MEMORANDUM

(610) 478-6300
FAX: (610) 478-6316

Berks County Planning Commission
Berks County South Campus
400 E. Wyomissing Ave., Suite D, Mailbox 2
Mohnton, PA 19540-1503

TO: Berks County Planning Commission

FROM: Shanice E. Ellison

RE: Recommendation of Appropriate Reuse of Blighted Property 104 Furlow Road, Spring Township

DATE: November 18, 2026

As you are aware, the County of Berks established a Blighted Property Review Committee to implement the provisions of the Urban Redevelopment Law and promote the reuse of blighted properties within Berks County. Under the Berks County Ordinance (#09-2014), the Committee is tasked with reviewing and acting upon applications submitted by municipalities for properties deemed blighted. Pursuant to the Urban Redevelopment Law and County Ordinance (#09-2014), the Redevelopment Authority of the County of Berks requests a recommendation regarding the appropriate reuse of each property and confirmation as to whether disposition for residential or related use, or for commercial or industrial reuse, would align with the Berks County Comprehensive Plan 2030 Update. County Ordinance (#09-2014) defines “Residential and Related Use” as residential property for sale or rent and related uses, including, but not limited to, park and recreation areas, neighborhood community services, and parking lots.

104 Furlow Road, Spring Township, Berks County, PA

After confirming the property was vacant, the County Blighted Property Review Committee held both a Determination Hearing and a Certification Hearing. The result of these hearings was the issuance of a Blight Determination on September 15, 2026, officially certifying the property as blighted. The property referral form outlined current issues, code violations, and required actions.

Second Blight Determination

Subject property, located at 104 Furlow Road, Spring Township, Berks County, has been officially declared as blighted property by the Berks County Blighted Property Review Committee. The property is believed to be vacant and exhibits one or more conditions to be determined as blighted. The owner was notified of the blight determination and given the chance to appeal or correct the issues but did not do so. Because the problems remain, the Committee has ordered a re-inspection and has begun the process to refer the property for possible acquisition and redevelopment.

A Second Blight Determination Resolution (#2026-09) was issued for the property on September 15, 2026. The resolution notes the property owner was served with notices of blight, the right to appeal and did not elect to do so and has failed to correct or make satisfactory arrangements to address the violations cited and eliminate the blight conditions. The resolution also certifies the premises to the Redevelopment Authority of the County of Berks for acquisitions.

According to tax parcel information, the property is 0.45 acres and contains a single-family detached dwelling. The property is in a suburban setting surrounded by single-family dwellings and commercial uses. The property is located within the Rural Holding Area (Section 305, XXXII-68) of Spring Township and the General Commercial District (Chapter 27, Part 2, Section 27-206, 27-29) of

Brecknock Township. The purpose of Spring Township's Rural Holding Area is to preserve the rural character and scenic landscape while allowing single family dwellings on larger lots. Uses permitted by right include general agriculture, industrial agriculture, retail greenhouses/nurseries, single family detached dwellings, and several other uses. In contrast, Brecknock Township's General Commercial District purpose is to provide for retail and services that are accessible to the regional transportation system. Additionally, the district promotes a unified and organized arrangement of properties and parking areas. Uses permitted by right are a variety of businesses and services.

The County's Future Land Use Plan designates the property as Existing Development. The goal of the Existing Development areas is to maintain and revitalize with established development through in-fill development and rehabilitation. Housing goals and policies include requiring existing housing to meet minimum health and safety standards and to encourage the rehabilitation of structurally sound houses and demolition of dilapidated structures. Disposition of the property for residential use would be consistent with the Berks County Comprehensive Plan 2030 Update. Appropriate reuse of the property would be residential or related use, pursuant to the regulations of the Spring Township Zoning Ordinance. Any redevelopment should be compatible in scale, density and character to the existing neighborhood and infrastructure capabilities.

SEE

BERKS COUNTY
Planning Commission

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Glenn R. Knoblauch, Chair | Sarah Phillips, Vice-Chair | David Mattes, Secretary
Carolyn Rodino | David Mattes | Gavin Milligan | Jodi L. Gauker | Kevin Lerch | Lee C. Olsen, AIA, NCARB | Thomas C. McKeon, AICP, CEcD
Ashley Showers, Executive Director | David N. Peris, Assistant County Solicitor

November 18, 2026

Pauline Klopp
Redevelopment Authority of the County of Berks
400 E. Wyomissing Avenue
Ground Floor, Suite #2
Mohnton, PA 19540

Re: Acquisition of Blighted Property 104 Furlow Road,
Spring Township

Dear Mrs. Klopp

In response to the Redevelopment Authority's request for a recommendation, the County Planning Commission has reviewed the above-mentioned property for its appropriate reuse and to ensure that its disposition aligns with the Berks County Comprehensive Plan 2030 Update. This review has been conducted in accordance with the PA Urban Redevelopment Law, and Ordinance No. 09-2014 of the County of Berks, which established and empowered the Berks County Blighted Property Review Committee.

