

**MINUTES OF THE MEETING OF THE BERKS COUNTY BLIGHTED PROPERTY
REVIEW COMMITTEE**

September 25, 2025

Eileen Kastura, Chairman, called the meeting of the **BERKS COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE (BPRC)** to order at approximately 2:35 P.M. on September 25, 2025. The meeting was held as a public meeting by way of the Zoom virtual platform and allowed for full Committee and public interaction during the meeting and hearings. The following Committee members were present during the meeting:

Eileen Kastura, Chairman
Denise Commings, Vice Chair
Michael Rivera, County Commissioner
Lee Olsen, AIA

After Roll Call, the Chairman declared a quorum.

Also in attendance were:

Jowanna Gary, Redevelopment Authority of the County of Berks
Joan E. London, Esquire, Kozloff Stoudt, P.C., Committee Solicitor
Sharyn Young, Kozloff Stoudt, P.C.
Kostandina Kondo, Court Reporter
Adam Bender, Township of Spring
Sean Duffy, Esquire, Gross McGinley LP
Glenn Kraft, Kraft Municipal Group, Borough of Wyomissing Code Official
Jeff Hogg, Kraft Municipal Group, Borough of Wyomissing Code Official
Michele Bare, Manager, Borough of Wyomissing
Steven James Symons
Brian Chudleigh, The Bright Group
Jack Gulati
Russell Farbiarz, Esquire, Antanavage & Farbiarze PLLC
Priyank Vasoya
William Frymoyer, Cumru Township
Amanda Fries, Spotlight PA
Pam Menet
WFMZ-TV
Jaime Perez
Jeffrey Birkmeyer
Adrian Jadic

Upon Motion of Ms. Kastura, with a second by Ms. Commings, the Committee members present voted unanimously to approve the Minutes of the meeting of July 22, 2025.

Chairman Kastura placed the following items of Old Business before the Committee:

A Determination Hearing was held for the property at 2037 Girard Avenue, Spring Township. Present were Township Code Official Adam Bender and Sean Duffy, Attorney for the company holding a mortgage on the property. Upon Motion of Ms. Kastura, with a second by Ms. Commings, and unanimous vote by all Committee members present, the Committee determined that the property at 2037 Girard Avenue is blighted.

A Certification Hearing was held for the property at 1741 Paper Mill Road, Wyomissing Borough. Present were Borough Code Officials Glenn Kraft and Jeff Hogg of Kraft Municipal Group, Borough Manager Michele Bare, Steve Symons on behalf of the property owner, and Brad Chudleigh of The Bright Group on behalf of the buyer. Jack Gulati, a private citizen, was also present and spoke during the hearing. Upon Motion of Ms. Kastura, with a second by Commissioner Rivera, and unanimous vote by all Committee members, the Committee voted to table certification.

The Committee discussed authorization to certify the property at 727 State Street, Hamburg Borough. Attorney Russell Farbiarz, present on behalf of the property owner, requested that the Committee table authorization until the November 18, 2025, meeting. He stated that he and the property owner have been working with the Borough Zoning Officer regarding compliance items and discussing settlement of a lien with the Municipal Authority Solicitor. Property Manager Priyank Vasoya joined the meeting to provide additional information regarding the status of the repairs. No representatives from the Borough were present. Solicitor London will contact the Borough. Upon motion of Mr. Olsen with a second by Commissioner Rivera and unanimous vote by all Committee members present, the Committee voted to table the authorization of a Certification Hearing on the property located at 727 State Street, Hamburg Borough, until the November 18, 2025, meeting.

Chairman Kastura placed the following items of New Business before the Committee:

The Committee discussed authorization to advertise a Determination Hearing on the property at 303 Summit Avenue, Cumru Township. Cumru Township Code Official William Frymoyer was present and advised the Committee that nothing has been done with the property since the July meeting. Upon motion of Ms. Kastura, with a second by Commissioner Rivera, and unanimous vote by all Committee members present, the Committee authorized advertisement of a Determination Hearing for November 18, 2025, and the forwarding of a notice to the owner of the property located at 303 Summit Avenue, Cumru Township.

