



CODES ENFORCEMENT ACTIVITY REPORT

Time Period: August 28, 2021 to September 30, 2021

PROPERTY INSPECTIONS

735 completed (70%)

Currently I continue to schedule property inspections when a rental property becomes vacant, or we have a tenant complaint or problem. As once again, Covid mandates continue to change on a regular basis due to vaccination rates and Covid variants I will monitor incoming state and federal safety guidelines and recommendations.

CHARGES FILED/CITATIONS ISSUED/RESOLVED

534 Bosler Avenue, Joseph Padamonsky, Rubbish/garbage R2104406-3, Parking and storage of certain motor vehicles R2104409-6, Outdoor Stockpiling, R2104408-5

- 06.25.21 As of this date there is no new information to report on this case. I am still awaiting a Summary Trial Notice from the court with a court date.
- 07.30.21 Regretfully as of this date there is no new information on this case.
- 08.27.21 I believe this case is a simple matter of falling through the cracks as the court has never scheduled this case. At this point the information and violations are outdated and no current information has been submitted. I believe the Judge will have much better information and documentation to go on if I begin the complete process over again with this property. New notices will begin in September.
- 09.27.21 A new "first" notice of violation was issued on 5 separate code and ordinance violations. The property owner has 30 days to contact the codes office with progress and a plan/timeline to correct all outstanding violations.
- 09.30.21 As the citations that were previously filed never made there way to a hearing and I have started the documentation and notice process all over this month I will be removing this property from the charges filed section of my report until it is necessary to refile new and updated charges.

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.

- 06.09.21 A Conditional Use Hearing application was received by Alese Wooditch's attorney Susan Phipper.

- 06.17.21 Council remanded the application to the Lemoyne Planning commission to be reviewed and make recommendations to Council pursuant to Ordinance 550-105 D. (1). The PC will add this item to their July meeting.
- 07.13.21 The Planning Commission heard from Alese Wooditch and her attorney Susan Phipper on the Conditional Use application they filed. The Planning Commission's recommendation to Borough Council is to deny the application based on the points that were to be considered. The PC's recommendation will be presented to Council at the Conditional Use Hearing before Council on 08.17.21. Alese Wooditch has not withdrew her Zoning appeal as of this date.
- 08.17.21 The Conditional Use Application Hearing took place and was heard by Council. Many members of the community participated. Ultimately Council voted to deny the Conditional Use Application as the applicant did not meet all of the conditions required to satisfy a favorable decision.
- 08.30.21 The Zoning Hearing Board Attorney received a request from Alese Wooditch's attorney requesting another 60-day continuance while contemplating if they would be appealing the Conditional Use decision.
- 09.02.21 The ZHB granted the requested 60-day continuance and advised that they would review the need for a decision on the Court of Common Pleas remand on November 1, 2021.
- 09.20.21 the Conditional Use decision denying the Conditional Use Application was received by the Borough Solicitor, Signed by Council and sent to the applicant and her attorney.

RENTAL INSPECTION PROGRAM PROGRESS

- Rental unit listings are at 485 residences with 1045 units.
- Billing for 2021 has been completed.

(2020)
923 Registered (88.22%)
\$2000 late fees collected

(2021)
927 Registered (88.7 %)
\$130 late fees collected.

IWORQS SUMMARY

PERMIT MANAGEMENT

- 21 new permit applications received and being processed.

