



## **CODES ENFORCEMENT ACTIVITY REPORT**

Time Period: December 1, 2023, to December 31, 2023

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

We have no pending citations at this time.

### **RENTAL INSPECTION PROGRAM PROGRESS**

- Current rental unit listings are at 439 residences with 1012 units.
- Annual billing for 2023 Residential Rental Unit Registration has been completed.

(2022)

1017 Registered (97.3%)

(2023)

974 Registered (96.2%)

### **IWORQS SUMMARY**

#### **PERMIT MANAGEMENT**

- 18 new permit applications received and are being processed.

#### **CODE ENFORCEMENT**

- 10 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**

- No new issue's were reported for Codes in December.

## **MISCELLANEOUS**

- The Cumberland County Board of Assessments and Appeals has been updated with this month's Building/Zoning and Demolition permits.
- The Cumberland County Tax Bureau was updated with new occupancy forms that were received.
- No submissions were received for Planning Commission the first week of December. However, the January meeting will take place on 01.09.24 for re-organization and potentially other agenda items referred from Council.
- Iworqs was updated with the Cumberland County Recorder of Deeds September Realty Transfer tax distribution report on 12.20.23.
- 12.05.23 I attended the Cumberland County Planning Department's Outreach Meeting.
- 12.05.23 I attended a meeting with PA American Water regarding 2024 improvement plans for Lemoyne Borough.
- 12.06.23 I attended the Lemoyne Borough Safety Committee meeting.
- 12.12.23 I attended a final walk-through meeting on the Storm Water improvement project on N Third Street and Walnut.
- 12.14.23 I attended a zoom scoping meeting with staff, PennDOT, the County, and property owners of 319 S Third Street.
- 12.19.23 The building permit was closed for the new Taco Bell, and I issued the Certificate of Occupancy to them!
- 12.28.23 I received a Zoning Change Application for 235 Plum Street that will be heard by Council at the Jan. 2<sup>nd</sup>
- 12.29.23 I have updated, completed, printed and mailed all Residential Rental Unit Registration Invoices for 2024.

### **\*5 MOST WANTED PROPERTIES (FOR IMPROVEMENT)**

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

- 07.19.23 I received the Summary Trial notice from the court that a summary trial has been scheduled for 08.30.23.
- 08.30.23 I did a final onsite inspection to document any corrections or improvements. None were done.
- 08.30.23 I represented the Borough at court against this property owner. The property owner did not show up to the hearing, was found guilty and will be fined.
- 09.27.23 Unfortunately the property owner has taken no action to correct any of the code violations or improve any of the deficiencies since being found guilty and being fined by the court.
- 10.25.23 This property will remain on the newly named Top 5 properties for improvement as no improvements have been made and I will likely submit a blight board application on this property at the beginning of the year. I will make a final attempt to reach out to the property owner informing her of further actions if she

- continues to neglect this property and leaves it abandoned for further deterioration. The property has been abandoned for apx. 6 years.
- 11.28.23 There is no change or improvement to this property. Since my last court appearance with this property owner she has hired a grounds person to keep the grass and weeds cut and trimmed, she also had all of the abandoned, inoperable vehicles removed. However she has refused to correct any of the code violations to the structure so all of my documentation going forward will be for the blight application in January.
- 12.29.23 I did a final inspection to confirm no efforts to correct have taken place, they have not so I will be following the plan to apply to the blight board in January to get this house accepted by the County for the Blight program.



## 2. **420 Bosler, Paulette D Beck**

- 07.21.23 The permit work has finally reached the point that inspections have started, and new interior framing and new insulation are complete and passed inspection.
- 08.30.23 An inspection showed a few exterior improvements from last month but I know the property owner is busy on the interior because I am getting the inspection reports from Approved Code Services. So progress is definitely being made.
- 09.27.23 An inspection checking in on the progress of this property showed very little. If discernable progress is not achieved in the coming month I will be reaching out to the property owner to get an update on his schedule.
- 10.27.23 I corresponded with the new property owner as it is clear progress has stalled. He is having contractor and funding issues. I will be reaching out to the County regarding the demolition grant that was approved for this project as well as the blight determination. The property owner is considering his options and will be updating me soon.
- 11.16.23 I am happy to say the property owner has started the ball rolling again and just had interior inspection on drywall. I still expect it to be awhile, but progress is ongoing.
- 12.29.23 No discernable exterior progress has been made as of this date.





