Redevelopment Authority of the County of Berks

Services Center, 14th Floor
633 Court Street
Reading, PA 19601-4305

Phone (610) 478-6325
Fax (610) 478-6326
website: www.co.berks.pa.us

BOARD MEMBERS
Glenn Yeager, Chairman
Eileen Kastura, Vice Chairman
Barry Rohrbach, Secretary
Pellegrino Orlando, Assistant Secretary/Treasurer
Theodore Bassano, Treasurer

Kenneth Pick, Executive Director
Pamela Cala, Esq., Solicitor

RECEIVED
NOV 02 2016
BY:

November 2, 2016

Diane E. Hollenbach
Maidencreek Township
P.O. Box 319
Blandon, Pennsylvania 19510

Re: Berks County Blighted Property Review Committee–
115 Grove Road, Blandon, Maidencreek Township, Berks County, PA

Dear Diane:

The Berks County Blighted Property Review Committee (the "Committee") is charged with reviewing and acting upon applications submitted by municipalities for properties believed to be blighted. As you are aware, the Committee held a Determination Hearing and a Certification Hearing for the real property located at 115 Grove Road in the Township of Maidencreek, Berks County, Pennsylvania (the "Property"), the outcome of which resulted in the Committee issuing a Blight Determination Resolution No. 2016-12 (copy enclosed) certifying the Property as "Blighted".

The Committee hereby requests that you re-inspect the Property to verify that the violations cited and blighted conditions have not been eliminated and that the Property is still vacant. Kindly advise the undersigned in writing of your findings at your earliest convenience.

Please contact me with any questions you may have.

Sincerely,

REDEVELOPMENT AUTHORITY OF
THE COUNTY OF BERKS

Thomas Dachowski

Thomas Dachowski, Housing Director

TD/kh
Enclosures

Cc: Eileen Kastura, Chair of the Berks County Blighted Property Review Committee
Berks County Planning Commission
Pamela J. Cala, Esq., Solicitor

BERKS COUNTY BLIGHTED
PROPERTY REVIEW COMMITTEE

BLIGHT DETERMINATION RESOLUTION NO. 2016-12

WHEREAS, Ordinance No. 09-2014 of the County of Berks, as amended, created and empowered the Berks County Blighted Property Review Committee (hereinafter the "Committee") to act with regard to blighted properties, as that term is defined in the Ordinance; and

WHEREAS, the Committee has reviewed conditions existing at 115 Grove Road, Maidencreek Township, Berks County, Pennsylvania (hereinafter the "Premises"); and

WHEREAS, the Committee has determined that the aforementioned Premises is vacant and exhibits one or more of the conditions of a blighted property as set forth in Ordinance No. 09-2014, as amended; and

WHEREAS, the Committee has adopted Rules and Regulations to govern the procedures of the Committee which includes that upon a declaration of blight by the Committee that a subject property is indeed a blighted property, that a blight determination resolution is to be adopted by the Committee.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Premises is determined to be blighted based on evidence submitted to the Committee in accordance with Ordinance No. 09-2014, as amended, and the Urban Redevelopment Law, as amended.

2. Notice of the adoption of this resolution shall be provided to the property owner in accordance with the Rules and Regulations adopted by the Committee.

3. Attached hereto as Exhibit "A" and incorporated herein by reference thereto is the explanation of property owner's rights and notice of the right for the property owner to request a hearing.

4. The property owner shall specifically take the following steps to remedy the blighted conditions of the property:

   A. Remove dirt and trash from rooms inside the dwelling;

   B. Make repairs and renovations to roof, ceilings and remove mold and mildew growth inside dwelling;

   C. Payment of all past due balances for utilities and water connection must be turned back on. Water piping in the dwelling must be repaired or replaced.

   D. Inspect and repair on-site septic system which is inoperable at this time.

E. Remediation of rodent infestation and repairs to the exterior of the structure to prevent further rodent infestation.

ADOPTED this 27th day of September, 2016.

ATTEST:

Ronald Heim, Secretary

BERKS COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE

By _____
Eileen Kastura, Chairperson

CERTIFICATION

I hereby certify that the above resolution was enacted at a duly constituted meeting of the Berks County Blighted Property Review Committee held on the 27th day of September, 2016.

