



Property Information Request Information Update Information

File#:	BS-X01542-5917146522	Requested Date:	01/18/2024	Update Requested:
Owner:	ESTATE OF JOYCE HOROWITZ	Branch:		Requested By:
Address 1:	2326 ALSACE RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	READING, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Township of Alsace Department of Zoning there are 2 Code Violation cases on this property.

Collector: Township of Alsace
Payable: 65 Woodside Ave, Temple, PA 19560
Business# (610) 929-5324

Comments: The citations remain unpaid. Please contact 610-987-3344 the department for Payoff and further information.

PERMITS Per Township of Alsace Building Department there is No Building Permit on this property.

Collector: Township of Alsace
Payable: 65 Woodside Ave, Temple, PA 19560
Business# (610) 929-5324

SPECIAL ASSESSMENTS Per Township of Alsace Finance Department there are No special assessment dues on the property.

Collector: Township of Alsace
Payable: 65 Woodside Ave, Temple, PA 19560
Business# (610) 929-5324

DEMOLITION NO

UTILITIES WATER & SEWER
Account #: G216-132-50
Amount : \$224.57
Payment: Delinquent
Good Thru: NA
Account Active: NA
LIENABLE/ NON LIENABLE : LIENABLE
Collector: Muhlenberg Township Water Authority
Payable Address: 2840 Kutztown Rd, Reading PA 19605
Phone# (610) 929-4709

GARBAGE:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

From: Jan Moore <janm@alsacetownship.org>
Subject: RE: 2326 Alsace Rd // BS-X01542-5917146522 // Right to Know Request - Code, Permit & Special Assessments
Attachments: 20240122083733734.pdf

Some people who received this message don't often get email from janm@alsacetownship.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached in reference to your RTK request. The citations remain unpaid as of this date. There are no outstanding permits or unrecorded liens associated with this property.

Regards,

Jan

To: Jan Moore <janm@alsacetownship.org>
Cc: MLS <MLS@stellaripl.com>
Subject: 2326 Alsace Rd // BS-X01542-5917146522 // Right to Know Request - Code, Permit & Special Assessments

Hello,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 2326 Alsace Rd, Reading, PA 19604
Parcel: 22531815631562
Owner: ESTATE OF JOYCE HOROWITZ

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.



REF NO: Utility Search # BS-X01542-5917146522

DATE: 01/24/2024

We are looking for Water & Sewer Bill information for the Property below.

- 1) Please provide the ACCOUNT NUMBER and let us know if the Water & Sewer service is still ACTIVE on the property. Only the account.
- 2) When the next Water & Sewer Bill will be mailed out? Please provide the Billed amount and Due Date.
- 3) If the bills are UNPAID, will there be a LIEN placed on the bills? Liable or Non-Liable
- 4) If bills are Paid, please provide the screen print, receipt or statement showing the bills are paid in full.
- 5) If bills are Unpaid, please provide a statement showing the payoff goods through 01/31/2024 or 02/28/2024.

Borrower Name	ESTATE OF JOYCE HOROWITZ
Property Address	2326 ALSACE ROAD, READING, PA 19604
Parcel Number	22531815631562
Jurisdiction	Muhlenberg Township Water Authority

Payable address- 2840 Kutztown Rd, Reading PA 19605

Payee Name: Muhlenberg Township Water Authority

Note: A check is enclosed for this search request of \$25.00

Please FAX the requested information to 407-210-3113

Phone#:407-960-1558,

Or Email it to: Or Email It to: MLS@stellaripl.com AND Mailaway@stellaripl.com

Muhlenberg Township Authority

2840 Kutztown Road

Reading, PA 19605

(610) 929-4709 FAX (610) 929-2172

WATER & SEWER CERTIFICATION

Date: 1-26-24 Account#: G216-132-50

The water and sewer bills for the property at 2326 Alsace Rd
Reading, PA 19604

In the name of Luis Rodriguez - Tenant
are paid not paid for the period beginning 10-1-23
and ending 12-31-23

Water outstanding/paid- \$ 77.62

Sewer outstanding/paid- \$ 146.95

** Please call to schedule final meter reading before settlement. **

Final reading required: YES

Comments: _____

Settlement Date: _____

New Owner: _____

Certification fee of \$25.00 will be billed quarterly.

