



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**CERTIFICATION & DETERMINATION HEARING  
THURSDAY, OCTOBER 20, 2011  
COUNCIL CHAMBERS at 6:00 p.m.  
AGENDA**

**All parties wishing to testify must register on  
the Sign In Sheet before the hearing begins.**

**I. Call to Order**

**6:00p.m.**

**II. Purpose**

In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #65-2006 ("Ordinance"), the City of Reading has determined that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following nine 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 your property to determine whether it, in fact, meets the definition of blight and can be certified as a blighted property.

As described in the Ordinance, if your property is certified to be 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 certification, or follow the designated alternative remedy. At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. If you fail to comply with the BPRC Certification Order, the property will then be certified to the Reading Redevelopment Authority by the Planning Commission and City Council for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain.

## **II. Certification Hearing**

**1. 829 N 11<sup>th</sup> St., owned by Xavier Mendoza, 1009 M 10<sup>th</sup> St, Reading PA 19604, Purchased April 2002 – Tabled at July Certification Hearing – Tabled at September Certification Hearing**

- 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**

Due to the findings from City staff, the Chair requests a motion to certify 829 N 11<sup>th</sup> Street as a blighted property or to remove it from the target list.

**2. 922 Penn St, owned by Amado Brito, 108 N Front Street, Reading PA, Purchased March 2001 – Tabled at July Certification Hearing – Tabled at September Certification Hearing**

- 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 certify 922 Penn Street as a blighted property or to remove it from the target list.**

**3. 515 N 4th St, owned by Domingo Tejada, PO BOX 418 READING PA 19603, Purchased May 2007 – Tabled at June Certification Hearing**

- 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**

Due to the findings from City staff, the Chair will request a motion to certify 515 N 4th Street as a blighted property or to remove it from the target list.

**4. Revoke Certification of 146 Elm St, Samuel Sanchez owner 520 Schuylkill Ave.**

Due to the findings from City staff that this property no longer meets the City's blight criteria, the Chair will request a motion to revoke the certification of 146 Elm Street as a blighted property.

**III. Determination Hearing**

**1. 302 South 7th., owned by Edward Spencer, 551 R McKight Street, No purchase date listed – Tabled at September Determination Hearing**

- 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**

Due to the findings from City staff, the Chair requests a motion to determine 302 South 7<sup>th</sup> Street as a blighted property or to remove it from the target list.

**2. 228 Moss St, owned by Martin & Alan Hyneman, 3808 Reiff Pl Reading PA 19606, Purchased Dec 2008**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 228 Moss Street as a blighted property or to remove it from the target list.

- 3. 632 Weiser St, owned by Bankers Trust Co of CA Trst For Vendee Mortgage Tr, 1761 E Saint Andrew Pl Santa Ana CA 92705, No purchase date listed**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 632 Tulpehocken Street as a blighted property or to remove it from the target list.

- 4. 833 Bingaman St, owned by Agustin Torres Perez, 833 Bingaman St, Reading 19601, Purchased July 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**

Due to the findings from City staff, the Chair will request a motion to determine 833 Bingaman Street as a blighted property or to remove it from the target list.

- 5. 100 Neversink St, owned by Jack Shultz, 1801 Cambridge Ave Apt A18 Wyomissing PA 19610 Purchased December 2009 – *Peter Lengel (new owner), 200 Neversink St***

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 100 Neversink Street as a blighted property or to remove it from the target list.

**6. 820 Buttonwood St, owned by Jack Shultz, 1801 Cambridge Ave Apt A18  
Wyomissing PA 19610 Purchased December 2009**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 820 Buttonwood Street as blighted properties or to remove them from the target list.

**7. 1017 Cotton Street, owned by Jack Shultz, 1801 Cambridge Ave Apt A18  
Wyomissing PA 19610 Purchased December 2009**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 1017 Cotton Street as a blighted property or to remove it from the target list.

**8. 633 S 17 1/2 St, owned by Jack Shultz, 1801 Cambridge Ave Apt A18 Wyomissing  
PA 19610 Purchased December 2009 – *Carl Bomberger (new owner), 622 S 17<sup>th</sup> 1/2 St***

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 633 S 17<sup>th</sup> 1/2 Street as a blighted property or to remove it from the target list.

**9. 316 North 10<sup>th</sup> St., owned by Gerardo Rojas-Chavez, 28 South 10<sup>th</sup> Street, Purchased August 2004 – Carmen Roman Padilla (new owner), PO Box 414 Tobyhanna Pa 18466**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 316 North 10<sup>th</sup> Street as a blighted property or to remove it from the target list.

**10. 310 Heckman's Ct., owned by Donna L. Conrad, 16 Woodside Ave Temple PA 19560, No purchase date listed**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 310 Heckman's Court as a blighted property or to remove it from the target list.

**11. 856 North 8th St., owned by Charles K. Millard Sr et al, 1150A N 10th St Reading PA 19604, No purchase date listed**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 856 North 8<sup>th</sup> Street as a blighted property or to remove it from the target list.

**12. 1042 Windsor Street. Raymond G and Gwen Weaver Sr., 532 Raymond St Reading PA 19605, No purchase date listed**

- 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**

Due to the findings from City staff, the Chair will request a motion to determine 1042 Windsor Street as a blighted property or to remove it from the target list.

**13. 259 West Oley Street., owned by Robert Mendez, 131 Hichborn St Revere MA 02151, No 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**

Due to the findings from City staff, the Chair will request a motion to determine 258 West Oley Street as a blighted property or to remove it from the target list.