



## CODES ENFORCEMENT ACTIVITY REPORT

Time Period: August 29, 2022, to September 30, 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 Lemoyne 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.

534 Bosler Avenue, Joseph Padamonsky the following Non-Traffic Citations filed:

01.25.22 Citation R2104431-0 Code violation 550-70 Parking and Storage of Certain Motor Vehicles. Multiple recreational ABV.

01.25.22 Citation R2104430-6 Code Violation 514-2 Prohibited Acts by promoting breeding ground for mosquitoes and harborage for breeding areas to vectors.

01.25.22 Citation R2104429-5 Code Violation 550-48 Outdoor Storage and Stockpiling.

- 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.

- 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.

**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.

#### **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)**

811 Registered (77.6 %)

#### **IWORQS SUMMARY**

##### **PERMIT MANAGEMENT**

- 15 new permit applications received and being processed.

##### **CODE ENFORCEMENT**

- 22 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

- 5 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.
- 09.02.22 We interviewed and recommended to Council a part time associate that will predominately assist with codes and some general office help. Council followed up interviewing this applicant on 09.15.22.
- 09.07.22 I attended the Cumberland County Planning Department Outreach Meeting.
- 09.08.22 Staff held the inhouse LD pre Planning Commission meeting with the engineering and architect firm The Petit Group representing Taco Bell on the large renovation project they will present to the PC at the 10.11.22 meeting.
- 09.08.22 The scheduled Blight Board meeting was re-scheduled to a TBD.
- 09.13.22 The September Planning Commission meeting was canceled due to no submissions. A Land Development application was submitted by Taco Bell on 08.22.22 which will be heard at the 10.11.22 Planning Commission Meeting.
- 09.14.22 I attended the Safety Committee meeting.
- 09.15.22 At Gales request, I spoke in Enola on an informational panel for the Greater Harrisburg Association of Realtors on Codes, Ordinances and Zoning.
- 09.27.22 I drafted and sent out 35 delinquent notices on property owners that have neglected to pay RRU fees due.
- 09.29.22 I attended a Planning Commission University Training by the Cumberland County Planning Department.
- 09.30.22 I completed and submitted the quarterly Verification Sign-Off report to Cumberland County GIS Office for 911 emergency dispatch.
- 09.27.22 When I saw the elevator tower constructed, I couldn't resist throwing in some update photos on Riverton Woods!!! You will also notice in the photos what a great job JEM is doing of keeping an orderly job site and N 12<sup>th</sup> Street clean. Thank you, JEM, keep up the good work!



- 08.24.22 I got rid of the old picture of the Shiny Shell site before demolition and construction began and am focusing on the beautiful new structure that is really starting to give us a true idea of what our new Shiny Shell Carwash is going to look like!



### **\*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.



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.

Before

Current



Before



Current



### 3. 420 Bosler, Paulette D Beck

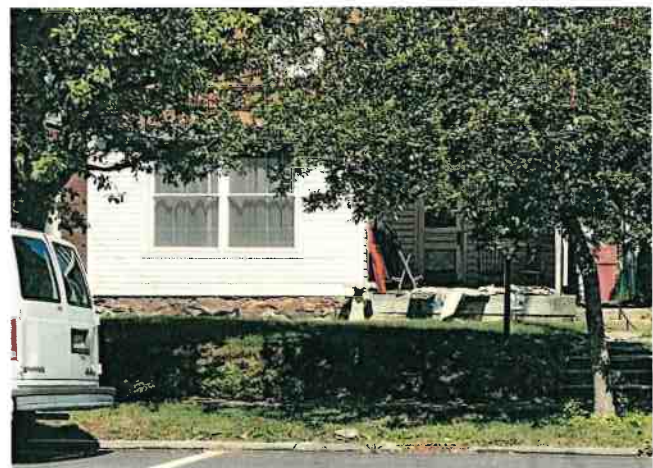
- 07.14.22 I attended a Blight Board Meeting where 420 Bosler was on the Properties on Track portion of the agenda. The Redevelopment Authority is considering court action at this time.
- 08.24.22 We are in a holding pattern on this action until the County is able to get a court date.
- 09.28.22 As of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





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.



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.



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.