CIC # 1654

Very truly yours,

Muhlenberg Township Authority

TO BE ASSURED OF CONTINUING SERVICE, PLEASE HAVE THE NEW OWNER FILL OUT AND RETURN TO OUR OFFICE WITHIN 7 DAYS FROM SETTLEMENT

MUHLENSBERG TOWNSHIP AUTHORITY
2840 Kutztown Road
Reading, PA 19605

APPLICATION FOR WATER SERVICE
(Please PRINT or TYPE all information)

Subject to the established rates, rules and regulations and any changes or amendments hereafter made, I, the undersigned hereby make application for water service to begin on

DATE: _____

NAME: _____

OWNER: TENANT:

PROPERTY ADDRESS: 2326 Alsace Rd

MAILING ADDRESS: _____
(Complete if different than property address)

SIGNATURE: _____ PHONE NUMBER: _____

I, the owner of the above property request this application be received from my tenant list above, and I guarantee payment of all bills rendered.

OWNER'S NAME: _____

MAILING ADDRESS: _____

SIGNATURE: _____ PHONE NUMBER: _____

Applicant acknowledges that the Authority does not and will not guarantee any specific flow, fire flow and/or water pressure for the installation and use of sprinkler systems connected to the Authority's water system. By execution hereof, Applicant, on behalf of himself, herself or itself and any future owner or tenant of the Property, hereby waives and releases the Authority, its officers, members, consultants, agents and employees from any and all actions, causes of action, demands, claims, liability, damages or injuries to persons or property, costs and expenses on account of, resulting from or in any way related to the connection of a fire sprinkler system to the Authority's water system or the water flow or pressure to the Property. Applicant further waives and releases Authority, its officers, members, consultants, agents and employees from any and all actions, causes of action, demand, claims, liability, damages or injuries to persons or property resulting from or in any way related to the turning off of the water supply to the Property due to Applicants failure to pay the water bill for the Property.

NOTICE: APPLICANT IS ADVISED TO CONTACT THE APPLICABLE TOWNSHIP OFFICE TO DETERMINE WHETHER A FIRE SPRINKLER SYSTEM IS REQUIRED TO BE INSTALLED UNDER ANY APPLICABLE STATE OR MUNICIPAL BUILDING CODE OR OTHER LAW.

SIGNATURE: _____

OFFICIAL USE ONLY

ACCOUNT NO.: 6216-132-50

SERVICE NO.: _____

DATE RECEIVED: _____

RECEIVED BY: _____

PHONE: 610-929-4709

FAX: 610-929-2172



COMMONWEALTH OF PENNSYLVANIA CITATION NO.
NON-TRAFFIC CITATION R2495342-3

1. Magisterial District Number: 23-3-03
2. Address of Magisterial District Office: 590 Olney Rd, P.O. Box 195, PA 19540
3. District Number: A
4. Defendant's Name - First Name Last: Jace Horowitz
5. Driver's License Number: PA
6. Date of Birth (MM/DD/YYYY): 1954
7. Defendant's Name - Full Name: Jace Horowitz
8. Date of Citation: 1954

9. Race/Ethnicity: (A) Asian (M) Male (F) Female
(W) White (H) Hispanic (U) Unknown
(B) Black (N) Non-Resident (C) Citation/Summons
(O) On-Viol Arrest (I) Unknown
10. Sex: (M) Male (F) Female (U) Unknown
11. Date of Birth (MM/DD/YYYY): 1954
12. Reason for Citation: 15. Case Initiated by: (C) Citation/Summons
(N) Non-Resident (U) Unknown (O) On-Viol Arrest
13. Gender: (M) Male (F) Female (U) Unknown
14. JUVENILE: Yes No