CODE ENFORCEMENT

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

MISCELLANEOUS

- The Cumberland County Board of Assessments and Appeals were updated with this month's Building/Zoning and Demolition permits.
- The monthly building permit report to the US Bureau of Census was submitted.
- The Cumberland County Tax Bureau was updated with new occupancy forms that were received.
- Implementation process of codification is ongoing.
- 09.02.21 I participated along with staff in an onsite informational meeting with residents on Clarkton Court to discuss the ADA and Stormwater improvements planned in 2022 for this area.
- 09.08.21 I submitted the first draft of the Codes/Zoning projected 2022 budget.
- 09.15.21 I submitted my article for the fall newsletter.
- 09.23.21 I participated in a Webinar on Code Enforcement "Lessons Learned" through the Pennsylvania State Association of Boroughs.
- 09.24.21 A follow up 10-day abatement letter was sent to the property owner of 230 Hummel Avenue based on the lack of action or corrective measures needed on the 30-day letter that was sent for a final call to correct before the Borough took action to abate the violations and nuisances that exist. Abatement measures will be taken in October.
- 09.24.21 A 30-day Abatement action letter was sent to the property owner of 141 Hummel Avenue. No corrective measures have taken place at this property since the property owner was found guilty by the Magisterial District Judge. The property owner had 30 days to appeal the Judge's decision and we have waited 60 days after the 30-day appeal window to take further action.
- 09.24.21 School House Flats satisfied all requirements and picked up their Building permit!!! They should be full speed ahead now!
- 09.24.21 Shiny Shell delivered their final plans for required Borough signatures to take back to Cumberland County to be recorded!
- 09.29.21 I received an email from RJ Fisher on behalf of Monarch Development for Riverton Woods they are in final stages of submitting all remaining required documents and agreements in order to get their building permit. I anticipate issuing their building permit in the coming weeks.
- 09.30.21 As my report was getting very long again, I eliminated the entries/action taken in the first half of 2021 from 01.01.21 through 06.30.21 from all areas of my report. All previous entries or actions can be viewed on previous reports.

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

1. 228 Hummel Ave, Robert Delligatti 230 Hummel Ave. Lemoyne

- 06.25.21 the back of this property continues to be a problem but I have seen some improvement.

- 07.30.21 No further efforts or correction have taken place and upon inspection the back seems to be worse. The Borough will be taking action to preform abatement efforts at this property. The notice process in accordance with Lemoyne Borough Codes and Ordinances as well as State laws and requirements will begin the first week in August.
- 08.10.21 An abatement letter was sent to the property owner of 230 Hummel Avenue. This property has been on the top ten list for years. Recently the court found the property owner guilty of the non-traffic citations I filed. The property owner has been given 30 days as a final effort to get his cooperation in correcting all the ordinance violations before the Borough comes in to take over. If the maintenance department must go in the property owner will be charged for all work and man hours.
- 09.13.21 upon inspection some work was going on, a 10-day extension was granted to allow for correction to continue. It did not continue.
- 09.24.21 A follow up 10-day abatement letter was sent to the property owner of 230 Hummel Avenue based on the lack of action or corrective measures needed on the 30-day letter that was sent for a final call to correct before the Borough took action to abate the violations and nuisances that exist. Abatement measures will be taken in October.



2. **240 Clark St, Joann Garnet, 631 Congress Ave., New Cumberland, Pa 17070**

- 06.25.21 At this time I have no updates on this property.
- 07.30.21 With no improvements or corrections to date on this property and the courts opened back up this property will go on my list to file non-traffic citations next month.

- 08.27.21 Unfortunately Covid has delayed appropriate action on this property. Using all of the old notices to file citations made no sense so I am starting fresh with the notifications on this property. I feel the Judge would have a difficult time being able to give a favorable decision on outdated information so I will begin again on this property.

3. **141 Hummel, John B Mape 141 Hummel Lemoyne, Pa 17043**

- 06.02.21 I received a Summary Trial Notice to appear in court for this case on 06.29.21.
- 06.07.21 I received multiple new complaints regarding the massive trash build up at the back of the property.
- 06.09.21 I inspected the property and found all complaints valid. I issued a notice of violation of 3 ordinance violations.
- 06.10.21 I discussed the ongoing, growing, possible health and safety problem with Borough Mgr. Cindy Foster and Maintenance Superintendent Cliff Karlsen. A decision was made that the maintenance department would go in and take care of the immediate trash issue.
- 06.11.21 the maintenance department went with the backhoe and dump truck to remove all of the existing trash. They did a great job and it was a terrible task that required gloves and masks. The stench consisted of rotting garbage and dead animals among other things.
- 06.29.21 I appeared on behalf of Lemoyne Borough before the Magisterial District Judge to present the Boroughs Case against this property owner. The Judge rendered a guilty decision on both non-traffic citations I filed and fined the property owner.
- 08.27.21 As of this date I have waited the appropriate amount of time for the property owner to file an appeal with the court on his guilty verdicts and to be notified of an appeal being filed. I will be issuing an abatement letter to this property owner next month for the Borough to eliminate the nuisance.
- 09.24.21 A 30-day notice of abatement action on the part of the Borough was issued and sent to John Mape. A re-inspection will take place at the end of the 30-day period. If improvement and corrections are not made a 10-day notice that the Borough will be coming into to take abatement action will be sent.