Before



After



#### 7. 100 Clarkton Court Eleanor 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.



**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. 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.

**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 September 2022.

**Properties added to the Top Ten List**

No new properties have been added to the Top Ten Properties for improvement List in September of 2022.





## Case Report

08/29/2022 - 09/30/2022

Case Date	Owner Name	Owner Address	Description	Main Status	Parcel Address
9/26/2022	Elizabeth M Over	230 Herman Avenue Lemoyne, PA 17043	Out door stock piling creating a rodent harborage.		230 HERMAN AVENUE
9/30/2022	Charles H Stone	414 Bridge Street New Cumberland, PA 17070	Sewage water leaking through tenants ceiling from upstairs tenants toilet.		825 MARKET STREET
9/29/2022	PENNVESTOR LLC	6340 Mercury Drive Mechanicsburg, PA 17050	Delinquent RRU Fees		240 BOSLER AVENUE
9/29/2022	Charles Stone	900 3rd Street new Cumberland, PA 17070	Home Occupatin being run out of property with no permit and business identification sign posted.		905 HUMMEL AVENUE
9/29/2022	Riverton Woods LP	2 Kasey Court Suite 201 Mechanicsburg, PA 17055	Complaint rec'd/rocks in road		400 N Twelfth Street
9/29/2022	A & A Home LLC	307 Braeburn Drive Etters, PA 17319	Pile of discarded furniture behind house on Apple Street		915 HUMMEL AVENUE
9/28/2022	Scott T Erno	909 Hummel Avenue Lemoyne, PA 17043	Vegetation, weeds, grass out of control		909 HUMMEL AVENUE
9/28/2022	Joseph Padamonsky	534 Bosler Ave. Lemoyne, PA 17043	ABV		619 HUMMEL AVENUE
9/28/2022	Lisa Morrison	621 Hummel Avenue Lemoyne, PA 17043	Vegetation in back yard completely out of control		621 HUMMEL AVENUE
9/21/2022	Charles	30 Timber	Unregistered		943 HUMMEL

	DeMarco	Road Mechanicsburg, PA 17050	Residential Rental Property		AVENUE
9/21/2022	CARR, NORA J ET AL & JOHN L CARR, ISABEL L & MARY K	800 Avondale Road Apt. 3D Wallingford, PA 19086	UGI Red Tag Notice		427 SUMMIT STREET
9/19/2022	Charles and Elizabeth Stone	900 3rd Street New Cumberland PA 17070	Scattered trash, dirty diapers and wipes		905 HUMMEL AVENUE
9/16/2022	Todd Behney	420 Plum Street Lemoyne, PA 17043	Street cut mess left		420 PLUM STREET
9/15/2022	John & Tove Rhoads	621 Bosler Avenue Lemoyne, PA 17043	Dogs continuously barking morning till late night		621 BOSLER AVENUE
9/12/2022	Helen Samuels	803 Hummel Avenue Lemoyne, PA 17043	Vegetation grown at least 2 feet into S Eighth Street		803 HUMMEL AVENUE
9/9/2022	Patrick Heil	1030 Ohio Ave. Lemoyne, Pa 17043	3rd and final notice		1030 OHIO AVENUE
9/8/2022	James and Patricia Conway	205 Lagoon Dr. Palm Harbor, FLA 34683	Outdoor Storage/stock piling tires		60 HUMMEL AVENUE
9/7/2022	Family First Financial LLC.	3315 Market Street Camp Hill, PA 17011	Grass/Weeds over grown into neighboring property		405 HERMAN AVENUE
9/7/2022	BS Land Holdings LP	1201 Hummel Ave. Lemoyne, PA 17043	UGI Red tag Notice		1201 HUMMEL AVENUE
9/7/2022	Richard & Danielle Boal	802 Michigan Ave. Lemoyne, PA 17043	UGI Red Tag Notice		802 MICHIGAN AVENUE
9/7/2022	Deanpaul T and Chasity Juran	889 Tolman Drive Mechanicsburg, PA 17055	RRU Inspection		122 S FIFTH STREET
9/2/2022	Artis Senior Living	1651 Old Meadow Road Suite 100 McLean, VA 22102	UGI Red Tag Notice	Closed	150 N 12TH STREET



