



## MEMORANDUM

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(610) 478-6300  
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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 2037 Girard Ave, Spring Township

DATE: May 13, 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.

### 2037 Girard Ave, Spring Township, Berks County, PA

After confirming the property was vacant, the Berks County Blighted Property Review Committee conducted both a Determination Hearing and a Certification Hearing. As a result, the property was officially certified as blighted on March 17, 2026. The property referral form identified existing code violations, deteriorated conditions, and corrective actions required to eliminate the blight.

### Second Blight Determination

The subject property, located at 2037 Girard Ave, Spring Township, Berks County, was declared blighted by the Berks County Blighted Property Review Committee through Resolution #2026-04 on March 17, 2026.

The property is believed to be vacant and continues to exhibit code violations and deteriorated conditions that have not been corrected. The property owner was properly served notice of the blight determination, informed of the right to appeal, and given the opportunity to remedy the violations. No appeal was filed, and the violations remain unresolved.

As a result, the Committee certified the property to the Redevelopment Authority of the County of Berks for possible acquisition and redevelopment.

### Municipal Zoning Consistency

According to tax parcel records, the property consists of approximately 0.177 acres and contains a single-family detached dwelling. The property is located within an established residential neighborhood served by public sewer and water infrastructure.

The property is zoned Urban District under the Spring Township Zoning Ordinance. The district is intended to support established residential development and permits a variety of residential uses, including single-family detached dwellings, conversions, apartments, group homes, and other compatible residential uses, subject to ordinance requirements.

### Comprehensive Plan Consistency / Recommendation

The Berks County Future Land Use Plan designates the property as Existing Development. The intent of this designation is to maintain and revitalize established development areas through rehabilitation and infill development. Relevant housing policies encourage the rehabilitation of structurally sound housing, the removal of dilapidated structures, and compliance with minimum health and safety standards.

Based on the surrounding land use pattern, existing infrastructure, zoning regulations, and the Future Land Use designation, staff finds that residential or related reuse of the property would be consistent with the Berks County Comprehensive Plan 2030 Update. Any future redevelopment should remain compatible with the scale, density, character, and infrastructure capacity of the surrounding neighborhood.

