	\$1,623.04	\$3,121.01	\$12,941.62

Kenneth M. Truver, Chief of Police

PSF 1

CASTLE SHANNON POLICE DEPARTMENT
FINES AND FEES REPORT

MONTH OF April 2024

District Court Fines \$ 3,808.50

District Attorney Fines \$ 2,031.37

Parking Citations \$ 540.00

Report Fees \$ 210.00

Solicitor Permits \$ 150.00

Dumpster Permits \$ 50.00

Animal Control Fines \$ 00.00

Pawn Broker's License \$ 00.00

Pawn Outstanding \$ 00.00


Alarm Fines Received \$ 00.00

Alarms Billed \$ 50.00
First Commonwealth \$50.00

Alarms Outstanding \$ 00.00

Special Services _____

From:



Chief Kenneth Truver

PSF 2

ANIMAL CONTROL ANALYSIS

APRIL 2024

COMMUNITY # OF CALLS %

MT.LEBANON	103	24.41%
UPPER ST. CLAIR	59	13.98%
DORMONT	17	4.03%
SCOTT	26	6.16%
GREEN TREE	12	2.84%
WHITEHALL	19	4.50%
CASTLE SHANNON	29	6.87%
HEIDELBERG	4	0.95%
CARNEGIE	6	1.42%
ROSSLYN FARMS	0	0.00%
BALDWIN TWP	3	0.71%
BETHEL PARK	116	27.49%
BALDWIN BORO	28	6.64%
TOTALS:	422	100.00%

PSF 3

ANIMAL CONTROL MONTHLY REPORT

FOR: APRIL 2024

	MT LEBANON		USC		DORMONT		SCOTT		GREEN TREE		WHITEHALL	
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
Picked Up Alive												
Dogs	1	8	0	6	1	2	2	4	1	2	0	3
Cats	1	3	0	0	0	0	0	0	0	1	0	0
Returned to Owner												
Dogs	1	7	0	6	1	2	2	3	0	0	0	2
Cats	1	3	0	0	0	0	0	0	0	0	0	0
Housed In Kennel												
Dogs	0	4	0	5	0	0	2	3	1	2	0	3
Cats	0	0	0	0	0	0	0	0	0	1	0	0
Relocated												
Dogs	0	1	0	1	0	0	0	1	1	2	0	1
Cats	0	0	0	0	0	0	0	0	0	0	0	0
Disposals (Strays)												
Dogs	0	0	0	0	0	0	0	1	0	0	0	0
Cats	0	0	0	0	0	0	0	0	0	1	0	0
Inquiries/Complaints												
Dogs	12	58	7	40	4	11	4	29	2	15	5	21
Cats	7	20	5	13	2	6	0	9	0	2	6	11
Quarantines Issued												
Dogs	0	0	1	1	0	2	0	0	0	0	0	3
Cats	0	0	0	0	0	0	0	0	0	0	0	0
Picked Up Dead												
Dogs	0	1	0	0	0	0	0	2	0	0	0	0
Cats	2	6	2	5	0	1	0	1	0	1	2	2
Deer	2	34	2	10	0	1	4	14	2	12	2	21
Other	32	82	5	18	1	5	8	31	0	4	0	1
Wild Animal Complaints												
In House	3	15	3	7	0	3	1	3	0	0	0	1
Outdoors	81	219	44	109	11	19	21	75	10	26	9	38
Box Traps Set	0	2	1	1	0	0	0	0	0	0	0	0
Animals in Trap	0	1	0	0	0	0	0	0	1	1	0	0
Picked Up Alive	10	21	7	20	2	3	4	10	0	0	0	1

