



CODES ENFORCEMENT ACTIVITY REPORT

Time Period: June 27, 2020 to July 28, 2020

PROPERTY INSPECTIONS

727 completed (70%)

Due to Covid all scheduled inspections for rental properties for the month of July were canceled.

I am continuing to conduct and schedule inspections with the property owner or property management representative on properties that are in between tenants and are vacant. Our office monitors recommendations from the Governor's office daily and we act accordingly.

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

- The Court was awaiting a plea from Mr. Padamonsky prior to the Covid shut down
- No plea was received, on 4.28.20 a Certified Summons was issued
- 06.24.20 I checked with the court on the current status. Their backlog is cumbersome but did inform me that they have had no response from the issued summons and will be issuing a warrant within the next 30 days.
- 07.29.20 I spoke with the court. They have continued to work through a challenging backlog and have not been able to get current yet. The next step of issuing a warrant for Mr. Padamonsky will happen as soon as they are able to get caught up. Naturally, they are unable to give a timeline as to when.

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.

- A not guilty plea was received by the court and the Case was scheduled to be heard in court 04.07.20. This date was canceled due to the Covid Shut down.
- The case was re-scheduled to be heard on 07.30.20.
- 07.16.20 My office was informed that the residents council requested a continuance so his client's case could be heard by The Zoning Hearing Board first.
- The Zoning Hearing Board will hear this case on 08.04.20 at 6:30 pm via the zoom platform.

RENTAL INSPECTION PROGRAM PROGRESS

- Rental unit listings are at 485 residences with 1045 units.
- Billing for 2020 has been completed.
- All delinquent billing for 2020 went out in June with all applicable service fees for nonpayment of annual RRU fees.

(2019)
1038 registered (99%)
\$1380 late fees collected

(2020)
923 Registered (88.22%)
\$1390 late fees collected

IWORQS SUMMARY

PERMIT MANAGEMENT

- 28 new permit applications received and being processed..

CODE ENFORCEMENT

- 17 new Code Enforcement issues have been or are being addressed.

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.
- 07/22/20, I attended a Webinar with the Pennsylvania State Association of Boroughs on The Legal Aspects of Code Enforcement.
- On 07/14/20 the Planning Commission Meeting took place via zoom for the Land Development Review for The Lofts at 701 Market.
- I provided the Streets Committee Chair with research and photos regarding curb and sidewalk repair/replacement on Warren Street, Fourth street between Market and Washington Terrace and Fifth Street between Market and Indiana for a meeting on 07/28/20.
- A Zoning Hearing Board Meeting via zoom has been scheduled for 08/04/20 to hear two zoning variance applications for 75 Cumberland Road regarding operating an Air BnB and 129 Hummel regarding a driveway. All required notifications have been sent, ads posted and properties placards put up.
- I have made July updates on all properties on the TOP 10 MOST WANTED PROPERTIES (For Improvement). Next month I will be removing all of the informational entries prior to June 2020 and adding one reference line only to "see previous reports for more information" to cut down on the length of information on each property

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

1. **228 Hummel Ave, Robert Delligatti** 230 Hummel Ave. Lemoyne
 - Building permit renewed on 9/12/16
 - Progress is being made on securing the property prior to winter.
 - New house wrap and brick siding is being installed

- Progress check on June 15th, new windows, house wrap siding are being installed. Back section of house is almost complete.
- Property has now been sold to "Robert Delligati".
- DEP notified of an oil spill/dumping in backyard. Affected area has been excavated.
- As of June 2020, we are investigating if the Building permit was ever renewed. Once we have a clear picture of the timeline on that we can issue additional violations as they currently exist.
- 07/23/20 It was determined that the Building Permit was never renewed. I did an inspection of 228 Hummel. Following the inspection on 07/29/20 I issued a notice of violation on all current violations as well as a time limit to renew/reapply for a valid building permit.