Blighted Property at 104 Furlow Road, Spring Township:

The property is located within the Rural Holding Area and the General Commercial District, which is zoned for single family detached dwellings and other uses. It lies within an Existing Development Area on the county's Future Land Use Plan. The Berks County Planning Commission notes that disposition of the property for residential or related uses aligns with the Berks County Comprehensive Plan 2030 Update. Relevant goals and policies from the Plan include:

- Existing Development Areas Goal – to maintain and revitalize areas with established development through in-fill development and rehabilitation.
- Housing Standards Goal – to require that existing housing and new construction meet minimum health and safety standards.
- Housing Supply Policy – the county encourages the rehabilitation of structurally sound houses and demolition of dilapidated structures.

Therefore, the Berks County Planning Commission recommends that a residential or related use for the property at 104 Furlow Road would be appropriate, in accordance with the Zoning Ordinances of Spring Township (District Regulations, Section 305. Rural Holding Area) and Brecknock Township (Chapter 27, Part 2, Section 27-206. General Commercial District). Any rehabilitation or redevelopment should be compatible in scale, density, and character with the existing area and infrastructure capacity.

Sincerely,

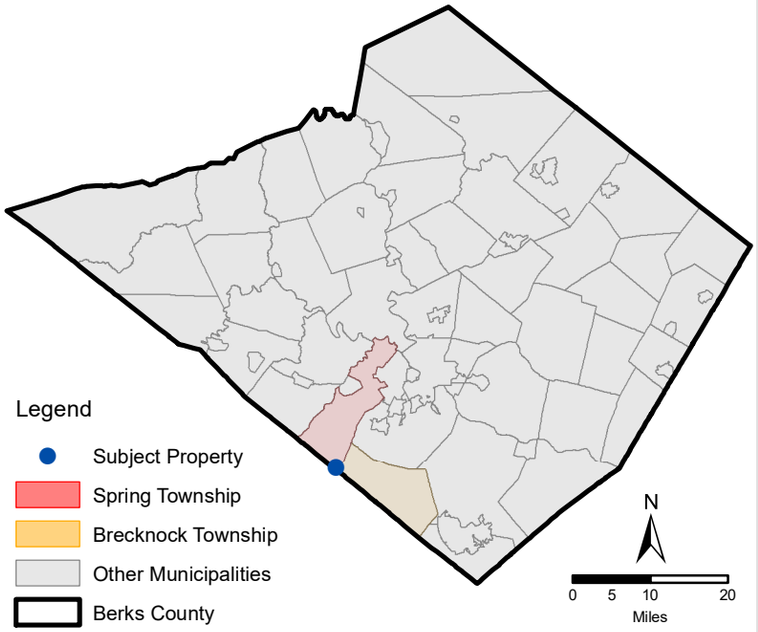
Glenn R. Knoblauch, Chairman
Berks County Planning Commission

cc: Eileen Kastura, Chair of the Berks County Blighted Property Review Committee
GRK/SEE

