



BLIGHTED PROPERTY REVIEW COMMITTEE

**DETERMINATION HEARING
THURSDAY, APRIL 6, 2023
HYBRID MEETING
6:00 p.m.
AGENDA**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://readingpa.zoom.us/j/84286232915?pwd=UUgvOVhnMzIzSN2xsRmpyVmtya2Z1Zz09>

Passcode: 597692

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 720 707
2699 or +1 253 215 8782

Webinar ID: 842 8623 2915

Passcode: 597692

**All parties wishing to testify must register with the
BPRC Solicitor or City Clerk before the hearing begins. All parties requiring
translation services need to provide notice to the Property Maintenance Division one
week in advance.**

I. Call to Order

6:00p.m.

II. Purpose

The purpose of the Determination/Certification Hearing is In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance as amended by Bill #108-2010. The City of Reading has found that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following twelve conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on these

properties to determine or certify whether it, in fact, meets the definition of blight and can be determined or certified as a blighted property.

As described in the Ordinance, if your property is determined or certified as blighted, the BPRC will issue an Order which will provide you with approximately 60 days to rehabilitate the property to correct/remove the cause of blight, or follow the designated alternative remedy. At the hearing the BPRC shall render an Order which shall be mailed to the property owner. If the property owner fails to comply with the final BPRC Certification Order, the property becomes eligible for certification to the Reading Redevelopment Authority for acquisition.

III. Approval Agenda & Minutes from the October 2022 Certification Hearing

IV. Properties to be Removed from the Process

#	Dir	St Name	Cert	Tran	Pass Insp?	Date Passed	Water On?	Taxes Pd?	REMOVE?
45	S	10TH ST	10/17/2013	7/17/2019	Y	6/16/2021	Y	Y	Y
712	N	10TH ST	10/15/2015	10/18/2016	Y	6/2/2022	Y	Y	Y
448	S	9TH ST	5/18/2017	10/19/2017	Y	2/27/2019	Y	Y	Y
512	S	9TH ST	10/18/2018	6/11/2021	Y	11/15/2021	Y	Y	Y
1057	N	9TH ST	8/15/2013	12/31/2019	Y	1/29/2021	Y	Y	Y
1100	N	9TH ST	10/17/2019	9/4/2019	Y	4/13/2021	Y	Y	Y
225	S	12TH ST	6/20/2013	3/1/2016	Y	5/13/2021	Y	Y	Y
235	S	13TH ST	4/16/2015	8/12/2011	Y	7/15/2021	Y	Y	Y
652	S	17 1/2 ST	10/15/2015	4/5/2018	Y	8/24/2021	Y	Y	Y
310	N	4TH ST	1/20/2011	11/14/2018	Y	4/6/2022	Y	Y	Y
329	S	7TH ST	5/18/2017	10/3/2016	Y	4/30/2018	Y	Y	Y
833		BINGAMAN ST	12/15/2011	9/12/2019	Y	9/23/2021	Y	Y	Y
752		BIRCH ST	5/16/2019	10/9/2020	Y	7/22/2021	Y	Y	Y
1033		BUTTONWOOD ST	4/16/2015	9/8/2016	Y	10/21/2021	Y	Y	Y
527		CEDAR ST	10/18/2018	2/5/2020	Y	4/7/2021	Y	Y	Y
716		CHESTNUT ST	10/19/2017	8/29/2018	Y	1/28/2019	Y	Y	Y
1559		COTTON ST	10/19/2017	3/21/2019	Y	1/24/2020	Y	Y	Y
1201		COTTON ST	10/17/2019	10/2/2015	Y	11/30/2021	Y	Y	Y
1619		ECKERT AV	5/17/2018	3/31/2022	Y	3/23/2022	Y	Y	Y

938		ELM ST	10/18/2018	9/12/2019	Y	12/14/2022	Y	Y	Y
1027		FRANKLIN ST	10/16/2014	8/4/2015	Y	9/27/2021	Y	Y	Y
356		MCKNIGHT ST	10/20/2016	12/20/2017	Y	6/18/2018	Y	Y	Y
1142		MULBERRY ST	10/19/2017	10/31/2018	Y	5/15/2019	Y	Y	Y
2254		NORTHMONT BL	10/20/2016	12/1/2017	Y	2/21/2018	Y	Y	Y
200	W	OLEY ST	10/17/2013	10/1/2019	Y	7/20/2021	Y	Y	Y
631		PARK AV	10/18/2012	1/4/2021	Y	8/30/2022	Y	Y	Y
132		PEAR ST	10/15/2015	9/8/2020	Y	8/25/2022	Y	Y	Y
922		PEAR ST	5/16/2019	6/1/2020	Y	3/22/2021	Y	Y	Y
1504		PERKIOMEN AV	10/18/2018	2/28/2019	Y	11/4/2019	Y	Y	Y
1252		PERKIOMEN AV	3/21/2013	10/30/2018	Y	12/21/2022	Y	Y	Y
517		PERRY ST	3/21/2013	7/22/2019	Y	3/15/2021	Y	Y	Y
251		REED ST	10/17/2019	11/23/2021	Y	5/16/2022	Y	Y	Y
331		SCHUYLKILL AV	5/18/2017	2/26/2020	Y	10/31/2022	Y	Y	Y
754		SCHUYLKILL AV	10/18/2018	9/12/2019	Y	7/13/2022	Y	Y	Y
1140		SPRING ST	10/18/2018	4/20/2021	Y	10/31/2022	Y	Y	Y
1154		SPRING ST	6/16/2011	5/24/2018	Y	8/23/2022	Y	Y	Y
207	W	WINDSOR ST	10/19/2017	3/21/2019	Y	7/13/2021	Y	Y	Y