## Permit Report

08/29/2022 - 09/30/2022

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel #
9/28/2022		JEM Group / Sam Zeigler	214 Senate Ave. Suite 302	Camp Hill, PA 17011	Street Cut		0 Approved	SC2022-36	Riverton Woods LP	2 Kacey Court Suite 201	Mechanicsburg	12-21-0269-003
9/27/2022		PARC Pedro Rodriguez	536 S Third Street	Lemoyne, PA 17043	Home Occupation		0 Approved	ZP2022-33	PEDRO J RODRIGUEZ & ANA Y COLLADO	536 SOUTH THIRD STREET	LEMOYNE	12-22-0822-264
9/23/2022		RACHAEL KOSTELEK	741 Walnut Street	Lemoyne, PA 17043	Putting in a new Driveway	3,380	Approved	ZP2022-32	RACHAEL KOSTELEK	741 WALNUT STREET	LEMOYNE	12-21-0267-077
9/19/2022		Kevin Keys	817 Bosler Avenue	Lemoyne, PA 17043	Demolition of detached garage		0 Approved	DP2022-6	KEYS, KEVIN L & PATRICIA A	817 BOSLER AVENUE	LEMOYNE	12-22-0824-049
9/16/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut		0 Approved	SC2022-35	LINLO PROPERTIES VII LP LLC	1013 MUMMA ROAD SUITE 100	LEMOYNE	12-20-1856-026B
9/13/2022		PA American Water	852 Wesley Drive	Mechanicsburg, PA 17055	Street Cut		0 Approved	SC2022-34	RATHVON, HENRY & EMILY COX	863 HILLTOP ROAD	LEMOYNE	12-20-1856-014
9/12/2022		The Neher Group - Laura Colditz	1239 Revere Drive	Chalfont, PA 18914	Tear off, replacement of sheathing and siding	14,773	Open	BP2022-65	KNOLL, ALCIA J	418 PLUM STREET	LEMOYNE	12-22-0822-312
9/12/2022		Luis Martinez	963 Hummel Ave.	Lemoyne, PA 17043	installing a larger above ground pool		0 Approved	ZP2022-31	MARTINEZ, LUIS O & SONIA	963 HUMMEL AVENUE	LEMOYNE	12-22-0824-028
9/1/2022		Peggy Malone	431 Herman Avenue	Lemoyne, PA 17043	Re-application for Handicap parking permit w/waiver request		0 Approved	HP2022-09	WINGARD, CANDENA R	431 HERMAN AVENUE	LEMOYNE	12-22-0822-047
9/6/2022		Murray Plumbing Inc.		Harrisburg, PA	Street Cut		0 Approved	SC2022-33	BEHNEY, TODD M	420 PLUM STREET	LEMOYNE	12-22-0822-313
9/2/2022		Kerry Ann Shimp	317 Hummel Ave.	Lemoyne, PA 17043	Curb repair	2,680	Approved	ZP2022-30	SHIMP, KERRYANN	317 HUMMEL AVENUE	LEMOYNE	12-21-0265-269
9/2/2022		East Coast Trenchless / Tim Shughart	4910 Simpson Ferry Road	Mechanicsburg, PA 17050	Sewer lateral replacement to curb	13,267	Approved	BP2022-64	LARKIN, STEPHANIE R	105 NORTH FIFTH STREET	LEMOYNE	12-21-0265-043



9/2/2022	Li Ling Xu	829 State Street Suite 1010	Lemoynne, PA 17043	Zoning Compliance new Business owner	0 Approved	ZP2022-29	STATE STREET PLAZA ASSOC LP C/O KEYSTRUCT CONSTRUCTION INC	30 MARIANNE DRIVE	YORK	12-21-0267-323
9/1/2022	UGI Utilities Inc.	1301 Aip Street	Middletown, PA 17057	street Cut	0 Approved	SC2022-32	HAFFLY, BARBARA T	39 NORTH EIGHTH STREET	LEMOYNE	12-21-0267-243
9/1/2022	UGI Utilities Inc.	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0 Approved	SC2022-31	BINKLEY, PATRICIA	345 Weatherstone Drive	New Cumberland	12-22-0822-076
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