

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

November 12, 2024

Eileen Kastura, Chairman called the meeting of the **BERKS COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE (BPRC)** to order at approximately 2:30 P.M. on November 12, 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:

Eileen Kastura, Chairman  
Denise Commings, Vice Chair  
Ronald Heim, Secretary (arrived during first Determination Hearing, present for remainder of hearings and meeting)  
Commissioner Michael Rivera  
Lee Olsen, AIA

After Roll Call, Chairman Kastura declared a quorum.

Also in attendance were:

Pauline Klopp, Redevelopment Authority of the County of Berks  
Jaime Perez, Redevelopment Authority of the County of Berks  
Joan E. London, Esquire of Kozloff Stoudt, P.C., Solicitor  
Joshua Young, Code Enforcement Officer, Borough of Kutztown  
Glenn Bertolet, Kraft Municipal Services  
Jeffrey Hogg, Kraft Municipal Services  
Jeff Fiant, Kraft Municipal Services  
Michelle Bare (Manager, Borough of Wyomissing)  
Jeanne Johnston (Manager, Cumru Township)  
Amadeo DiSante (on behalf of owner of 102 E. Penn St., Lenhartsville)  
Kenya Bates, Esquire (on behalf of mortgage holder, 1306 Penn Ave., Wyomissing)  
Hector Martinez  
Marissa Bennett, Karasch (Court Reporter)

The minutes of the meeting of September 24, 2024 meetings had been distributed to the members prior to the meeting. A motion was made by Ms. Commings, with a

second by Commissioner Rivera, to approve the minutes of the September 24, 2024 meeting. Upon vote, the motion carried unanimously by the members present.

Under Old Business, Chairman Kastura announced the Determination Hearing for the property located at 102 East Penn Street, Borough of Lenhartsville. Solicitor London read into the record the referral by the Borough of Lenhartsville, the First Strike and Determination Hearing notifications, including photographs of conditions on the property, which have continued unabated. Amadeo DiSante, a relative and power of attorney for the property owner, appeared on behalf of the property owner, and advised that the property was unoccupied, and under agreement of sale. Representatives of Kraft Municipal Group testified to the ongoing dangerous condition of the property and need for remediation, whether by the current owner or the buyer. At the close of testimony and evidence, a motion was made by Commissioner Rivera, with a second by Chairman Kastura, the members present voted 4-0 with Mr. Heim abstaining because he joined the hearing in progress and did not hear all of the testimony, for a determination of the property as meeting three or more characteristics of blight contained in Berks County Ordinance No. 09-2014.

Chairman Kastura announced the Determination Hearing for the property located at 1853 Old Lancaster Avenue, Cumru Township. Solicitor London read into the record the referral by Cumru Township, the First Strike and Determination Hearing notifications, including photographs of conditions on the property, which have continued unabated. At the close of testimony and evidence, a motion was made by Chairman Kastura, with a second by Mr. Olsen, and the members present voted unanimously for a determination of the property as meeting three or more characteristics of blight contained in Berks County Ordinance No. 09-2014.

Chairman Kastura announced the Determination Hearing for the property located at 1306 Penn Avenue, Borough of Wyomissing. Solicitor London read into the record the referral by the Borough of Wyomissing, the First Strike and Determination Hearing notifications, including photographs of conditions on the property, which have continued unabated. Representatives of Kraft Municipal Group, Code Officials for the Borough, advised that the conditions have continued, the property is vacant, and the owners are believed to be deceased. Attorney Kenya Bates appeared for the mortgage lender, Seattle Bank, and stated that the property was subject to a foreclosure action, with Sheriff's Sale and likely transfer to the United States Department of Housing and Urban Development on February 7, 2025. At the close of testimony and evidence, a motion was made by Mr. Olsen, with a second by Ms. Commings, and the members present voted unanimously for a determination of the property as meeting three or more characteristics of blight contained in Berks County Ordinance No. 09-2014.

The following items of New Business were addressed:

a) A motion was made by Ms. Commings, with a second by Mr. Olsen, for approval for Redevelopment Authority staff to advertise the 2025 dates for meetings of the Blighted Property Review Committee. The members present voted unanimously in favor of the motion.

b) A motion was made by Mr. Olsen, with a second by Ms. Commings, to forward a Blight Determination Resolution to the owner of the property located at 63 Hemlock Road, Cumru Township. The members present voted unanimously in favor of the motion.

c) A motion was made by Chairman Kastura, with a second by Mr. Heim, authorizing the advertisement of a Determination Hearing for the property located at 708 Chew Street, Hamburg Borough, Pennsylvania, with the hearing will be conducted at the next scheduled meeting on January 28, 2025. The members present voted unanimously in favor of the advertisement and hearing.

d) A motion was made by Ms. Commings, with a second by Mr. Olsen, authorizing the advertisement of a Certification Hearing for the property located at 727 State Street, Hamburg Borough Pennsylvania. Hearing will be conducted at the next scheduled meeting on January 28, 2025. The members present voted unanimously in favor of the advertisement and hearing.

The Solicitor reported on four properties on which the Committee had taken action:

a) 264 Friedensburg Road, Mt. Penn Borough, Pennsylvania - Property has been sold, and the Borough's Code Official, Arthur Kelly, forwarded transfer paperwork to the Solicitor.

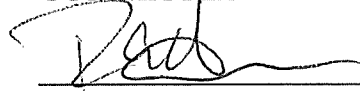
b) 2319 Fairview Avenue, Mt. Penn Borough - This property has been sold, and the Borough's Code Official, Arthur Kelly, forwarded transfer paperwork to the Solicitor.

c) 708 Chew Street, Hamburg Borough, Pennsylvania -This property has been posted as unfit for human habitation, and citations are pending, per Solicitor's communication with the Borough's Code Official, Ryan Wessner.

d) 727 State Street, Hamburg Borough, Pennsylvania - This property has been posted as unfit for human habitation and citations are pending, per Solicitor's communication with the Borough's Code Official, Ryan Wessner.

Chairman Kastura announced that the next Committee Meeting will be held on January 28, 2025. With no additional business items, a motion was made by Mr. Olsen with a second by Chairman Kastura to adjourn the meeting. The motion carried unanimously by the members present, and the meeting was adjourned.

BERKS COUNTY BLIGHTED  
PROPERTY REVIEW  
COMMITTEE



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Ronald Heim, Secretary