BERKS COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE

Date: September _____, 2016

By _____
Ronald Heim, Secretary

EXHIBIT "A"

EXPLANATION OF PROPERTY OWNER'S RIGHTS

A. Section 4 of the Blight Determination Resolution No. 2016-12___ specifically advises you, the property owner, what steps need to be taken to remedy the blighted condition of your property. Failure to remedy the blighted conditions within thirty (30) days following receipt of Blight Determination Resolution No. 2016-12___ may cause your property to be subject to condemnation.

B. You are hereby advised that you may request a hearing before the Berks County Blighted Property Review Committee to seek a review of the Determination of Blight. Should you choose to request a hearing, you must make your request for a hearing in writing to the Committee no more than thirty (30) days from the later of the date of your receipt of the Blight Determination Resolution or, if required, the date of posting upon the your property a copy of the Blight Determination Resolution. A request for a hearing shall be accompanied by a check in the amount of $350.00, made payable to the Redevelopment Authority of the County of Berks.

C. In the event you are willing to comply and remedy the blighted conditions of your property, you must provide to the Blighted Property Review Committee, within thirty (30) days of your receipt of the Blight Determination Resolution, a rehabilitation plan in significant detail to show how the blighted conditions will be removed, together with the estimated cost of rehabilitation and timetable therefore. The removal of the blighted conditions must occur within the time period provided by the Blighted Property Review Committee, not to exceed a six (6) month period from the date of the Blighted Property Review Committee's acceptance of the plan, unless otherwise agreed to in writing by the Blighted Property Review Committee. A deposit of ten per cent (10%) of the estimated rehabilitation cost or $1,000, whichever is less, shall be required to be posted with the Blighted Property Review Committee in the form of a money order, certified check or bank check, together with the rehabilitation plan before the plan may be reviewed. If the Blighted Property Review Committee accepts the rehabilitation plan, it will take no further action against your property, provided you diligently carry out the rehabilitation plan within the time frame set forth in the Blight Determination Resolution. Prior to acceptance of the rehabilitation plan, the Blighted Property Review Committee shall be satisfied that: (1) the rehabilitation plan will remedy the blighted conditions identified in the Blight Determination Resolution, (2) the rehabilitation plan will remedy the existing municipal housing and other applicable code violations for which prior notice of violation thereof has been provided to you by the Township of Maidencreek, and (3) a building permit or demolition permit has been issued by the Township of Maidencreek for the work contemplated by you to be performed. Upon completion of the rehabilitation plan the deposit shall be refunded to you. If the rehabilitation plan is not completed then the deposit shall be forfeited and your property shall be returned to the Blighted Property Review Committee where the steps for a Second Resolution, as provided for in Section D. below will be followed.

D. At such time as: (i) you, the property owner, have failed to timely request a hearing before the Blighted Property Review Committee, or (ii) you, the property owner, have exhausted all appeals, and no Rehabilitation Agreement has been entered into with the Blighted Property Review Committee, then the Blighted Property Review Committee shall adopt a "Second Resolution" stating that you have been served with a notice of blight, have been notified of your right to appeal the Determination of Blight, have failed to correct the violations cited, and have not made satisfactory arrangements with the Blighted Property Review Committee to begin addressing the violations. Prior to adoption of the Second Resolution, the Township of Maidencreek shall re-inspect the property indicating that the violations cited have not been eliminated and that the property remains vacant, the results of which shall be provided in writing to the Blighted Property Review Committee. Upon adoption of the Second Resolution, the Blighted Property Review Committee shall transmit to the County

Planning Commission and the Township of Maidencreek Planning Commission the Second Resolution and request that the County Planning Commission and the Township of Maidencreek Planning Commission determine whether your property is a Blighted Property and, if so, certify said Blighted Property to the Redevelopment Authority of the County of Berks. The Redevelopment Authority shall, likewise, be provided with a copy of the Second Resolution and the Blighted Property Review Committee shall certify your property to the Redevelopment Authority for condemnation.