V. Determination Hearing

1. 742 N 11th St., Value Rentals of Reading LLC, owner, PO Box 402, Temple PA 19560, Purchased Nov 2021

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
6. Due to the findings from City staff, the Chair requests a motion to determine 742 N 11th St as a blighted property or to remove it from the target list.

2. 622 N 8th St, David Crespo, owner, 622 N 8th St Reading 19601, Purchased Aug 2022

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 622 N 8th St as a blighted property or to remove it from the target list.

3. 545 Centre Ave, Antonia Panohaya, owner, 545 Centre Ave, Purchased March 2010

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 545 Centre Ave as a blighted property or to remove it from the target list.

4. 730 Bingaman St, Francisco Dominquez, owner, 407 S 9th St Reading, Purchased Jan 2022

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 730 Bingaman St as a blighted property or to remove it from the target list.

6. 906 N 5th St, Andres Hernandez, owner, 142 N 10th St., Rdg PA, Purchased May 2006

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 906 N 5th St as a blighted property or to remove it from the target list.

8. 527 Maple St, Stephanie Russell and Cesar Nunez, owner, 533 A Maple St, Reading PA, Purchased Aug 2018

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 527 Maple St as a blighted property or to remove it from the target list.

9. 450 Schuylkill Ave, Wilson Laboy, owner, 200 E Robeson St Lot 34 Lakeland FL, Purchased Dec 1994

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 450 Schuylkill Ave as a blighted property or to remove it from the target list.

11. 209 Hudson St, Rafael Andrade Fuentes, owner, 209 Hudson St. Reading PA, Purchased Aug 2004

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 209 Hudson St as a blighted property or to remove it from the target list.

12. 1145 Cotton St, Golden Circle Realty Inc, owner, PO Box 664 Adamstown PA, Purchased July 2022

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1145 Cotton St as a blighted property or to remove it from the target list.

14. 1260 N 10th St, Francisco Rivera, owner, 1260 N 10th St Reading PA, Purchased Nov 2013

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 1260 N 10th St as a blighted property or to remove it from the target list.

15. 155 Pear St, Robert and Isabella Sheperon, owner, 28 Northgate Ln, Willinboro NJ, Purchased Aug 1962

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 155 Pear St as a blighted property or to remove it from the target list.

16. 110 S 9th St, Julio Reyes, owner, 102 S 9th St Reading PA, Purchased June 1999

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 110 S 10th St as a blighted property or to remove it from the target list.

19. 448 Mulberry St., City Construction Services LLC, owner, 41 Oak Ln Lebanon PA , Purchased June 2012

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 448 Mulberry St as a blighted property or to remove it from the target list.

21. 548 Miltimore St., Francisco Mendez Tiburcio and Juana De Deveaux, owner, 1339 N 11th St Reading, Purchased June 2021

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 548 Miltimore St as a blighted property or to remove it from the target list.

22. 338 Moss St., Marlon Chang, owner, 1002 Josephine Dr, Temple PA 19560, Purchased Sept 2019

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 338 Moss St as a blighted property or to remove it from the target list.

23. 936 Muhlenberg St., Johnny and Sandy Thomas, owner, 936 Muhlenberg St, Reading Purchased July 2003

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 936 Muhlenberg St as a blighted property or to remove it from the target list.

24. 826 Pear St., Ramon Acevedo, owner, 5103 Casa Grande Rd, Temple PA 19560, Purchased Oct 2016

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 826 Pear St as a blighted property or to remove it from the target list.

**25. 830 Thorn St., Shark Investments I LLC, owner, PO Box 13404, Reading PA,
Purchased May 2021**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 830 Thorn St as a blighted property or to remove it from the target list.

28. 514 Minor St., Jonathan Cullen, owner, 148 Caitlin Dr, Birdsboro, Purchased Feb 2020

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 514 Minor St as a blighted property or to remove it from the target list.

**29. 429 A Locust St., Edward Daniszewski, owner, 20 Dautrich Dr Reading 19606,
Purchased Feb 1993**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 429 Locust St as a blighted property or to remove it from the target list.

**30. 121 W Greenwich St., Karen Loose and David Warren, owner, 7625 Lakeside Ave,
Harrisburg PA, Purchased July 1994**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 121 W Greenwich St as a blighted property or to remove it from the target list.

31. 136 Greenwich St., Manuel Frutos, owner, 304 W Oley St Reading PA, Purchased Oct 2006

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 136 Greenwich St as a blighted property or to remove it from the target list.