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

- Playing phone tag with Garnet, 610-669-9134
- Employed by "Vanguard" in Paoli
- Fairview Twp. has not had any interaction with Garnet
- Caldwell Banker Mortgage has filed foreclosure proceedings
- Registered letter sent to Congress Street address and to her place of employment 8/11/17
- Registered letter was returned as "Refused/Undeliverable"
- Non-Traffic citations issued.
- Property is scheduled for Sheriff Sale in April.
- Property was removed from Sheriff's sale list; it is unknown what is transpiring.
- 06.04.20 A High grass violation was issued to the property owner. The grass and weeds were out of control.
- 06.17.20 follow up inspection all grass and weeds were cut and trimmed.
- 07.06.20 I was contacted by a kind Clark St. neighbor who is keeping the grass cut at this address. Thank you, Steve!
- 07.20.20 I contacted Emily Border the Lemoyne Tax Collector to research the tax records for 240 Clark St. The property taxes are current and were paid by Nationstar Mortgage LLC 04/30.20.
- 07.24.20 I contacted Nationstar Mortgage and spoke with representative Brianna Clark to report this home had been abandoned, the deteriorated shape the home had fallen into, that it was depreciating and losing value, and Joann Garnet's failure to protect their asset or to respond to the Borough to correct the various code violations. A report was taken, contact with Ms. Garnet was unsuccessfully attempted by Nationstar. A property preservation inspection has been requested. Nationstar will send a representative to the property to verify that it has been abandoned and go from there.
- 07.24.20 I issued an updated notice of violation to the home owner and mailed to the address on file.

3. **964 Bosler Ave, Roy M Singer**, 402 Brick Church Rd, Enola, Pa 17025

- *Property is vacant*
- Property was sold to Gerald Fuller
- New owner has started cleaning up the outside of the property.
- 12.30.2019 Property was sold to SL Realty LP 340 Poplar Street Hanover Pa. 17331.
- 06.17.20 the property was inspected, no new renovation work has taken place and new violations have been issued regarding the exterior of the house and sent to the new owner.
- 07.08.20 Notice of Violation letter returned/incorrect address. Obtained correct address and re-sent.
- 07.16.20 Upon re-inspection all violations have been corrected. Rehab work looks very good. This house will be removed from the Top Ten List!

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

- Chimney has been repaired
- Property was placarded as out of compliance.
- House is now "For Sale"
- 6.17.20 For Sale sign has been removed but a lock box on the front door remains.
- I am attempting to reach the property owners regarding the condition of this house. Once I make contact a plan will be forthcoming.
- 07.20.20 Researched/updated current contact information.
- 07.22.20 Contacted property owner. Owner has ripped out and re-done the 1 ½ baths, they are currently working on the kitchen and are very behind on exterior renovations because of Covid. I will monitor progress.

5. **642 Bosler, McStein LLC**, 322 Indian Creek Dr, Mechanicsburg, Pa 17050

- Property is now For Sale
- Property was purchased by McStein LLC of Mechanicsburg, letter sent to new owner explaining the Residential Rental Ordinance.
- RRU inspection completed with new owner, interior has been cleaned,
- repainted and updated. Work has begun on the repair of the front porch and painting the windows and trim will be completed in the spring.
- 06.17.20 inspected most painting complete, porch work not complete. Reaching out to new owner to establish a timeline for remaining repairs to be completed.
- 07.21.20 a notice of violation letter was sent to property owner with updated code violations.

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

- Collapsing front block wall was taken down after receiving notice.
- Water termination notice served on 3/12/18
- *Two ABV's in front of house parked on Hummel Ave were turned over to WSRPD for action.*
- House is now For Sale
- As of 06.17.20 the for sale sign has been removed and Robert Shellenberger is still listed at the property owner.

- 06.24.20 The property owner has been issued/sent a Notice of Violation letter for the following IPMC code violations 693-401.1 Exterior Structure, 693-304.2 Protective Treatment, 693-302.4 High Grass/weeds with deadlines to comply.
- 07/27/20 a re-inspection showed the homeowner had complied with ordinance 693-304.2 High Grass. The remainder of the violations have not been corrected.

7. 601 Pear Street, 601 Pear Street LLC 1229 Blossom Terrace Boiling Springs, Pa 17007

- 03.17.20 Property inspected block building falling apart. Caution tape wrapped around building.
- 03.18.20 Property owner issued a violation letter citing IPMC code violations 693-304.1 Exterior Structure and 304.1.1 Unsafe Conditions
- Follow up inspections showed no effort to comply.
- 06.04.20 a 550-48 violation letter issued for Outdoor Stockpiling of tires and other rubbish as well as a 2nd warning regarding the previous violations stating the building should be brought to code or demolition should take place.
- 06.19.20 I spoke with Keith Smith the Sr. Project Mgr. of Reardon Steel regarding the violations. His co. will be applying for a demolition permit with the Borough and will follow up with a zoning permit to fence the property in to avoid any future dumping.
- 07.02.20 Reardon Steel applied for a demolition permit. It was approved on 07.06.20. Payment was received 07.15.20 giving them the approval to proceed with the demolition.
- 07.07.20 a Zoning permit application was received to install a fence around the vacant lot. It was approved on 07.08.20. Payment received on 07.15.20. I am told upon completion of the demolition the fence will be installed.
- 07.23.20 On a follow up inspection I documented that the property owner had cleaned up/removed all the tires and debris that had been dumped here.