3. **334 Walnut Street** Elwood & Arlene Kline 334 Walnut Street Lemoyne, PA 17043

- 07.26.23 I stopped by, knocked on the door as well as called the property owner several times to set up a meeting to pass on hauler information and discuss a plan with no success. I did an inspection, and the pictures below are from this date.
- 08.30.23 I do not have an update on this property as I am continuing to attempt to speak to the property owner in person.
- 09.27.23 The below are updated photos from this month. Efforts to get compliance, even the guilty verdict from the court and heavy fines have not been successful. I will be filing new nontraffic citations with the court in October.
- 10.02.23 I stopped by this property one last time hoping to speak to the property owner in person before proceeding with further action against him. He was home and we had a long conversation on what needed corrected and what he needed to do. I was able to pass on a hauling contractors' card for him to call and get an estimate on getting all of the stockpiled debris removed. I gave him an additional 30 days to get something arranged and make progress.
- 10.27.23 I did a follow up inspection to document improvements. The photos below were taken on the 27<sup>th</sup> and are the current condition. No improvement has been made and the 30 days will be up at the beginning of November.
- 11.10.23 No improvement has been made. Documentation has begun for another round of violation notices, repeat offender fines and ultimately court.
- 12.29.23 I did a final inspection for documentation of next steps, no improvement has been made. The property owner did not make any attempt to contact the junk hauler in the 30 days he was given to arrange that. I will be filing a non-traffic citation with the Magisterial District Judge in January as all the other steps have been followed previously. The photos were taken this day.



**4. 513 Herman Avenue, Thomas McCurdy 513 Herman Avenue Lemoyne, PA 17043**

- 07.27.23 I have nothing to report on this property for July.
- 08.30.23 In September I will be submitting a blight application to Cumberland County on this house as it is a harborage for rodents and other animals, is inhabitable and has now been abandoned. It will get worse this winter and I have to get the ball rolling to minimize the negative impact to the neighbors.
- I was unable to submit the application for blight this month and will start all documentation to begin in November.
- Documentation has started and I will contact the County with my blight application before the end of the year.
- 12.29.23 I have continued the required documentation and will be submitting my blight application for this property with 240 Clark in the beginning of January.

**5. A new #5 property will be added to this list in January.**

**ZONING REPORT FOR NEW BUSINESS USES AND COMMERCIAL PROJECTS**

**ZONING COMPLIANCE PERMITS ISSUED IN NOVEMBER 2023**

- 12.13.23 330 S Tenth Street applied for and was issued a new Business zoning compliance permit for Sculpting Brows and Lashes LLC.

**COMMERCIAL PROJECTS IN PROGRESS**

- They did it!!! A construction project that runs on schedule!! The new Taco Bell is open for business!! I issued the Occupancy Permit on 12/19/23 and they are full speed ahead!! They are still waiting on PennDOT for the driveway opening on the Camp Hill bypass side so you need to enter on the North Twelfth side.





- 1201 Hummel Ave. Brother and Sister Food Service project is finally underway and has already had a few footer inspections.



### **CUMBERLAND COUNTY SHERIFF SALE LISTING**

I checked the upcoming following sale dates;

- 01.03.24 – 110 North 7<sup>th</sup> Street Lemoyne PA is now listed on the 01.03.24 sale list date. This property has been Postponed again. The new status date is 03.06.24. No other Lemoyne properties are listed for this date.
- 02.07.24 – No Lemoyne properties are listed for this date.
- 03.06.24 – The above property at 110 North 7<sup>th</sup> Street Lemoyne PA is now on the 03.06.24 property sale list. No other Lemoyne properties are listed for this date.
- 04.03.24 – No Lemoyne Borough properties are listed for this date.

