



## **CODES ENFORCEMENT ACTIVITY REPORT**

Time Period: October 1, 2022, to October 28, 2022

### **PROPERTY INSPECTIONS**

Property inspection for Residential Rental Units have resumed on an as need basis.

### **CHARGES FILED/CITATIONS ISSUED/RESOLVED**

**75 Cumberland Road, Alese & Alana Wooditch** 02.21.20 Citation R2104407-4 filed with the MDJ for violation of zoning code 550-12, 550-3-2 violating permitted land use, operating an illegal Air B&B.

- 07.29.22 Nothing to report, the court has not rendered a decision as of this date.
- 08.24.22 As of this date we have still not received a ruling from the court.
- 09.26.22 Judge Hyams issued an Order of the Court affirming Councils decision and issued an instant dismissal of Alese Wooditch's appeal.
- 09.27.22 The Court of Common Pleas previously remanded the Zoning Appeal back to the Zoning Hearing Board. The applicant requested and received an extension of time before returning to the ZHB to allow the Conditional Use matter to be resolved. The Lemoine Borough ZHB Solicitor, Steve Miner is reaching out to Wooditch's council to inquire how they wish to proceed with the Zoning appeal that has not been resolved.
- 10.26.22 We received notice that Alese Wooditch's attorney Susan Peipher filed an appeal to the Court of Common Pleas of Cumberland County. She is now appealing the Commonwealth Court's order to uphold Councils decision and dismissed the appeal of Councils decision to deny the Conditional Use application.
- 10.27.22 Alese Wooditch's attorney has requested another continuance on the Zoning Hearing Board appeal. The Zoning Hearing Board's solicitor has recommended the continuance be granted from the ZHB and the ZHB members agreed.

240 Clark Street Lemoyne, PA 17043 Joann F Garnet Jr. the following citations have been filed:

08.26.22 Non-Traffic Citation R2104432-1 Code Violation 550-70 Parking and Storage of certain motor vehicles.

08.26.22 Non-Traffic Citation R2104433-2 Code Violation 169-1 Nuisances

08.26.22 Non-Traffic Citation R2104434-3 Code Violation 693-304.2 Protective Treatment

- 09.27.22 As of this date I have not received a trial summary date from the court.
- 10.04.22 the defendant (property owner) entered a guilty plea on all three non-traffic citations and paid all fines.

#### RENTAL INSPECTION PROGRAM PROGRESS

- Rental unit listings are at 485 residences with 1045 units.
- Billing for 2022 has been completed.

(2021)

927 Registered (88.7%)

(2022)

1003 Registered (96 %)

#### IWORQS SUMMARY

##### PERMIT MANAGEMENT

- 32 new permit applications received and being processed.

##### CODE ENFORCEMENT

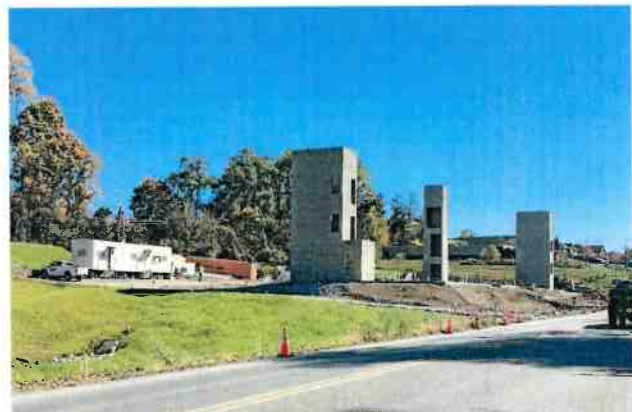
- 9 new Code Enforcement issues have been or are being addressed. Additionally, follow up to close open cases and follow up, photos, research, activity, 2<sup>nd</sup>, or 3<sup>rd</sup> notice of violations issued on several open cases.

