

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

JULY 22, 2025

Eileen Kastura, Chairman, called the meeting of the **BERKS COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE (BPRC)** to order at approximately 2:33 P.M. on July 22, 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
Commissioner Michael Rivera
Lee Olsen, AIA
Ronald Heim, Secretary

After Roll Call, the Chairman declared a quorum.

Also in attendance were:

Pauline Klopp, Redevelopment Authority of the County of Berks
Joan E. London, Esquire of Kozloff Stoudt, P.C., Committee Solicitor
Glenn Bertolet, Kraft Municipal Group, Code Official, Borough of Wyomissing
Jeff Hogg, Kraft Municipal Group, Code Official, Borough of Wyomissing
Priyank Vasoya, for 727 State Street, Borough of Hamburg
Adam Bender, Township of Spring
Joan Straub, Owner, 1853 Old Lancaster Pike, Cumru Township
Amanda Fries, Spotlight PA
Barbara Lopez, Assistant to Commissioner Rivera
William Frymoyer, Cumru Township
Amy Beakley, Borough of Hamburg
Ryan Wessner, Borough of Hamburg

Upon motion was made by Commissioner Rivera, with a second by Ms. Commings, the Committee members present voted unanimously to approve the Minutes of the meeting of May 20, 2025.

Chairman Kastura asked Solicitor London to address the following items of Old Business:

None

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

There was discussion of the property at 303 Summit Avenue, Cumru Township. William Frymoyer was present and advised the Committee that this is a new referral and has been an eyesore for six (6) years. Mr. Frymoyer has been to court regarding this property, and there has been a police report of hoarding. Upon motion by Ms. Commings, with a second by Chairman Rivera, 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 303 Summit Avenue, Cumru Township.

There was discussion of the property at 708 Chew Street, Hamburg Borough. Mr. Wessner and Ms. Beakley were present and advised the Committee that Mr. Wessner has met with the property owner regarding the timeline to obtain interior permits. Some mowing and picking of weeds has occurred. Upon Motion of Mr. Heim, with a second by Commissioner Rivera, 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.

There was discussion of the property at 1306 Penn Avenue, Wyomissing Borough. Jeff Hogg was present and advised the committee that he has met with a representative of the owner. Overgrowth has been removed, but a remediation plan was not provided. Upon Motion of Mr. Heim, with a second by Mr. Olsen, and vote by all Committee members present, including one dissent by Ms. Commings, the Committee voted to table the forwarding of a Second Blight Determination Resolution to the owner of the property located at 1306 Penn Avenue, Wyomissing Borough.

There was discussion of the property at 19 Marie Drive, Spring Township. Adam Bender was present and advised the Committee that he met the owner at a court hearing. Some steps have been taken, including trash cleanup and landscaping. Upon Motion of Ms. Commings, with a second by Mr. Olsen, and unanimous vote by all Committee members present, the Committee voted to table the authorization to advertise a Determination Hearing for the September meeting and the forwarding of a notice to the owner of the property located at 19 Marie Drive, Spring Township.

There was discussion on the property located at 2037 Girard Avenue, Spring Township. Upon Motion of Ms. Commings, with a second by Commissioner Rivera, and unanimous vote by all Committee members present, the Committee authorized the advertisement of a Determination

Hearing and send notice to the owner of the property located at 2037 Girard Avenue, Spring Township.

There was discussion of the property at 727 State Street, Hamburg Borough. Priyank Vasoya, property manager for the owner, was present and advised the committee that they will be scheduling grass mowing and are working on demolition and fixing the roof. Upon Motion of Mr. Olsen, 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 727 State Street, Hamburg Borough.

There was discussion of the property at 63 Hemlock Road, Cumru Township. Upon Motion of Mr. Heim, with a second by Chairman Kastura, and unanimous vote by all Committee members present, the Committee voted to table the forwarding of a Blight Determination Resolution to the owner of the property located at 63 Hemlock Road, Cumru Township.

There was discussion of the property at 1853 Old Lancaster Pike, Cumru Township. Upon Motion of Mr. Heim, 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 to the owner of the property located at 1853 Old Lancaster Pike, Cumru Township, subject to the following conditions: (1) Mr. Frymoyer shall prepare a checklist of improvements needed and give it to the owner, Joan Straub, (2) Ms. Straub shall be willing to allow Mr. Frymoyer to inspect the property, and (3) the checklist shall be completed by the Committee's September meeting.

There was discussion of the property at 1741 Paper Mill Road, Wyomissing Borough. Upon Motion of Ms. Commings, with a second by Mr. Olsen, and unanimous vote by all Committee members present, the Committee voted to advertise a Certification Hearing for the September meeting and send notice to the owner for the property located at 1741 Paper Mill Road, Wyomissing Borough.

Solicitor London addressed the following item:

Regarding the property located at 103-105 E. Main St, Kutztown Borough, the Code Official advised that the partial roof collapse may have worsened.

With no additional items of business or public comment, upon motion by Commissioner Rivera, with a second by Mr. Olsen, the Committee voted unanimously to adjourn the meeting at 3:27 pm.

BERKS COUNTY BLIGHTED
PROPERTY REVIEW
COMMITTEE



Ronald Heim, Secretary