The Committee discussed authorization to send a Second Blight Determination Resolution to the owner of the property at 708 Chew Street, Hamburg Borough (tabled in July). The property owner was not present, nor were any Borough representatives, and Solicitor London stated that she had not been provided with any updates. Commissioner Rivera suggested that action be tabled until the November 18, 2025, meeting, at which time Borough representatives could provide an update. Upon Motion of Commissioner Rivera, with a second by Ms. Commings, and unanimous vote by all Committee members present, the Committee voted to table the forwarding of a Second Blight Determination Resolution to the owner of the property located at 708 Chew Street, Hamburg Borough, Pennsylvania.

The Committee discussed authorization to send a Second Blight Determination Resolution to the owner of the property at 1306 Penn Avenue, Wyomissing Borough. Michele Bare, Borough Manager, provided an update. She was contacted once by the new owner, who wants to demolish the building and construct a new 4-unit building, which would require zoning variances. The condition of the property has not improved. Upon Motion of Ms. Commings, with a second by Commissioner Rivera, and unanimous vote by all Committee members present, the Committee authorized the forwarding of a Second Blight Determination Resolution to the owner of the property located at 1306 Penn Avenue, Wyomissing Borough.

The Committee discussed authorization to advertise a Determination Hearing on the property at 19 Marie Drive, Spring Township. The property owner was not present. Adam Bender, Spring Township Code Official, advised the Committee that no progress has been made, and the Township wants the process to continue. Upon Motion of Ms. Kastura, with a second by Commissioner Rivera, and unanimous vote by all Committee members present, the Committee authorized advertisement of a Determination Hearing for November 18, 2025, and the forwarding of a notice to the owner of the property located at 19 Marie Drive, Spring Township.

The Committee discussed the property at 63 Hemlock Road, Cumru Township. Mr. Frymoyer stated that the property is in full compliance, and the Township wants the property removed from the blighted list. Upon Motion of Commissioner Rivera, with a second by Ms. Commings, and unanimous vote by all Committee members present, the Committee voted to remove the property located at 63 Hemlock Road, Cumru Township, from the blighted list.

The Committee discussed authorization to send a Second Blight Determination Resolution to the owner of the property at 1853 Old Lancaster Pike, Cumru Township. Mr. Frymoyer stated that the property owners have not contacted him with a plan for cleaning up the property and the property's condition has not been improved. Upon Motion of Ms. Kastura, with a second by Ms. Commings, and unanimous vote by all Committee members present, the Committee authorized the forwarding of a Second

Blight Determination Resolution to the owner of the property located at 1853 Old Lancaster Pike, Cumru Township.

Discussion of authorization to send a Blight Determination Resolution to the owner of the property at 1741 Paper Mill Road, Wyomissing Borough, was removed from the agenda.

The Committee discussed authorization to send a First Strike Letter to the owner of the property at 104 Furlow Road, Spring Township. Mr. Bender stated that no improvements have been made to the condition of the property, and the Township wants the Committee to move forward. Upon Motion of Ms. Kastura, with a second by Mr. Olsen, and unanimous vote by all Committee members present, the Committee authorized the forwarding of a First Strike Letter to the owner of the property located at 104 Furlow Road, Spring Township.

The Committee discussed authorization to send a First Strike Letter to the owner of the property at 12 Open Hearth Drive, Cumru Township. Mr. Frymoyer stated that the property owner has not contacted him, and no improvements have been made to the condition of the property. Upon Motion of Commissioner Rivera, with a second by Ms. Kastura, and unanimous vote by all Committee members present, the Committee authorized the forwarding of a First Strike Letter to the owner of the property located at 12 Open Hearth Drive, Cumru Township.

Solicitor London addressed the following item:

The Kutztown Borough Code Official has advised Solicitor London that the garage roof on the property at 103-105 E. Main Street, Kutztown Borough, has caved in and no progress has been made on repairs. Solicitor London will contact Borough Manager Gabriel Khalife to discuss the property.

With no additional items of business or public comment, upon Motion of Mr. Olsen, with a second by Ms. Kastura, the Committee voted unanimously to adjourn the meeting at 3:57 p.m.

BERKS COUNTY BLIGHTED
PROPERTY REVIEW
COMMITTEE



Ronald Heim, Secretary