##### REPORT AN ISSUE/CITIZEN REQUEST

- 0 new issues were reported for Codes in July.

## MISCELLANEOUS

- The Cumberland County Board of Assessments and Appeals were updated with this month's Building/Zoning and Demolition permits.
- The Cumberland County Tax Bureau was updated with new occupancy forms that were received.
- 10.04.22 I attended the Safety Committee meeting.
- 10.05.22 Mike Knouse and I attended an onsite meeting at School House Flats with RS Mowery to discuss final steps before the Occupancy Permit can be issued for leasing. It looks like they will begin to lease in November sometime if all goes well!
- 10.11.22 The Planning Commission met to hear the Land Development Application for the new renovations to take place at 655 N Twelfth Street for Taco Bell. They approved the application, and the PC recommendations will be made to Council at the 11.04.22 workshop meeting.
- 10.24.22 I attended the General Fund Budget Workshop meeting.
- 10.25.22 This was Jose Nieves's first day, who is the new part time office clerk that will be assisting predominantly in codes! We are very happy to have him join our team!
- 10.26.22 We received the notice from Alese Wooditch's attorney that they filed to appeal the Court of Common Pleas of Cumberland County's decision to uphold Councils Conditional Use decision and dismiss the previously filed appeal. We will now have to wait for the date that will be heard.
- 10.27.22 Based on the appeal filed in the Wooditch case the Zoning Hearing Board was asked to grant another continuance and the Board at the recommendation of the ZHB attorney has approved the continuance.
- 10.26.22 I attended the All-Funds budget Workshop meeting.
- 10.27.22 Well it turns out I can't resist throwing in an update photo on Riverton Woods again this month!!! I want to give JEM a shout out again for keeping such a well-maintained construction site. We thank you!



- 10.28.22 In my communication with Shiny Shell they are nearly ready to submit sign permit applications and have a grand opening goal of November before Thanksgiving! You can see in the updated photos they are soooo close!!!



### **\*10 MOST WANTED PROPERTIES (FOR IMPROVEMENT)**

#### **1. 240 Clark St, Joann Garnet, 631 Congress Ave., New Cumberland, Pa 17070**

- 08.26.22 I filed 3 non-traffic citations with the Magisterial District Judge as the property has been vacant, abandoned and neglected for years falling into greater disrepair and blight every day with no contact, response, or action from the property owner. The below pictures on the right are current and an example of the neglect and property upkeep being ignored by the property owner.
- 09.30.22 There has been no contact from the property owner, no corrections made on any of the code violations, and I have not received a trial summary date yet from the court.
- 10.03.22 The property owner came to the codes office to discuss the problems and existing code violations at her property. We agreed that she would come up with a plan and timeline to implement the plan to correct the violations.
- 10.04.22 the defendant (property owner) entered a guilty plea on all three non-traffic citations and paid all fines.





2. **141 Hummel, John B Mape 141 Hummel Lemoyne, Pa 17043**

- 07.27.22 The property owner stopped in the office to pick up a zoning permit application for new/ fencing.
- 07.29.22 An inspection showed continued improvements ongoing.
- 08.18.22 The property owner submitted another Dumpster Permit Application. It was approved and has already been placed and is in full use. I look forward to updating the below pictures next month.
- 09.28.22 An inspection after the last dumpster was removed was very encouraging. Please see current photos below. This property owner is now working with the Borough to comply and produce very positive results.
- 10.21.22 Small improvements continue to be made. I am reluctant to remove this property from this list until some other property deficiencies have been addressed but the overall effort and improvement is significant.

Before



Current



Before



Current



3. **420 Bosler, Paulette D Beck**

- 07.14.22 I attended a Blight Board Meeting where 420 Bosler was on the Properties on Track portion of the agenda. The Redevelopment Authority is considering court action at this time.
- 08.24.22 We are in a holding pattern on this action until the County is able to get a court date.
- 09.28.22 As of this date I do not have any further updates from the County on the acquisition of this property.
- 10.28.22 The next blight board meeting is 11.10.22. I will find out where the county is at in the process at that time.



