



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**CERTIFICATION & DETERMINATION HEARING  
THURSDAY, OCTOBER 18, 2012  
COUNCIL CHAMBERS at 6:00 p.m.  
AGENDA**

**All parties wishing to testify must register with the  
BPRC Solicitor 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 #108-2010 ("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.

### **III. Determination Hearing – properties tabled at August tabled Hearing**

**1. 456 Douglass St, owned by Colin and Loraine Gray, 456 Douglass St, purchased Dec 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 456 Douglass St as a blighted property or to remove it from the target list.

**2. 930 N 5th St, owned by Anahi Jenny Tapia & Pablo Guzman; 930 N 5th St Reading PA 19601, Purchase Date July 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 930 N 5th St as a blighted property or to remove it from the target list.

### **IV. Certification Hearing**

**1. 2270 Northmont Blvd, owned by Windsor Way Holdings LLC, 5672 Allentown Pike, Reading PA 19605, purchased September 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 certify 2270 Montgomery Blvd as a blighted property or to remove it from the target list.

**3. 132 Crestmont St., owned by Norman Pitz, of 132 Crestmont St., Reading, 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**
6. Due to the findings from City staff, the Chair requests a motion to certify 132 Crestmont St as a blighted property or to remove it from the target list.

**4. 1502 Luzerne St., owned by Wayne and Mattlin Locus, of 1502 Luzerne St, Reading, purchase date Nov 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 certify 1502 Luzerne St as a blighted property or to remove it from the target list.

**5. 631 Park Ave, owned by Kathleen Shollenberger, of 631 Park Ave, Reading, purchase date June 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 certify 631 Park Ave as a blighted property or to remove it from the target list.

**6. 401 Oley Street, owned by Christine Talarico of PO Box 7004 Wyomissing, purchased Aug 2005**

- 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 401 Oley St as a blighted property or to remove it from the target list.

**7. 122 N 8<sup>th</sup> St., owner by William Woolworth III, of 122 N 8<sup>th</sup> St, Reading, purchase date Feb 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 certify 122 N 8<sup>th</sup> St as a blighted property or to remove it from the target list.

**8. 7 Nottingham Ct., Isidro Reyes-Mondragon of 7 Nottingham Ct., Reading, purchase date, purchased March 1998**

- 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 7 Nottingham Ct as a blighted property or to remove it from the target list.

**9. 418 Douglass St, owned by Daren Bolten, 1110 Caton Ave Apt 8 Brooklyn NY 11218, 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**
6. Due to the findings from City staff, the Chair requests a motion to certify 418 Douglass St as a blighted property or to remove it from the target list.

**10. 251 N 6<sup>th</sup> St, owned by 251 N 6th St Realty Corp, 1110 Caton Ave Apt 8 Brooklyn NY 11218, purchased May 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 certify 251 N 6<sup>th</sup> St as a blighted property or to remove it from the target list.

**11. 231 Walnut St, owned by Maria and Carlos Lopez, 231 Walnut St, Reading, purchased Sept 2007**

- 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 231 Walnut St as a blighted property or to remove it from the target list.

**12. 144 N 2<sup>nd</sup> St, owned by Kim Bailey, PO Box 276 Reading PA 19603, purchased April 1995**

- 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 144 N 2nd St as a blighted property or to remove it from the target list.

**13. 146 N 2<sup>nd</sup> St, owned by Robin Rovell Reber, 1415 Scott St Reading Pa 19607, purchased Feb 2011**

- 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 146 N 2nd St as a blighted property or to remove it from the target list.

**14. 126 N 3<sup>rd</sup> St, owned by Melissa Santiago of 139 1/2 N 3rd St Reading PA 19601, purchased Nov 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 126 N 3<sup>rd</sup> St as a blighted property or to remove it from the target list.

**15. 741 Neversink Alley, owned by Antonio Falu, 725 McIlvain St Reading PA 19602, purchased Feb 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**
7. Due to the findings from City staff, the Chair requests a motion to determine 741 Neversink Alley as a blighted property or to remove it from the target list.

**16. 743 Neversink Alley, owned by Antonio Falu, 1127 Cotton St Reading Pa 19602, purchased Nov 2005**

- 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 743 Neversink Alley as a blighted property or to remove it from the target list.