4. 672 Market Street, James and Shirley Mardis, 1010 Chippenham Rd, Mech, Pa. 17055

- 06.25.21 Contracted work is not yet complete.
- 07.30.21 As no work to date has commenced on the approved building permit I issued for this property, I will begin the violation process again with the property owner.
- 08.10.21 I informed the property owner that his building permit will expire on 10.30.21. He must commence work by this date or file for an extension within 30 days prior to the expiration date. He has until 09.30.21 to file for an extension. It is my intent to give him the full amount of time that his building permit is valid to begin work. At that time I will have no choice but to begin the violation process again as stated above.
- 09.22.21 The property owner had the building permit picked up. Work still must begin no later than 10.30.21 to prevent the permit from expiring.

5. 420 Bosler, Paulette D Beck

- 06.17.21 my application was unanimously approved by the Blighted Property Reinvestment Board for this property to be accepted into the Cumberland County Blighted Property program.
- 06.22.21 I received an email from Mary Kuna advising me of the first steps to officially get the ball rolling.
- 06.25.21 The first official notification letter and supporting documentation was prepared for certified mail.
- 07.30.21 The required Blight notification letter allowed for 60 days to contact the Borough before further action would be taken. To date I have had no contact from anyone associated with this property.

- 08.27.21 The 60 will be up next month and I will go back to the Blight Board for next steps.
- 09.20.21 The Blight Board Meeting scheduled for 09.09.21, I was to appear at for next steps on this property was re-scheduled. It has been re-scheduled for 10.07.21.



6. **725 Hummel**, Robert Shellenberger, SA.

- 06.25.21 This property remains a problem and no improvement has been made.
- 07.30.21 I have tried to make contact with the property owner again this month with no success. I will need to take another course of action in August.
- 08.23.21 I contacted a non-profit to request help for this property owner. I am waiting to find out if they will accept the property for consideration.
- 09.16.21 I called to inquire about the status of consideration and was informed that this property is still on their list for review.



8. **426 Bosler**, Joanne C Souders, 1102 Columbus Ave Apt 7, Lemoyne, Pa 17043

- 07.30.21 This property continues to deteriorate. I have had no success in finding a responsible party. All of my notices are returned to the Borough. I am going to start the documentation process that will allow me to submit this property to the Blight Board for consideration once I have followed all of the necessary steps to do so.
- 08.27.21 I am taking pictures and creating the appropriate documentation that will be required to submit this property in the future to the Blight Board.

9. **534 Bosler, Joseph Padamonsky, 534 Bosler Avenue, Lemoyne, Pa. 17043**

- 06.25.21 I continue to hope that this property and this case gets to the Magisterial District Court soon.
- 07.30.21 This case has still not been called up to be heard.
- 08.27.21 I believe this case is a simple matter of falling through the cracks as the court has never scheduled this case. At this point the information and violations are outdated and no current information has been submitted. I believe the Judge will have much better information and documentation to go on if I begin the complete process over again with this property. New notices will begin in September.
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10. **100 Clarkton Court Eleanora M Frazier**

This property has been added to the Top Ten List for the following reasons.

- The property owner to this property is deceased.
- The property never ended up in probate and the title has never changed hands.
- The property owner has 2 adult daughters.
- The property has been raided by WSRPD
- The property was reported to be in deplorable conditions.
- I have issued multiple notices of violations to the property and to the address of record of the daughters. All notices come back to the Borough.
- There are two abandoned vehicles.
- The grounds are overrun with vegetation.
- Recently an OD body was removed from the house.
- The neighbors report wild animals coming and going in and out of open places of the structure on a regular basis.

New work begins with this history.