4. **725 Hummel, Robert Shellenberger, SA.**

- 07.29.22 As of this date the required compliance has not been met. Mr. Shellenberger has been in touch with me to inform me that he has the work scheduled for this weekend. I will inspect prior to 08.03.22 to confirm the work has been completed.
- 08.01.22 The property owner called to let me know that the work was nearly done and asked me to inspect.
- 08.02.22 I reinspected the property and was very happy to find the below result! Great job Robert what an amazing difference. I submitted a withdraw to the court on the non-traffic citations and the Judge dismissed the case. This property still has a few minor details to finish off so I will look for that completion in the next month to remove this property from the Top Ten for improvements list.
- 09.26.22 On a follow up inspection the details I was looking for completion on have not been taken care of. I am not comfortable taking this property off of the list until I see those corrections.
- 10.20.22 I reached out to the property owner for a timeline on the last details to be completed. I was unable to reach him but will continue to follow up.





5. **545 Hummel Avenue, Leon R Smith (deceased)** 545 Hummel Avenue, Lemoyne, PA 17043

- 07.06.22 I submitted a Blight Referral Form to the Cumberland County Blighted Property Reinvestment Board for consideration.
- 07.14.22 I presented my referral and certification form to the Cumberland County Blight Board and received a motion, a 2<sup>nd</sup> ad approval to begin the blight remediation process.
- 08.08.22 I sent the required notifications by first class and certified mail of the Blight documentation and referral.
- 09.28.22 The Blight Board meeting on 09.08.22 was re-scheduled. I have no further movement on this effort as of this date.
- 10.28.22 The next blight board meeting is 11.10.22 and I hope to get some updated information on expectations at that time.
- 10.28.22 This property has been on the Cumberland County Sheriff Sale list for a number of months. It is currently listed as active for Wednesday December 7<sup>th</sup>'s sale but has also been postponed twice already.



6. **534 Bosler, Joseph Padamonsky, 534 Bosler Avenue, Lemoyne, Pa. 17043**

- 07.12.22 I attended a scheduled trial summary in court to go over Mr. Padamonskys progress. There was not enough progress to withdraw the filed non-traffic citations but there was enough progress that I requested an additional 60 days for Mr. Padamonsky to complete his efforts to comply. The Judge granted the 60 days and we will go back to court 09.13.22 for a final time.
- 08.22.22 A reinspection of this property did show some minor continued improvement.
- 08.24.22 Having not been able to document the corrections I had hoped to see I reached out to schedule a formal inspection with Mr. Padamosky . That inspection will be 08.31.22.
- 09.12.22 I did a final inspection of this property before the scheduled court date of 09.13.22. Mr. Padamonsky has done a tremendous job cooperating with the Borough and the court. I submitted a request to withdraw the citations and have them dismissed on 09.12.22. Judge Beckley granted my request. This is with the understanding I will continue random inspections of the property and will continue to monitor compliance.
- 10.28.22 Mr. Padamonsky seems to be maintaining the improvements he made with no back slide. I do feel the condition of the property needs to be monitored for the foreseeable future.

Before



After



7. **100 Clarkton Court Eleanora M Frazier**

- 01.28.22 All 2021 action and activity has been removed. Please see previous reports for older activity.
- 07.29.22 The Borough has an easement agreement with the new property owner to go through this property to make storm sewer improvements and that work has begun.



- 08.25.22 As of this date the Borough's contractor has just finished up on this property working through the easement to implement the Storm sewer improvements.
- 09.14.22 I did an inspection of this property. I reported some follow up issues for the contractor. Mike Knouse forwarded on to Midstate for correction.
- 09.28.22 I did a follow up inspection. It appeared some issues were addressed, and some remain to be addressed. The picture on the right is an updated picture and its clear to see the property is in much better condition.
- 10.28.22 Midstate completed the follow up and the storm water project here is complete. Now we will be looking forward to the new property picking up where they left off with the renovations for re-sale.