Certified Blighted Property

104 Furlow Road, Spring Township, Berks County, PA

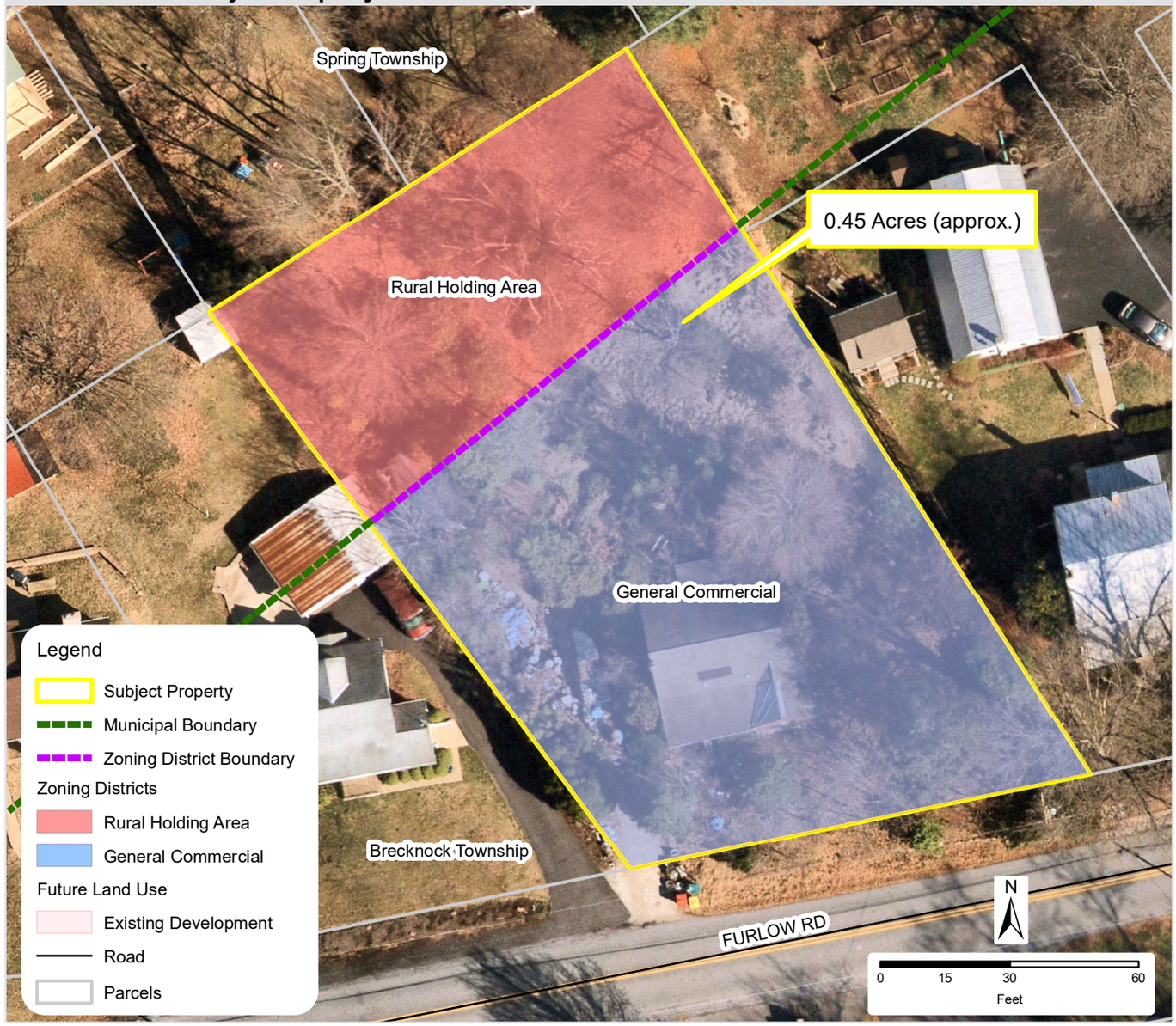
County and Municipality



Subject Property (Street View)



Aerial View of Subject Property



Property Notes

Note: Zoning colors are for illustration purposes only and do not match the offical zoning maps.

1. The property is located north of Furlow Road, south of Old Lancaster Pike, and west of U.S. Route 222 interchange. The property is situated in the southern portion of the Township, just outside of Adamstown Borough, Lancaster County.
2. The property is situated within two (2) municipalities and two (2) zoning districts. The northwestern portion is within Spring Township and is zoned Rural Holding Area (RHA). The southeastern portion is within Brecknock Township and is zoned General Commercial (GC).
3. The property is designated as Existing Development under the Berks County Comprehensive Plan 2030 Update.
4. The surrounding area consists of single-family detached residential dwellings and commercial uses.

BCPC Berks County Planning Commission

www.berkspa.gov/planning

SEE 11/18/26

Certified Blighted Property

104 Furlow Road, Spring Township, Berks County, PA

104 Furlow Road – Property Pictures



Figure 1. Driveway and entrance to the property (view from Furlow Road).



Figure 2. Accumulation of materials on the property.

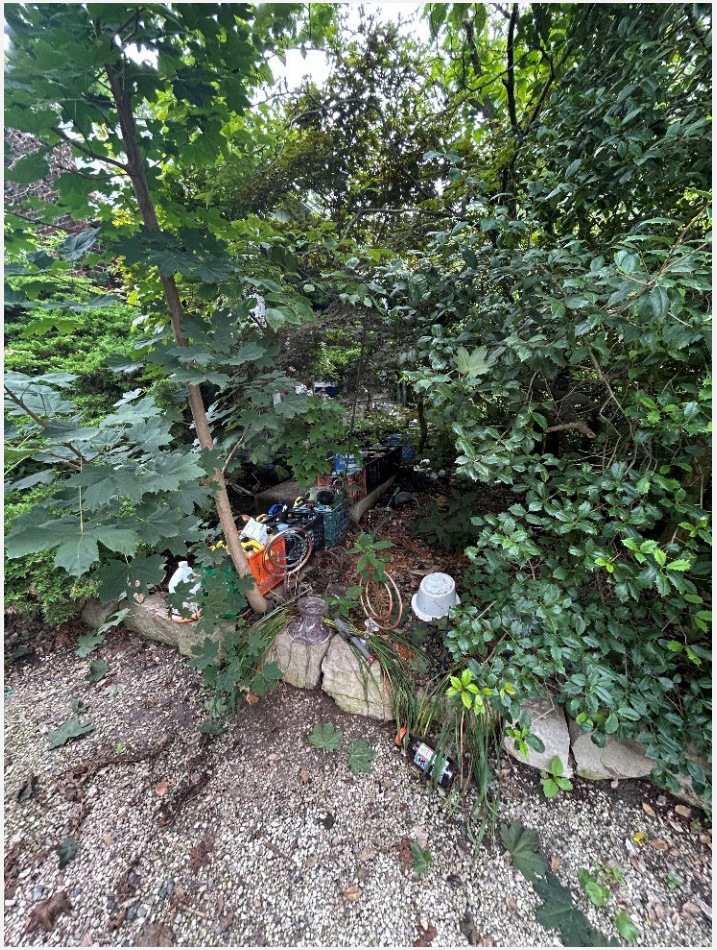


Figure 3. Overgrown vegetation.