- 06.25.21 We have learned that this property has been scheduled to be auctioned off. We do not have a date yet but I anxiously look forward to give a future update on when it will go to auction.
- 07.28.21 I reached out to Snap Tax and Lien to inquire if they had any information on when this property would go to auction. I checked the Sheriff's sale website, and it is not on their listing as of yet, but it may go to a private auction or tax sale. I am monitoring all possibilities.
- 08.27.21 I have reached out to Emily Border the tax collector to get tax information on who is paying the property taxes or a mortgage holder name to get in touch with.
- 08.31.21 Emily emailed the company information on who paid the 2020 taxes for this property to me. She informed me no 2021 taxes had been paid and that she received a fictitious address change in July for the deceased property owner.
- 09.10.21 I researched the company out of Salt Lake City UT and found a phone number. I called and requested to be contacted by someone who could help me with current contact information for this property or who it had been handed over to.
- 09.21.21 I called the company again and could not get any more information. The person I spoke with "Suli" gave me an email address. I emailed the Relationship Manager. I received an acknowledgement of email receipt but no response as of 09.30.21.



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

No properties have been taken off of the top ten list this month.

Properties added to the Top Ten List

No properties have been added to the top ten list.



Permit Report

08/28/2021 - 09/30/2021

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
9/28/2021		BFPE International Fire, Safety & Security	3466 Board Road	York, PA 17406	Sprinkler System Installation	200,000	Open	BP2021-49	Schoolhouse 2 Holdings LLC	1701 N Front Street	Harrisburg	701 Market Street
9/28/2021		GSM Roofing	345 S Reading Road	Ephrata, Pa 17522	Roof Recover	72,171	Open	BP2021-48	THREE LEMOYNE DRIVE ASSOCS	SUITE 100 3 LEMOYNE DRIVE	LEMOYNE	3 LEMOYNE DRIVE
9/28/2021		UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Approved	SC2021-37	LEWIS, BARBARA CLIPPINGER	1031 INDIANA AVENUE	LEMOYNE	1031 INDIANA AVENUE
9/28/2021		UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Approved	SC2021-36	JAYSON, THOMAS T	103 NORTH EIGHTH STREET	LEMOYNE	103 N EIGHTH STREET
9/28/2021		UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Approved	SC2021-35	HOLMAN, ROBERT D & ASHLEY L	839 OHIO AVENUE	LEMOYNE	839 OHIO AVENUE
9/28/2021		Scott R Tshudy Contracting Inc.	P.O. Box 342	Quarryville, Pa 17566	Sound reduction measures around rear compressors	0	Approved	ZP2021-50	WF PARTNERSHIP	1014 VINE STREET PROPERTY TAX 7TH FLOOR	CINCINNATI	438 S THIRD STREET
9/22/2021		UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Open	SC2021-34	Jin Zhang	23 N Eighth Street	Lemoyne	23 N EIGHTH STREET
9/17/2021		Lisa Cervantes	3607 Hartzdale Drive	Camp Hill, PA 17011	Indoor Pool	80,200	Approved	BP2021-47 / ZP2021-49	Daniel T and Michelle Piscioneri	516 Orchard Drive	Lemoyne	516 Orchard Drive
9/17/2021		UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Approved	SC2021-33	MILLER, CASSANDRA A & CAROLE E REED	147 RIDGE DRIVE	DILLSBURG	328 S FIFTH STREET
9/17/2021		UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Open	SC2021-32	Colin M McKenna	144 WALNUT STREET	LEMOYNE	144 WALNUT STREET
9/16/2021		Karen Balaban	110 Cumberland Street	Harrisburg, Pa 17102	Sewer Lateral Repair	7,640	Approved	BP2021-46	BALABAN, KAREN M	110 Cumberland Street	HARRISBURG	714 HUMMEL AVENUE
9/15/2021		Andrea MacDonald	28 N 4th Street	Lemoyne, Pa 17043	Shade Tree Application approval	0	Approved	STC 2021-02	MACDONALD, ALEXANDER M & ANDREA L MACDONALD	28 NORTH FOURTH STREET	LEMOYNE	28 N FOURTH STREET