**8. 547 Hummel Avenue Michael G & Karen S Mooney 81 Greenwood Drive New Cumberland, PA**

This property was abandoned several years ago. It is vacant and has fallen into great disrepair. The property owner has taken no maintenance measures to maintain the integrity of the structure. No efforts have been made to sell the property. The exterior protection of the structure is deteriorating, and other structural issues exist.

- 07.29.22 I believe all work has stopped at this stage and the code violations have not all been satisfied so I will be following up with an updated Notice of violation next week.
- 08.25.22 A second notice of violation went out to this property owner on the unaddressed existing code violations.



**9. 334 Walnut Street** Elwood & Arlene Kline 334 Walnut Street Lemoyne, PA 17043

- This property has received several Notice of Violations and a previous Repeat Offender Notification/Fine for multiple code violations. The most obvious being severe Outdoor Storage and Outdoor Stockpiling which can eventually lead to Rodent Harborage.
- 10.28.22 After the property owner has paid the Repeat Offender 1<sup>st</sup> fine, no improvements have been made to the condition of the property and several additional complaints from surrounding neighbors have been received, a second Repeat Offender Notification has been issued with a 2<sup>nd</sup> offense fine.



**10. 328 Walnut Street** Gary Gojsovich 328 Walnut Street Lemoyne, PA 17043

- This property has received several Notice of Violations and a previous Repeat Offender Notification/Fine for multiple code violations. The most obvious being severe Outdoor Storage and Outdoor Stockpiling which can eventually lead to Rodent Harborage.
- 10.28.22 After the property owner has paid the Repeat Offender 1<sup>st</sup> fine, no improvements have been made to the condition of the property and several additional complaints from surrounding neighbors have been received, a second Repeat Offender Notification has been issued with a 2<sup>nd</sup> offense fine.
- This information is the same as 334 Walnut because both houses have received the exact same notice of violations and repeat offender notification/fines



**11. 513 Herman Avenue, Thomas McCurdy 513 Herman Avenue Lemoyne, PA 17043**

- 08.01.22 I was called to this property by WSRPD to witness and document the living conditions and extreme poor condition of the property as they were requesting it to be condemned.
- 08.02.22 This property was determined to be Unfit for Human Occupancy and I posted it for Condemnation.
- I am working with multiple Cumberland County agencies regarding this property and the welfare of the property owners.
- 09.30.22 There have been multiple documented positive steps with people helping the property owner this month that will ultimately lead to the massive clean-up of this property. We are not there yet but I hope that movement will start as soon as next month.
- 10.28.22 We are in a bit of a holding pattern here with who is taking legal control of the property.

**Properties taken off the Top Ten List due to compliance in addressing violation issues**

No properties have been taken off the Top Ten list in October 2022 however I am hopeful that I will be able to remove 2 in November!

**Properties added to the Top Ten List**

Two new properties have been added to the Top Ten Properties for improvement List in October of 2022.