15. Charges: Disorderly Conduct Criminal Trespass Theft of Services
 Harassment Public Drunkenness Scattering Rubbish
 Retail Theft Purchase, Consumption, Possession or Transportation of Liquor or Malt or Brewed Beverages
 Other Violations of Article 15: Failure to install
16. Nature of Offense: Defendant is in violation of Article 15
17. Date Notified: 5/15/2003
18. Time: 15

19. Section: 504
20. Section Description: 504 FINE
21. PA Code: 504
22. CRIMES CODE TITLE 16: 504
23. Costs: 15
24. Total Due: \$ 40.25

25. Date: May 15, 2003
26. Time: 12:00
27. Location: Tues. Alsace Township, PA
28. Officer's Signature: Beth Nelson
29. Station Address: Alsace PA 19540
30. County: Berk
31. Date: 5/15/03
32. Status: X Mailed Filed on file received
33. Status: Mailed Filed on file received

34. Officer's Signature - Acknowledges Receipt of Citation: Beth Nelson
35. Officer's Signature: Beth Nelson
36. Station Address: Alsace PA 19540
37. County: Berk
38. Date: 5/15/03
39. Status: X Mailed Filed on file received

40. Officer's Signature: Beth Nelson
41. Station Address: Alsace PA 19540
42. County: Berk
43. Date: 5/15/03
44. Status: X Mailed Filed on file received

45. Officer's Signature: Beth Nelson
46. Station Address: Alsace PA 19540
47. County: Berk
48. Date: 5/15/03
49. Status: X Mailed Filed on file received

50. Officer's Signature: Beth Nelson
51. Station Address: Alsace PA 19540
52. County: Berk
53. Date: 5/15/03
54. Status: X Mailed Filed on file received

55. Remarks: The Township recommends fines in the amount of \$100.00 to \$1000.00

R2495342-3

Jan/Katie -
 delivered to DJ
 9/1/23
 - Ted

1. Municipal District Number		2. District Number		3. Social Security Number	
23-3-03					
4. Address of Municipal District Office					5. District Number
26 Scholl Dr., Poley PA 19547					<input type="checkbox"/> PA
7. Defendant's Name - First		8. Defendant's Name - Middle		9. Defendant's Name - Last	
Joyce		A		Horowitz	
10. Defendant's Address (Street-City-State Zip Code)					
314 W. Summit Street, Mohnton PA 19540					
11. Race/Ethnicity		12. Sex		13. Date of Birth (MM/DD/YYYY)	
<input type="checkbox"/> White (W) <input type="checkbox"/> Black (B) <input type="checkbox"/> Native American (N)		<input type="checkbox"/> Asian (A) <input type="checkbox"/> Hispanic (H) <input type="checkbox"/> Unknown (U)		<input type="checkbox"/> Male (M) <input type="checkbox"/> Female (F)	
14. Juvenile		15. Parent's Marital Status		16. Family Income	
<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No			
17. Incident Details					
<input type="checkbox"/> Disorderly Conduct <input type="checkbox"/> Criminal Trespass <input type="checkbox"/> Theft of Services <input type="checkbox"/> Criminal Mischief <input type="checkbox"/> Harassment <input type="checkbox"/> Public Drunkenness <input type="checkbox"/> Scattering Rubbish <input type="checkbox"/> Petal Theft <input type="checkbox"/> Purchase, Consumption, Possession or Transportation of Liquor or Mail or Brewed Beverages <input checked="" type="checkbox"/> Other					
20. Nature of Offense				21. No. Code	
Defendant in violation of Alsace					
Township ORD 2018-03, Property Maintenance				23. SECTION 304	
Section 304-15, Doors, for failure to install				24. SUB SEC 15	
a securable door on the garage, leaving				25. FINE \$ 40.25	
it open to possible animal/human infiltration.				26. COSTS	
				27. TOTAL DUE \$	
31. Date		32. Time		33. Day	
8/24/2023		3:15 P		THURS.	
34. Location					
2326 Alsace Rd, Alsace PA 19560					
35. County				36. Zone	
Berks					
37. Defendant's Signature - Acknowledges Receipt of Citation					
X					
38. Officer's Signature				39. Badge Number	
E. Johnson				2011 Officer	
40. Station Address					
41. Offense Code		42. Property Report No.		43. System Code	
44. Victim's Name		45. Date of Birth (MM/DD/YYYY)		46. Sex	
47. Victim's Address (Street-City-State/Zip Code)				48. Phone Number	
49. Consideration Information Section					
50. Remarks/Shopping List					
The township recommends fines in the amount of \$100.00 to \$1,000.00					
R2495373-6					



