



BLIGHTED PROPERTY REVIEW COMMITTEE

Wednesday, May 28, 2025

6 p.m.

Hybrid Work Session / 3rd floor conference room

Join Zoom Meeting

<https://readingpa.zoom.us/j/82213416409?pwd=Yj5UY00jBOggJV4uVWZsLOKF5RXi0a.1>

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I. Call to Order – J. Keith

II. Review Summary Sheets for the Thursday, June 5th Determination Hearing

Blight Criteria attached

1. 740 Franklin St, Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025

2. 742 Franklin St., Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025

3. 744 Franklin St., Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025

8. 613 Eisenbrown St., Juana F Gonzalez, owner, 144 Lesley Rd, Pelzer SC, Purchased Nov 1996

9. 355 N 8th St., 355 N 8th St LLC, owner, 355 N 8th St, Reading, Purchased July 2018

10. 310 Heckmans Ct., Donna Conrad & Christopher Geraldo Burgos, owners, 3013 Valentine Ave Apt 1E Bronx NY, Purchased Jan 2025

11. 735 McIlvain St., Prince Wikim Lollis, owner, 735 McIlvain St Reading PA, Purchased Jan 2025
12. 115 N 9th St., Tejada Domingo, owner, 237 S 5th St. Reading, Purchased May 2004
13. 1853 N 3rd St., Anoread LLC & Berks County Industrial Development Authority, owner, 633 Court St 14th Flr, Reading, Purchased Feb 2023
14. 423 Tulpehocken St., Habitat For Humanity of Berks, owner, PO Box 664 Adamstown PA, Purchased Sept 2024
15. 315 Moss St., Alex R Madrigal Morera and Maria Baez, owner, 616 Muhlenberg St Reading PA, Purchased Feb 2024
16. 316 N 2nd St., MVP Management Services LLC, owner, 316 N 2nd St Reading PA, Purchased Aug 20213
17. 142 Elm St., Gladys Castillo, owner, 14 Timothy Leo Ct, Fleetwood PA, Purchased Jan 2025
18. 600N 9th St., 600 N 9th St LLC, owner, 477 Colonial Rd Ridgewood NJ, Purchased Nov 2021
19. 730 Bingaman St., Dominguz Real Estate Holdings LLC, owner, 342 N 4th St Reading, Purchased Dec 2004
20. 1145 Locust St., Walter G Hotzman & Rachelle F Hotzman, owner, 239 Melrose Ave Reading, Purchased Nov 1999
21. 308 Hollenbach St., Enohenghevbe Washington, owner, 503 Governor Dr Reading PA, Purchased Nov 2023
22. 315 S 6th St., 316 S 6th St LLC, owner, 315 S 6th St Reading PA, Purchased Jan 2023
23. 1039 Buttonwood St., Josh Paravati , owner, 1039 Buttonwood St Rdg, Purchased Jan 2022
24. 536 Johnson St., Jose Turja , owner, 1440 Monroe St Rdg, Purchased July 2022
25. 622 Pine St., Juan A Solis, owner, 622 Pine St Rdg, Purchased June 2024
26. 835 Muhlenberg St., Marisol A Lora Mendez, owner, 340 S 6th St Rdg, Purchased March 2023

27. 626 Schuylkill Ave., Humberto Castaneda Diaz , owner, 713 Wiltseys Mill Rd, Hammonton NJ Purchased Dec 2001

III. Arrival Time Before Hearings

IV. Schedule 2025 –

Determination Hearing – June 5 - at 6 pm

Work Session – July 30 – 6 pm

Certification Hearing – Aug 7 – 6 pm

Work Session – Sept 24 – 6 pm

Determination Hearing – Oct 2 – 6 pm

Work Session – Nov 19 – 6 pm

Certification Hearing – Dec 4 – 6 pm

VI. Adjourn

Blight Criteria from Act 12, 2019 and the Urban Redevelopment Act

(1) Any premise

- a. ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L. 491, No. 45), known as the Pennsylvania Construction Code Act; or the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.
- b. A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe, or vermin-infested condition or that is lacking in the facilities and equipment as required by the Pennsylvania Construction Code Act.

- (2) A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

- (3) A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.
- (4) Any structure from which utilities, plumbing, heating, sewage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- (5) A property that is vacant and has not been rehabilitated within one year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where a valid construction permit is in place.
- (6) A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.
- (7) A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition of a structure previously located on the property and for which no payments on the lien have been made for a period of 12 months.
- (8) A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate and property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.
- (9) Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this Part, and those in the future having a two-year tax delinquency.
- (10) Any property which is vacant, but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable.
- (11) A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community. [Added 10-22-2012 by Ord. No. 106-2010]
- (12) A property having three or more of the following characteristics: [Added 10-22-2012 by Ord. No. 106-2010]
 - (a) Has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;
 - (b) Has unsafe external and internal accessways;

- (c) Is being served by an unsafe public street or right-of-way;
- (d) Violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety;
- (e) Is vacant;
- (f) Is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.

B. Multiple properties. Blighted property shall include: [Added 10-22-2012 by Ord. No. 106-2010]

(1) A majority of the units of property meet any of the requirements under Subsection A and represent a majority of the geographical area; or

(2) Properties representing a majority of the geographical area meet one or more of the conditions set forth in Subsection A(1) through (12) or at least 1/3 of the units of property meet two or more of the requirements under Subsection A(1) through (12).