JURISDICTION	ENFORCEMENT								2024 TOTAL # COMPLAINTS	
	WARNINGS		FINES		CITATIONS		TOTALS		MONTH	YTD
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD		
MT. LEBANON	6	14	0	0	0	9	6	26	103	312
UPPER ST. CLAIR	4	11	0	1	4	4	8	20	59	168
DORMONT	0	3	0	0	0	1	0	7	17	39
SCOTT TOWNSHIP	0	2	0	2	0	2	0	8	26	116
GREEN TREE	0	0	0	0	0	0	0	0	12	43
WHITEHALL	3	9	0	0	0	0	3	9	19	70
CASTLE SHANNON	2	9	0	0	0	0	2	11	29	61
HEIDELBERG	2	2	0	0	0	0	2	2	4	9
CARNEGIE	0	8	0	0	0	0	0	8	6	19
ROSSLYN FARMS	0	0	0	0	0	0	0	0	0	4
BALDWIN TWP	0	2	0	0	0	0	0	4	3	13
BETHEL PARK	14	25	0	6	5	10	19	44	116	327
BALDWIN BORO	2	14	0	5	0	0	2	29	28	94
TOTALS	33	99	0	14	9	26	42	168	422	1275

PSF 4

ANIMAL CONTROL MONTHLY REPORT

FOR: APRIL 2024

	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	0	3	1	1	1	6	0	0	0	3	4	14	1	8
Cats	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Returned to Owner														
Dogs	0	3	1	1	0	3	0	0	0	3	3	12	1	6
Cats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housed In Kennel														
Dogs	0	2	1	1	1	6	0	0	0	0	1	7	1	6
Cats	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Relocated														
Dogs	0	0	0	0	0	3	0	0	0	0	0	1	0	2
Cats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	1	1
Inquiries/Complaints														
Dogs	4	14	2	4	2	11	0	0	1	7	15	56	6	26
Cats	0	0	0	1	0	2	0	0	0	0	2	15	1	3
Quarantines Issued														
Dogs	2	2	0	0	0	0	0	0	0	0	1	2	0	0
Cats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Picked Up Dead														
Dogs	0	0	0	0	1	1	0	0	0	0	0	0	0	0
Cats	0	0	0	0	0	0	0	0	0	0	2	7	0	0
Deer	0	4	0	0	1	1	0	0	0	1	7	49	4	20
Other	3	3	1	2	2	4	0	2	0	1	50	113	2	13
Wild Animal Complaints														
In House	4	9	0	0	0	0	0	0	0	0	0	4	2	2
Outdoors	21	38	2	4	3	5	3	3	2	6	99	252	19	58
Box Traps Set	2	4	0	0	0	0	0	0	0	0	2	2	0	0
Animals in Trap	2	2	0	0	0	0	0	0	0	0	0	0	0	0
Picked Up Alive	5	9	1	1	0	0	0	0	0	1	18	30	2	3

JURISDICTION	ENFORCEMENT								2024 TOTAL # COMPLAINTS	
	WARNINGS		FINES		CITATIONS		TOTALS		MONTH	YTD
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD		
MT. LEBANON	6	14	0	0	0	9	6	26	103	312
UPPER ST. CLAIR	4	11	0	1	4	4	8	20	59	168
DORMONT	0	3	0	0	0	1	0	7	17	39
SCOTT TOWNSHIP	0	2	0	2	0	2	0	8	26	116
GREEN TREE	0	0	0	0	0	0	0	0	12	43
WHITEHALL	3	9	0	0	0	0	3	9	19	70
CASTLE SHANNON	2	9	0	0	0	0	2	11	29	61
HEIDELBERG	2	2	0	0	0	0	2	2	4	9
CARNEGIE	0	8	0	0	0	0	0	8	6	19
ROSSLYN FARMS	0	0	0	0	0	0	0	0	0	4
BALDWIN TWP	0	2	0	0	0	0	0	4	3	13
BETHEL PARK	14	25	0	6	5	10	19	44	116	327
BALDWIN BORO	2	14	0	5	0	0	2	29	28	94
TOTALS	33	99	0	14	9	26	42	168	422	1275

psf 5