ALSACE TOWNSHIP BOARD OF SUPERVISORS

65 Woodside Avenue

Temple, Pennsylvania 19560

Phone: 610.929.5324

Web: alsacetownship.org

Fax: 610.921.0977

Email: info@alsacetownship.org

July 5, 2023

Joyce A. Horowitz
314 W. Summit Street
Mohnton, PA 19540

ENFORCEMENT NOTICE / NOTICE OF VIOLATION

Dear Ms. Horowitz:

You are listed as the owner of record of the property located at 2326 Alsace Road in Alsace Township, Pennsylvania, identified as tax parcel no. 22531815631562.

We sent a letter dated May 16, 2023, advising that there had been a complaint about the condition of the property, and requiring correction within thirty (30) days. A visit to the address on June 29, 2023 revealed that the opening to the garage is still being covered by a sheet of plastic, and piles of debris are still visible on the property. Due to this, the property is in violation of the 2015 International Property Maintenance Code, adopted by the Township of Alsace under Ordinance No. 2018-03.

Violation:

The condition of the property is in violation of the 2015 International Property Maintenance Code Section 302, Exterior Property Areas.

Section 302.1 Sanitation – “Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.”

And Section 304, Exterior Structure.

Section 304.15 Doors – “Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.”

Required Actions:

Therefore, you are required to bring the property into compliance with the requirements listed in Sections 302.1 and 304.15 of the 2015 International Property Maintenance Code within thirty (30) days of receipt of this notice. To do so, you must:

Remove all trash and junk from the exterior areas of the property.

Install a proper garage door.

Notify us at the number below after the above issues have been corrected so we can perform an inspection to confirm compliance.

Your failure to comply with the terms of this Notice shall be subjected to the following penalties stated in Sections 106.3 and 106.4 of the Property Maintenance Code as adopted by Alsace Township.

Section 106.3. Prosecution of violation. Any person or persons who violate a provision of the code, or of a permit or certificate issued under the provisions of this code, shall be guilty of a summary offense, punishable by a fine of not less than \$100, but not more than \$1,000, and, in default of payment thereof, to imprisonment for not more than 90 days. Every day that a violation of this code continues shall constitute a separate offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

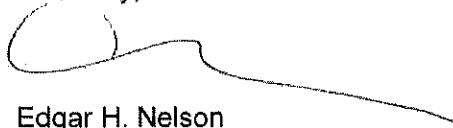
Section 106.4. Violation penalties. Any person who shall violate a provision of this code shall be, upon conviction, sentenced to a fine of not more than One Thousand Dollars (\$1,000.00) plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed thirty (30) days. Each day that a violation continues shall be deemed a separate offense.

Appeals:

Section 111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Alsace Township Board of Supervisors, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

If you have any questions concerning this notice, I can be reached at (610) 286-1622.

Sincerely,



Edgar H. Nelson
Technicon Enterprises, Inc., II
Alsace Township
Code Enforcement Officer

CERTIFIED MAIL 7022 0410 0000 4708 4708 AND FIRST-CLASS MAIL

cc: Alsace Township
TEIfile/Municip/Alsace/2326AlsaceRdNOV