9/14/2021		L.B. Smith Ford Lincoln Inc.	1120 Market Street	Lemoyne, Pa. 17043	Replacing and upgrading old spray booth	126,790	Open	BP2021-45	SMITH LAND & IMPROVEMENT CORP	1810 MARKET STREET	CAMP HILL	1120 MARKET STREET
9/10/2021		Verizon Wireless c/o Ron Woleslagle	1777 Sentry Parkway West Suite 400 VEVA 17	Blue Bell, Pa 19422	Cell tower antenna replacement, upgrade and additions	19,000	Approved	BP2021-44 / ZP2021-48	LEMOYNE LAND CORP INC	1772 NORTH MEADOW DRIVE	MECHANICSBURG	319 S THIRD STREET
9/10/2021		Dale Zucker, LLC	645 N 12th Street	Lemoyne, Pa 17043	Business Identification Sign	3,705	Approved	SP2021-12	LINLO PROPERTIES VII LP	1013 MUMMA ROAD SUITE 100	LEMOYNE	645 N 12TH STREET
9/9/2021		Dustin Reed	143 Main Street	Denver, Pa 17517	Modifications to existing	150,000	Open	BP2021-43	SMITH LAND & IMPROVEMENT CORP	1810 MARKET STREET	CAMP HILL	1200 MARKET STREET
9/8/2021		Ricky L Holtzaple	511 South Third Street	Lemoyne, Pa 17043	Handicap Parking Permit App.	0	Denied	HP2021-06	FOX, FENTON G	511 SOUTH THIRD STREET	LEMOYNE	511 S THIRD STREET
9/1/2021		JEM Group LLC	214 Senate Ave, Suite 302	Camp Hill, PA 17011	New Multi-family Construction	6,750,000	Open	BP2021-42 / ZP2021-47	Charles N Hickok & Peter H Hickok	250 Hidden Valley Lane	Harrisburg	400 N Twelfth Street

Total Records: 18

10/1/2021

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Case Report

08/28/2021 - 09/30/2021

Case Date	Owner Name	Owner Address	Description	Main Status	Parcel Address
9/30/2021	Emina Becirovic	38 Fort Street Lemoyne, Pa 17043	Kids using the=is vacant property as a play ground.	Closed	38 FORT STREET
9/30/2021	Deanpaul T Juran	122 S Fifth Street Lemoyne, Pa. 17043	Cut Tree, bush vegetation all over sidewalk in front of house		122 S FIFTH STREET
9/30/2021	Rachel E Lee	921 Walnut Street Lemoyne, Pa 17043	Stock piling, cut vegetation left in yard for weeks.		444 BOSLER AVENUE
9/27/2021	MD Real Estate LLC	528 Oak Street Lemoyne, Pa 17043	Dumpster placement, trash building up around dumpster, trash flying into neighbors yard		501 BOSLER AVENUE
9/27/2021	Jeffery A Gaidos	7 Stone Barn Road Pittstown, NJ 08867	cut branches and vegetation covering entire yard.		523 BOSLER AVENUE
9/24/2021	Forester and Paul Real Estate Holdings	322 Hummel Avenue Lemoyne, Pa 17043	Noise Complaint about crematorium	Closed	324 Hummel Avenue
9/13/2021	John Mape	Hummel address; trash problem is in Apple.	Reporting (again) trash problem on Apple from neighbor directly across from his residence. Advised Codes Officer will be in touch. /clf		141 Hummel Avenue
9/27/2021	Joseph	534 Bosler	Massive stock		534 BOSLER

	Padamonsky	Avenue Lemoyne, Pa 17043	piling, debris, garbage, vector problems and ABV.		AVENUE
9/13/2021	Brandon M Gipe	3315 Market Street Camp Hill, Pa 17011	Tenant creating a vector problem with trash		668 STATE STREET
9/21/2021		Hummel address; trash problem is in Apple.	Reporting (again) trash problem on Apple from neighbor directly across from his residence. Advised Codes Officer will be in touch. /clf		
9/20/2021	PA Deals LLC	300 N 2nd Street Suite 900 Harrisburg, Pa 17101	Re-Hab taking place at property no permit filed for		211 HERMAN AVENUE
9/16/2021	Macy Holdings LLC	700 Ayers Avenue Lemoyne, Pa. 17043	tall grass and weeds along S Third Street	Closed	330 S THIRD STREET
9/10/2021	Artis Senior Living	16521 Old Meadow Road Suite 100 McLean, VA 22102	Land Development SALDO non-compliance		150 N 12TH STREET

Total Records: 13

10/1/2021

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