8. 100 Hummel Avenue, Leighann Tate Garland

- Property is abandoned. 05.14.20 high grass and weeds found to be above 2' high. Property was placard with violation.
- 05.27.20 follow up inspection showed a strip of ground on each side of the sidewalk to be mowed but the rest of the yard remained out of control. A second violation placard was issued to the property.
- The property has been added to the Sheriffs Sale agenda for 08.05.20. Other structural violations will be addressed with the new owners.
- 06.01.20 I spoke to Chris Garland 717-736-0230 regarding the violations. He agreed to get the grass taken care of even though the property is scheduled for Sheriffs sale.
- 06.22.20 A re-inspection showed all grass and weeds cut and trimmed.
- 07.17.20 I checked the Cumberland County Sheriff Sale listing to confirm that 100 Hummel was still on the Sheriff Sale date of 08.05.20, the status had been changed and is postponed to 09.02.20.
- 07.23.20 Inspection of the property showed the grass and weeds are still being cut and trimmed.

9. 426 Bosler, Joanne C Souders, 1101 Columbus Ave Apt 4, Lemoyne, Pa 17043

- Violation notice sent on 7/10/18 due to piles of rubbish and vegetation.
- Cumberland County Tax Bureau is reviewing property, owner has requested a reduction in property taxes.
- 6-24.20 Inspection the piles of Rubbish and vegetation have not been cleaned up or removed. The back yard is barely visible.
- The property appeared to be abandoned, a neighbor told me that Joanne had been moved to a nursing home some time ago. Property mapper and tax records still have Joanne Souders as the owner of the property. I am currently attempting to identify a responsible party.
- 07.20.20 I contacted Emily Border the Lemoyne Tax Collector to research the tax records for 426 Bosler. The property taxes are currently unpaid and billed to 1101 Columbus Ave. #4 Lemoyne, Pa. 17043.
- 07.22.20 I requested payment information for the Sewer bill. Amanda informed me the sewer bill is extremely delinquent and that a lien has been filed on the property for past due bills.
- 07.24.20 an updated notice of violation was created and mailed.

10. 534 Bosler, Joseph Padamonsky, 534 Bosler Avenue, Lemoyne, Pa. 17043

- Neighbor complaint concerning mosquito breeding habitat.
- Mr. Padamonsky has a large collection of items in his back yard that fall under the description of rubbish for which he has received his first violation letter.
- A second violation letter is in Mr. Padamonsky's future.
- Mr. Padamonsky dropped off a letter on 10/28 stating that he is still working on cleaning up his property.
- Follow-up "Violation Notice "sent on 2/11/20.
- Mr. Padamonsky was issued three non-traffic citations for the violations that are occurring at his property.
- 4.28.20 A certified Summons was issued to Mr. Padamonsky. The court has received no plea or response so the next step they will take is to issue a warrant.
- 06/24/20 I followed up with the court to get updated on the status of the citations this office filed.
- 07/29/20 I followed up with the court again to see if any further progress had been made. The court is overwhelmed with catching up on the backlog of work and will work as diligently as possible to issue a warrant for Mr. Padamonsky.

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.