## Case Report

10/1/2022 - 10/28/2022

Case Date	Owner Name	Owner Address	Description	Main Status	Parcel Address
10/28/2022	GOJSOVICH, GARY G	328 WALNUT STREET, LEMOYNE, PA 17043	Massive outdoor stockpiling.		328 WALNUT STREET
10/28/2022	Elwood G & Arlene S Kline	334 Walnut Street, Lemoyne, PA 17043	Massive outdoor stockpiling.	Open	334 WALNUT STREET
10/28/2022	Charles E II and Christina L Cain	126 Creekside Drive Enola, PA 17025	Unregistered Business	Open	221 and 224 Plum Street
10/27/2022	DAVIS, DONALD F	PO BOX 205, NEW KINGSTOWN, PA 17072	Tenant still has an abundance of trash in backyard.		405 MARKET STREET
10/27/2022	BD Property Management	46 Danbury Drive Mechanicsburg, PA 17050	Trash scattered and couch on street		745 and 747 HUMMEL AVENUE
10/25/2022	Carmen Finestra	865 Indiana Ave. Lemoyne PA 17043	Malfunctioning Septic Tank	Open	
10/19/2022	Kirk L Nace	90 Rabbit Run Franklinton, NC 27525	Multiple Code/Ordinance violations		611 Herman Avenue
10/7/2022	STONE, CHARLES H & ELIZABETH H	900 3RD STREET, NEW CUMBERLAND, PA 17070	Illicit discharge of chemical pollutants into storm drains.	Open	905 HUMMEL AVENUE
10/5/2022	Donald F Davis	P.O. Box 205 New Kingstown, PA 17072	Trash, debris, outdoor stock piling, harborage for rodents		405 MARKET STREET

Total Records: 9

10/28/2022

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## Permit Report

10/1/2022 - 10/28/2022

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
10/26/2022						0	Open		LILLEY, HARRY A IV & LEAH R LILLEY	103 HERMAN AVENUE	LEMOYNE	103 HERMAN AVENUE
10/24/2022		Justin long	506 Warren Street	Lemoyne, PA 17043	Curbs and sidewalks	7,720	Open	ZP2022-42	Andrea Magee	506 Walton Court	LEMOYNE	506 WALTON COURT
10/21/2022		Robert Morris Properties	231 E Main Street	Shiremanstown, PA 17011	Concrete work	9,000	Approved	ZP2022-41	MORRIS, ROBERT A & SANDRA K	231 EAST MAIN STREET REAR	SHIREMANSTOWN	236 S THIRD STREET
10/20/2022		Shirley & Richard Stark	503 Warren Street	Lemoyne, PA 17043	Curbs and	0	Open	ZP2022-40	STARK, RICHARD A & SHIRLEY M STARK	503 WARREN STREET	LEMOYNE	503 WARREN STREET
10/20/2022		Patrick Parham	512 Warren Street	Lemoyne, PA 17043	Curbs and sidewalks	0	Open	ZP2022-39	Patrick & Jeanette D Parham	512 WARREN STREET	LEMOYNE	512 WARREN STREET
10/20/2022		Anna Smith	123 Clark Street	Lemoyne, PA 17043	Curb and Sidewalks	0	Open	ZP2022-38	Anna Smith	123 CLARK STREET	LEMOYNE	123 CLARK STREET
10/20/2022		Amy E Langer	117 Clark Street	Lemoyne, PA 17043	Curb and sidewalks	0	Open	ZP2022-37	LANGER, AMY E	117 CLARK STREET	LEMOYNE	117 CLARK STREET
10/20/2022		Timothy D Cole	518 Warren Street	Lemoyne, PA 17043	Curb and sidewalk	0	Open	ZP2022-36	COLE, TIMOTHY D & MELISSA A	518 WARREN STREET	LEMOYNE	518 WARREN STREET
10/20/2022		Paul R Shuey	505 Warren Street	Lemoyne, PA 17043	Curb, Driveway, Sidewalk	0	Open	ZP2022-35	SHUEY, PAUL R & JAMES C SHUEY TRUST	505 WARREN STREET	LEMOYNE	505 WARREN STREET
10/20/2022		Steve Spangler	111 Clark Street	Lemoyne, PA 17043	Curb Replacement	0	Open	ZP2022-34	SPANGLER, STEPHEN B & RANDI L	111 CLARK STREET	LEMOYNE	111 CLARK STREET
10/19/2022		East Coast Trenchless-Tim Shughart	4910 Simpson Ferry Road	Mechanicsburg, PA 17050	new sewer tap	19,700	Approved	BP2022-54	Louis R Verdicchio	528 Market Street	Lemoyne	528 MARKET STREET
10/18/2022		Precision Fire Protection, Inc.	97 Mechanic Steet	Reinholds, PA 17569	Sprinkler System, Riverton Woods project	61,200	Open	BP2022-70	Riverton Woods LP	2 Kacey Court Suite 201	Mechanicsburg	400 N Twelfth Street
10/17/2022		Green Legacy	3506	Camphill, PA	Solar Panel	63,492	Open	BP2022-69	BOGDEN,	862 HILLTOP	LEMOYNE	862 HILLTOP