SEE

# Certified Blighted Property

2037 Girard Ave,  
Spring Township Berks County, PA

Figure 1: County and Township

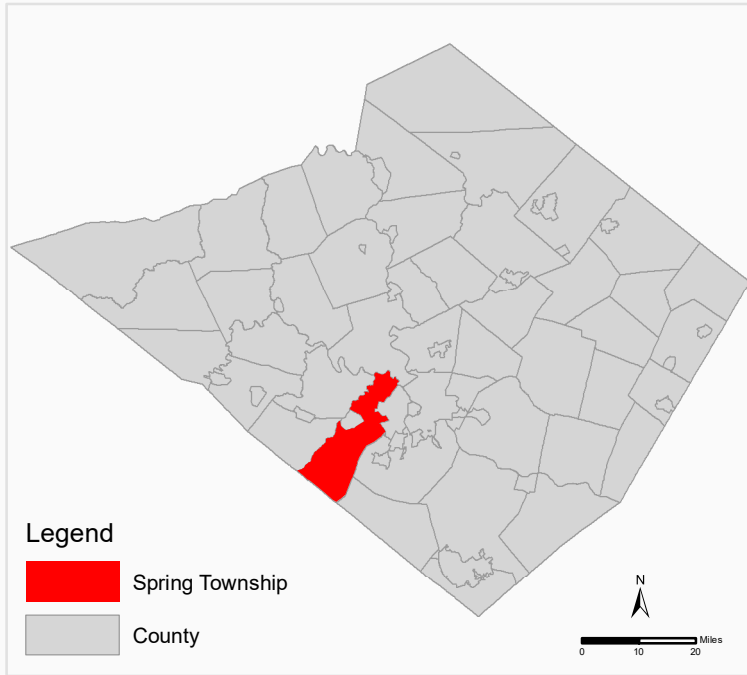


Figure 2: Site Location



Figure 3: County Future Land Use and Municipal Zoning District

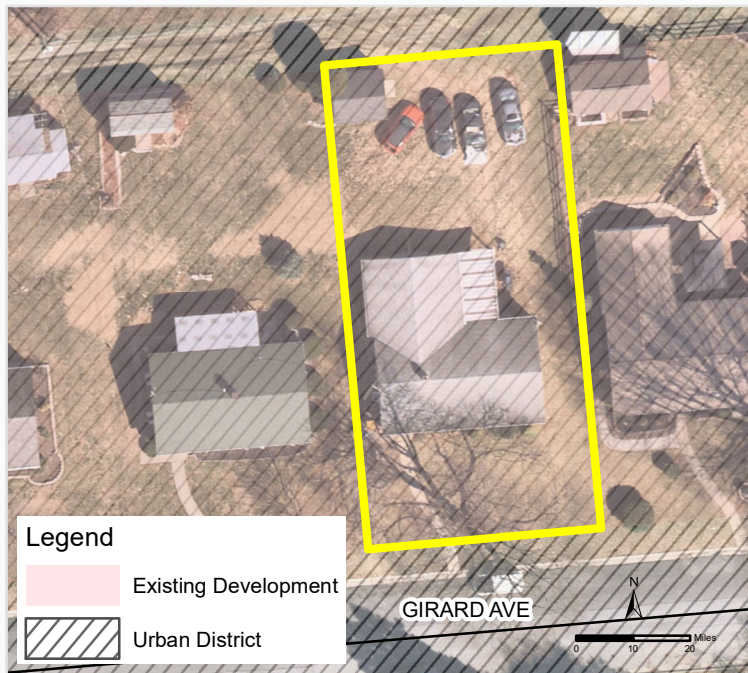


Figure 4: Subject Property (Street View)



Note: The diagonal hatching is shown to help distinguish the zoning district, as there is no designated color for the Urban District. This hatching is for graphic purposes only and does not appear on the current official zoning ordinance map.

## Property Notes

1. The site is located north of Girard Ave, east of S. Morwood Ave and south of Reading Boulevard and is situated on the central eastern side of the Township.
2. The property is designated as Existing Development under the Berks County Comprehensive Plan 2030 Update.
3. The site is located within the U - Urban District of the Townships Zoning Ordinance.
4. The surrounding area consists largely of single-family detached residential dwellings.





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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*

May 13, 2026

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

**Re: Acquisition of Blighted Property  
2037 Girard Ave, Spring Township**

Dear Mrs. Klopp,

In response to the Redevelopment Authority's request for a recommendation, the County Planning Commission reviewed the above-referenced property to determine an appropriate reuse and to evaluate whether its disposition is consistent with the Berks County Comprehensive Plan 2030 Update. This review was conducted in accordance with the Pennsylvania Urban Redevelopment Law and County of Berks Ordinance No. 09-2014, which established the Berks County Blighted Property Review Committee.

#### **Blighted Property at 2037 Girard Ave, Spring Township**

The property is located within the Urban District zoning classification, which permits single-family detached dwellings, single-family semidetached dwellings, apartments, and other residential uses. The property is also located within an Existing Development Area on the County Future Land Use Plan. The Berks County Planning Commission finds that disposition of the property for residential or related use is consistent with the Berks County Comprehensive Plan 2030 Update. Relevant goals and policies of the Plan include:

- **Existing Development Areas Goal** – Maintain and revitalize established development areas through infill development and rehabilitation.
- **Housing Standards Goal** – Ensure that existing housing and new construction meet minimum health and safety standards.
- **Housing Supply Policy** – Encourage the rehabilitation of structurally sound housing and the demolition of dilapidated structures.

Therefore, the Berks County Planning Commission recommends residential or related use of the property at 2037 Girard Ave, consistent with the Spring Township Zoning Ordinance (Urban District Regulations, Section 311). Any rehabilitation or redevelopment of the property should remain compatible in scale, density, character, and infrastructure capacity with the surrounding neighborhood.

Sincerely,

Glenn R. Knoblauch, Chairman  
Berks County Planning Commission

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