Case Report

06/27/2020 - 07/29/2020

Case Date	Owner Name	Owner Address	Description	Status	Parcel Address
7/29/2020	Robert Delligatti	230 Hummel Avenue Lemoyne, Pa 17043	Stock Piling	Open	228 HUMMEL AVENUE
7/28/2020	Amy Weber	405 Walnut Street Lemoyne, Pa 17043	Vegetation grown over fence making sidewalk impassable	Open	405 WALNUT STREET
7/24/2020	Joann Garnet	631 Congress Avenue New Cumberland, Pa 17070	Various code vilotions	Open	240 Clark Street
7/21/2020	William and Jeffrey Holloway	P.O. Box 128	Completed RRU Inspection	Closed	404 BOSLER AVENUE
7/21/2020	Thomas Heck	6700 Johnston Road Harrisburg, Pa 17112	large hole in exterior of front of house	Open	123 S Forth Street
7/7/2020	Taylor and Ben Rednick	46 N Tenth Street Lemoyne, Pa 17043	Sewer Lateral left exposed/not filled in	Closed	46 N TENTH STREET
7/21/2020	Kevin Keefer	539 Herman Avenue	Street cut not filled in	Open	539 HERMAN AVENUE
7/21/2020	McStein LLC	322 Indian Creek Drive Mechanicsburg, Pa 17050	Exterior Code violations	Open	642 BOSLER AVENUE
7/20/2020	Kessler's Enterprises Inc	1201 Hummel Avenue Box 126 Lemoyne, Pa 17043	Holes in Roof	Open	1201 HUMMEL AVENUE
7/15/2020	Michael Serluco	400 North Front Street Wormleysburg, Pa 17043	High Grass	Closed	104 CUMBERLAND ROAD

7/15/2020	Raymond Grandon	30 Cumberland Road	Deteriorated Fence	Open	30 CUMBERLAND ROAD
7/15/2020	Scott Francisco	625 Bosler Avenue Lemoyne, Pa 17043	High grass and over grown weeds in back yard	Open	625 BOSLER AVENUE
7/10/2020	Edward Muzic	4 Kemrer Drive Marysville, Pa 17053	UGI Yellow Tag	Open	145 BOSLER AVENUE
7/8/2020	Paulette D Beck	420 Bosler Avenue Lemoyne, Pa 17043	Multiple code violations	Open	420 BOSLER AVENUE
7/8/2020	Rachel Lee	921 Walnut Street Lemoyne, Pa 17043	vegetation growing into sidewalk	Open	921 WALNUT STREET
7/8/2020	David Mockaitis and Heather Hardy	415 Hummel Avenue Lemoyne, Pa 17043	Stock piling	Open	415 HUMMEL AVENUE
7/2/2020	Eleanora M Frazier	100 Clarkton Court Lemoyne, Pa 17043	Multiple Code Violations	Open	100 CLARKTON COURT

Total Records: 17

7/29/2020

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Permit Report

06/27/2020 - 07/29/2020

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
7/27/2020	Building	LMB Investments	P.O. Box 637	Camp Hill, Pa 17001	Addition/Repair	20,000	Open	BP2020-34 ZP2020-16	BALKOVIC, JAMES R & LINDA T	PO BOX 637	CAMP HILL	540 WALNUT STREET
7/27/2020	Building	LMB Investments	P.O. Box 637	Camp Hill, Pa 17001	Addition/Repair	20,000	Open	BP2020-33 ZP2020-17	James and Linda Balkovic	544 Walnut Street	Lemoyne	544 Walnut Street
7/27/2020	Building	Tammy Martin Haller Enterprises	212 Bucky Drive	Lititz, Pa 17543	Alteration	8,138	Open	BP2020-32	POMROY, ROD	258 CLARK STREET	LEMOYNE	258 CLARK STREET
7/27/2020	Building	David and Kathleen Lickenbill	829 Ohio Avenue	Lemoyne, Pa 17043	Accessory Structure	3,000	Open	BP2020-31	LUCKENBILL, DAVID L & KATHLEEN T LUCKENBILL	829 OHIO AVENUE	LEMOYNE	829 OHIO AVENUE
7/27/2020	Building	BJ Patel	605 Park Ave	Hershey, Pa 17033	Fit out	225,000	Open	BP2019-30 ZP2019-16	SERLUCCO, MICHAEL A	400 NORTH FRONT STREET	WORMLEYSBURG	271 MARKET STREET
7/23/2020	Zoning	Josh Willits	1164 McCormick Road	Mechanicsburg, Pa 17055	Coffee Roasting Business	5,000	Approved	ZP2020-15	WILLITS, JOSHUA J & LASHAE M	1164 McCormick Road	Mechanicsburg	303 HERMAN AVENUE
7/20/2020	Building	Creative Building Concepts	329 B Street	Carlisle, Pa 17013	Addition/Alterations	337,000	Open	BP2020-29 ZP2020-16	Donald and Debra Ritchey	15 CUMBERLAND ROAD	LEMOYNE	15 CUMBERLAND ROAD
7/20/2020	Building	Ron Carr	510 Ohio Avenue	Lemoyne, Pa 17043	New Building	3,000	Open	BP2020-28	RONALD F CARR JR.	510 OHIO AVENUE	LEMOYNE	510 OHIO AVENUE
7/17/2020	Zoning	Soup Choup	879 Walnut Street	Lemoyne, PA 17043	Fence	465	Denied	ZP2020-14	CHOUP, TRISH & MARY SHOFFNER	879 WALNUT STREET	LEMOYNE	879 WALNUT STREET
7/16/2020	Building	Reardon steel Fabrication Inc.	100 Market Street	Lemoyne, Pa 17043	Addition	10,000	Open	BP2020-27	GRACE, WILLIAM R	PO BOX 301	NEW CUMBERLAND	100 MARKET STREET
7/16/2020	Building	J & J Elite Contracting LLC	297 Roundtop Road	Middletown, Pa 17087	Roofing Repair	8,000	Open	BP2020-26	Rebecca L Williamson & Diamond L Juggins	3029 Meridian Commons Unit A	Mechanicsburg	616 STATE STREET
7/16/2020	Sign	Cima Network	121 New Britain Blvd.	Chalfont, Pa 18914	Sign Replacement	15,000	Approved	SP2020-06	SERLUCCO, MICHAEL A	400 NORTH FRONT STREET	WORMLEYSBURG	1137 MARKET STREET
7/15/2020	Street Cut	UGI Utilities	1301 Alp Dr.	Middletown, Pa	Street Cut	0	Open	SC2020-12	CRESPO, JUDY	608 BOSLER	LEMOYNE	608 BOSLER