**WISHING EVERYONE A HAPPY, HEALTHY AND JOYOUS NEW YEAR!!**





## Case Report

12/1/2023 - 12/29/2023

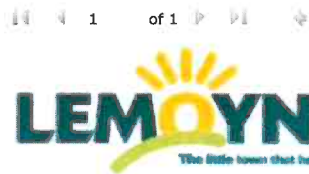
Case Date	Owner Name	Owner Address	Description	Main Status	Parcel Address
12/29/2023	GOJSOVICH, GARY G	328 WALNUT STREET LEMOYNE, PA 17043	Outdoor Storage and stock piling		328 WALNUT STREET
12/28/2023	BINKLEY, PATRICIA L	345 Weatherstone Drive New Cumberland, PA 17070	Leaves put in street in front of 339 Herman blocking parking and creating storm water issue		335 HERMAN AVENUE
12/28/2023	TURNING POINT TRANSITIONAL HOUSING GROUP INC	6205 WHITEHILL DRIVE MECHANICSBURG, PA 17050	Unregistered Rental Unit		136 HUMMEL AVENUE
12/18/2023	JJY PROPERTY DEVELOPMENT C/O business owner Gabriela Santiago LLC	4221 Catalina Lane Harrisburg, PA 17109	Permit needed		222 S THIRD STREET
12/18/2023	DELLIGATTI, ROBERT E	230 HUMMEL AVENUE LEMOYNE, PA 17043	Illegal Construction Work		228 HUMMEL AVENUE
12/13/2023	ROLLESTON CORPORATION	510 NORTH THIRD STREET FLOOR 3 HARRISBURG, PA 17101	UGI Red tag notice		1051 COLUMBUS STREET
12/4/2023	NIELSON, AMY J	526 BOSLER AVENUE LEMOYNE, PA 17043	Attracting feral/stray cats to property		526 BOSLER AVENUE
12/4/2023	WOODITCH, ALESE C & ALANA B	75 Cumberland Road LEMOYNE, PA 17043	Short Term rental		75 CUMBERLAND ROAD
12/1/2023	VNR Rentals LLC / Stephen Johansen	1540 McCormick Drive Mechanicsburg, PA 17055	The Manor House Studio Business of 313 Market Street is illegally parking their large truck off premises on property that cannot be used for large truck parking.		315 MARKET STREET
12/1/2023	DPM Development LLC/ Dan Murphy	739 N Strickler Road Manheim, PA 17545	Tenant does not clean up dog feces		137 HERMAN AVENUE