		Solar/ James Kelsey	Countryside Lane	17011	Installation				TIFFANY M & CHRIS E	ROAD		ROAD
10/7/2022		Bitner Roofing LLC	352 Market Street	Lemoyne, PA 17043	Dumpster Permit App.	0	Approved	DP2022-07	KOCHER, SCOTT	140 Old Country Rd. Suite 504	Mineola	222 S FIRST STREET
10/7/2022		Charles H Gipe Jr.	43 N Ninth Street	Lemoyne, PA 17043	Handicap Parking permit application	0	Approved	HP2022-10	GIPE, CHARLES H & PATRICIA A	43 NORTH NINTH STREET	LEMOYNE	43 N NINTH STREET
10/7/2022		Tanyer Plumbing / Roto Rooter	1308 E Main Street	Palmyra, PA 17078	Emergency Sewer lateral repair	6,000	Approved	BP2022-68	Bennett, James C	702 Bosler Avenue	Lemoyne	702 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Approved	SC2022-50	SENTIWANY, MARGE K	207 BOSLER AVENUE	LEMOYNE	207 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Approved	SC2022-49	BOCK, CASSANDRA L	8 APPALOOSA AVENUE	DILLSBURG	125 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Approved	SC2022-48	Renee Conrad-Bowman	127 BOSLER AVENUE	LEMOYNE	127 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Street	Middletown, PA 17057	Street Cut	0	Approved	SC2022-47	RBHAKM LLC	233 WEST SIDDONBURG ROAD	DILLSBURG	131 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-46	STONE, CHARLES H	414 BRIDGE STREET	NEW CUMBERLAND	520 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-45	NIELSON, AMY J	526 BOSLER AVENUE	LEMOYNE	526 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-44	MASKERT, CHAITANYA U & GAYATRI C MASKERT	3888 Acorn Ct.	SIMI VALLEY	135 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-43	MUZIC, EDWARD J & STEFANIE K	4 KEMRER DRIVE	MARYSVILLE	145 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Approved	SC2022-42	Diane L Strawser		LEMOYNE	426 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-41	FAMILY FIRST FINANCIAL LLC	3315 MARKET STREET	CAMP HILL	122 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-40	FREEMAN, BRADY JR	428 BOSLER AVENUE	LEMOYNE	428 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-39	ENGLE, PEGGY A & KEITH S	220 BOSLER AVENUE	LEMOYNE	220 BOSLER AVENUE
10/6/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-38	CRESPO, JUDY L	608 BOSLER AVENUE	LEMOYNE	608 BOSLER AVENUE
10/5/2022		Lisa Stone	519 Warren Street	Lemoyne, PA 17043	New roof and supports to cover front porch	7,699	Open	BP2022-67	STONE, CHARLES HANLEN &	900 3RD STREET	NEW CUMBERLAND	519 WARREN STREET



									ELIZABETH H STONE			
10/4/2022		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Open	SC2022-37	Mark E McCauslin	705 3rd STREET	New Cumberland	274 WALTON STREET
10/3/2022		East Coast Trenchless / Tim Shughart	4910 Simpson Ferry Road	Mechanicsburg, PA 17050	Sewer Lateral Repair/replacement	14,500	Open	BP2022-66	GULDEN, RICHARD L JR	740 WALTON STREET	LEMOYNE	740 WALTON STREET

Total Records: 32

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