		Inc.	1939 Arch St	17057	Philadelphia, Pa 19103	Additions/Remodel	15,000	Open	BP2020-25	L	STATE STREET PLAZA ASSOC LP C/O KEYSTRUCT CONSTRUCTION INC	30 MARIANNE DRIVE	YORK	829 STATE STREET
7/14/2020	Building	Hariharan Karmegam												
7/14/2020	Demolition	Eric Montgomery	625 Allen Street	New Cumberland, PA 17070		Demolition	0	Open	DP2020-02	MONTGOMERY, ERIC G & ANDREA D	625 ALLEN STREET	NEW CUMBERLAND	235 PLUM STREET	
7/13/2020	Zoning	The Perfect Portion owner Kristin R Brunner	701 Hummel Avenue	Lemoyne, Pa 17043		Small Business	0	Approved	ZP2020-13	West Shore Markets INC.			701 Hummel Avenue	
7/10/2020	Building	Monacacy Valley Electric	1925 Fredrick Pike	Littletown, Pa 17340		Clark Street pump station new equipment/electrical service	24,886	Open	BP2020-24					
7/10/2020	Building	Monacacy Valley Electric	1925 Fredrick Pike	Littletown, Pa 17340		Pump Station Equipment/Electrical upgrades	19,912	Open	BP2020-23					
7/10/2020	Building	Tuckey Mechanical Services	170 Stover Dr.	Carlisle, Pa 17015		New Electric Service	2,500	Closed	BP2020-22	REITZEL, JEFFREY A & PAMELA R	359 LOWTHER STREET	LEMOYNE	359 LOWTHER STREET	
7/10/2020	Sign	Laryssa Gaughen	P.O. Box 1517	Mechanicsburg, Pa 17055		Sign	2,000	Open	SP2020-05	Gaughen-Coziahr LLC	Same		116 S Third Street	
7/7/2020	Building	Blue Sky Remodeling Inc.	412 Longmeadow Road	Lancaster, Pa 17601		Kitchen Re-model	25,905	Approved	BP2020-21	CLARK, KEITH A	518 ORCHARD DRIVE	LEMOYNE	518 ORCHARD DRIVE	
7/7/2020	Zoning	Rearden Steel Fabrication Inc.	100 Market Street	Lemoyne, Pa 17043		Fence	5,000	Open	ZP2020-12	601 Pear Street LLC	1229 Blossom Terrace	Boiling Springs	601 PEAR STREET	
7/2/2020	Demolition	Reardon Steel Fabrication, Inc.	100 Market Street	Lemoyne, PA 17043		Complete Demolition of Abandoned Garage	0	Approved	DP2020-01	601 Pear-Street LLC	1229 Blossom Terrace	Boiling Springs	601 PEAR STREET	
7/1/2020	Building	Vincent Musser	4563 Mountainview Road	Harrisburg, Pa 17110		Alterations	14,000	Open	BP2020-20	Linda Ann Willard	407 Market Street Apt 2	Lemoyne	407 MARKET STREET	

Total Records: 24

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7/29/2020