Total Records: 10

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## Permit Report

12/1/2023 - 12/29/2023

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
12/28/2023		VICTORIA D TRAN	326 S Tenth Street	Lemoine, PA 17043	Commercial re-fit work	18,000	BP2023-75	NGO, RANDY V & VICTORIA D TRAN	1293 LOUTHER ROAD	CAMP HILL	330 S TENTH STREET
12/28/2023		MOWER, ZACHARY	231 HUMMEL AVENUE	LEMOYNE, PA 17043	Keeping of Chickens	0	ZP2023-56	MOWER, ZACHARY R & TIFFANY K	231 HUMMEL AVENUE	LEMOYNE	231 Hummel Avenue
12/28/2023		MONTGOMERY, ERIC	625 ALLEN STREET	NEW CUMBERLAND, PA 17070	Zoning Change Application	0	ZC2023-01	MONTGOMERY, ERIC G & ANDREA D	625 ALLEN STREET	NEW CUMBERLAND	235 PLUM STREET
12/28/2023		UGI Utilities Inc.	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	SC2023-67	TURNING POINT TRANSITIONAL HOUSING GROUP INC	6205 WHITEHILL DRIVE	MECHANICSBURG	136 HUMMEL AVENUE
12/28/2023		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	SC2023-66	MCPHERSON, KENNETH R JR	52 NORTH EIGHTH STREET	LEMOYNE	52 N EIGHTH STREET
12/20/2023		Trinity Solar	300 Corporate Drive	Reading, PA 19605	Solar panel Installation	47,385	BP2023-74	YOUNG, MICHAEL D & KATRINA	502 INDIANA AVENUE	LEMOYNE	502 INDIANA AVENUE
12/20/2023		HABITAT FOR HUMANITY OF THE GREATER HARRISBURG AREA	2416 Park Drive	Harrisburg, PA 17110	Demolition permit for rehab.	0	DP2023-09	HABITAT FOR HUMANITY OF THE GREATER HARRISBURG AREA	605 HERMAN AVENUE	LEMOYNE	605 HERMAN AVENUE
12/20/2023		HABITAT FOR HUMANITY OF THE GREATER HARRISBURG AREA	2416 Park Drive	Harrisburg, PA 17110	Dumpster Permit for re-hab	0	DP2023-11	HABITAT FOR HUMANITY OF THE GREATER HARRISBURG AREA	605 HERMAN AVENUE	LEMOYNE	605 HERMAN AVENUE
12/18/2023		UGI Utilities	1301 Aip Street	Middletown, PA 17057	Street Cut	0	SC2023-65	HORNEMANN, JANET L	958 HUMMEL AVENUE	LEMOYNE	958 HUMMEL AVENUE
12/18/2023		UGI Utilities	1301 Aip Street	Middletown, PA 17057	Street Cut	0	SC2023-64	MORRISON, LISA A	621 HUMMEL AVENUE	LEMOYNE	621 HUMMEL AVENUE
12/14/2023		East Coast Trenchless/ Drain Magic	4910 Simpson Ferry Road	Mechanicsburg, PA 17050	Sewer line Repair	0	BP2023-73	Mantheiy, Catherine	30 S Harlan Street	York	237 WALNUT STREET
12/13/2023		Sculpting Brows and Lashes LLC	328 S Tenth Street	Lemoine, PA 17043	New Business Use	0	ZP2023-55	NGO, RANDY V & VICTORIA D TRAN	1293 LOUTHER ROAD	CAMP HILL	330 S TENTH STREET
12/13/2023		Robert Mastrella	305 Herman Ave.	Lemoine, PA 17043	Handicap parking space	0	HP2023-08	Mastrella Properties LLC	17 Easy Street	Mechanicsburg	305 HERMAN AVENUE

12/6/2023		PA American Water	852 Wesley Drive	Mechanicsburg, PA 17055	Street Cut	0	SC2023-63	SNYDER, DONNA	809 RIVERVIEW ROAD	LEMOYNE	809 RIVERVIEW ROAD
12/6/2023		Diane Quigley	1520 Allentown Road	Quakertown, PA 18951	Sign permit new construction	0	SP2023-13	LEMOYNE INVESTORS LLC WINTERSTAR CORPORATION	14 BALLIGOMONGO ROAD PO BOX 992	CONSHOHOCKEN	655 N 12TH STREET
12/4/2023		SHUFF, TINA M	524 BOSLER AVENUE	LEMOYNE, PA 17043	Handicap parking permit application	0	HP2023-08	SHUFF, TINA M	524 BOSLER AVENUE	LEMOYNE	524 BOSLER AVENUE
12/1/2023		Vicki S Hennessey	414 Herman Ave.	Lemoyne, PA 17043	Handicap parking permit application	0	HP2023-07	JONES, LEONARD R	414 HERMAN AVENUE	LEMOYNE	414 HERMAN AVENUE
12/1/2023		UGI Utilities	1301 Aip Street	Middletown, PA 17057	Street Cut	0	SC2023-62	RUSH, JENNIFER LYNN	127 N 4th Strett	Lemoyne	127 N 4th STREET

Total Records: 18

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