

**MINUTES OF THE MEETING OF THE BERKS COUNTY BLIGHTED PROPERTY
REVIEW COMMITTEE**

March 26, 2024

Denise Commings, Vice Chair called the meeting of the **BERKS COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE (BPRC)** to order at 2:34 P.M. on March 26, 2024. The meeting was held as a public meeting by way of the Zoom virtual platform and allowed for full Committee and public interaction during the meeting and hearings. The following Committee members were present during the meeting:

Denise Commings, Vice Chair
Ronald Heim, Secretary
Commissioner Michael Rivera
Lee Olsen, AIA (arrived at approximately 2:40 p.m.)

Chairman Kastura was absent. After Roll Call, Vice Chair Commings declared a quorum with four of five members present.

Also in attendance were:

Joan E. London, Esquire of Kozloff Stoudt, P.C., Solicitor
Pauline Klopp, Redevelopment Authority of the County of Berks
Joshua Young, Code Enforcement Officer, Borough of Kutztown
Adam Bender, Code Official, Borough of Mt. Penn
Bryce Zohner, Code Official, Borough of Hamburg
Amy Blumenthal, Esquire
Lori Fausnaught, RMR/CRR (Stenographer for Hearing)

The minutes of the meeting of January 23, 2024 meeting had been distributed to the members prior to the meeting. A motion was made by Commissioner Rivera, seconded by Mr. Heim, to approve the minutes with no changes, which carried unanimously of members present.

Under Old Business, a Determination Hearing was held for the property located at 103/105 East Main Street, Borough of Kutztown. Attorney London entered the exhibits, including the Referral Form from the Borough, Lien Search, Photographs, Notices of Violation, First Strike Letter, Affidavits of Delinquent Charges and Taxes, and Hearing Notice, into the record. The Borough Code Official, Mr. Young, advised the Committee of no changes with respect to the property conditions since the notices were posted. Attorney Amy Blumenthal observed the hearing, as the attorney for the lender for the property and the adjacent property. After discussion, a motion was made by Commissioner Rivera, with a second by Ms. Commings, for a determination that the property contained conditions of blight and issue a determination notice to the owner, on

which members Rivera, Commings, and Heim voted "aye" and Mr. Olsen abstained, as he was not present for the entirety of the hearing.

Under New Business, a motion was made by Mr. Heim, with a second by Mr. Olsen, for authorization to send a second Blight Determination Resolution to the owner of the property at 264 Friedensburg Road, Borough of Mt. Penn. Mr. Bender advised the Committee that the property was now under Agreement of Sale, and it was decided that in order to encourage continued progress to continue, the process should continue to move forward. The motion carried unanimously of the members present.

Vice Chair Commings asked for updates from the Solicitor. Attorney London, and for the Hamburg properties, Mr. Zohner, as Code Official for the Borough, as follows:

708 Chew Street, Borough of Hamburg. Mr. Zohner reported that this property has been placarded as unfit for human habitation due to hazardous conditions.

727 State Street, Borough of Hamburg. Mr. Zohner reported that the new owner has taken title and has plans to remediate the conditions of blight. This property will be carried to the May agenda, and the Committee members expressed the wish that the new owner address the conditions.

2319 Fairview Avenue, Borough of Mt. Penn. The Conservatorship Petition has been filed on behalf of the Nonprofit Development Corporation. The Code Official for the Borough of Mt. Penn, Mr. Bender, reported that the property may be under Agreement of Sale.

A motion was made by Commissioner Rivera, with a second by Mr. Olsen to adjourn the meeting. The motion carried unanimously of the members present, and the meeting was adjourned at 3:07 p.m.

BERKS COUNTY BLIGHTED
PROPERTY REVIEW
COMMITTEE



Ronald Heim, Secretary