



## **CODES ENFORCEMENT ACTIVITY REPORT**

Time Period: March 1, 2022, to March 31, 2022

### **PROPERTY INSPECTIONS**

It looks as if the recommendations and guidelines for COVID safety precautions may be changing yet again and becoming less stringent in the coming months which will allow for a greater degree of scheduling property inspections that need to take place of Registered Rental Units.

### **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.

- 01.26.22 As of this date no new developments have taken place.
- 01.28.22 I removed all 2021 activity from my report please see previous reports
- 02.23.22 Our Borough Solicitor Anna Marie Sossong filed a Brief of the Borough of Lemoine in Support of Determination of Lemoine Borough Council on the Land Use Appeal filed by Alese Wooditch in the Court of Common pleas of Cumberland County, PA.
- 02.24.22 On behalf of Intervenor John M Kostecky, Claudia Shank filed a Brief in Opposition to the land use appeal of Alese Wooditch with the Court of Common pleas of Cumberland County, PA.
- 03.18.22 The Court ordered the case heard on 03/18/22 by Argument Court. LB Solicitor Anna Marie Sossong presented on behalf of the Borough and Claudia Shank presented on behalf of Mr. Kostecky. We are now waiting for a decision from the court based on arguments heard.

**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.

- 02.25.22 I have not been notified by the court as of this date of a date to appear on the filed citations. I have however, received more complaints on this property.
- 03.18.22 I received a Summary Trial Notice from the court that a not guilty plea was received from Mr. Padamonsky and a sum of \$50.00 was accepted as collateral for his appearance at trial. The trial has been scheduled for 04.13.22

### **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)

808 Registered (77.4 %)

### **IWORQS SUMMARY**

#### **PERMIT MANAGEMENT**

- 24 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 issues were reported for Codes YTD.

### **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.
- 03.01.22 I submitted the Codes article for the spring 2022 newsletter.

- 03.04.22 I attended the pre-construction meeting with Mike Knouse and Bob Porter from Pro's Concrete for the curb and sidewalk work on Walton Street contracted by the Borough in preparation of the street repaving project taking place this summer.
- 03.07.22 Pro's Concrete began project work on Walton Street.
- 03.08.22 The Lemoyne Planning Commission convened and unanimously approved the blight certification of 420 Bosler Avenue.
- 03.09.22 I attended the Lemoyne Safety Committee meeting.
- 03.18.22 Anna Marie Sossong presented the Boroughs case Re: 75 Cumberland Road in Argument Court and is awaiting a decision from the Judge at this time.
- 03.22.22 I completed and submitted the quarterly MSAG Report to Cumberland County GIS Department as well as the Master Street Address Guide Verification Sign off.
- 03.23.22 I attended the joint Z & O/ Sewer Committee Meeting.
- 03.29.22 I prepared the annual handicap parking space renewal reminder letter required by chapter 525 Article III 525-49 A. All Renewal letters along with an attached application were mailed 03.31.22
- 03.30.22 I attended a webinar sponsored by Granicus on Short-Term Rental Compliance for Local Government
- 03.30.22 I attended a reconvened joint Z & O/Sewer Committee meeting.
- In general, I was on site multiple times throughout the month for the Walton Street curb and sidewalk installations by Pro's Concrete.
- In preparation of mailing the annual renewal letters for handicap parking spaces I physically drove and verified the locations and placement of every handicap parking space in the Borough to update our records.
- In general, Shiny Shell car wash is really moving along! Demolition and hauling away all the debris is complete. The picture below on the left was taken 01.31.22 and shows when the construction fencing went up to begin the demolition. UPDATE; The picture on the right was taken 03.34.22. Wow!!! Those of you who have been watching this progress have witnessed the efforts to get to this point!



01.31.22



03.24.22

- In general, 287 Clark Street has been on the Sheriffs Sale list for a number of months I monitor it on a regular basis for neglect, but it is in good shape. It is on the 03.02.22 sale list and listed as active. 03.24.22 UPDATE THIS PROPERTY SOLD AT SHERIFFS SALE AND IS NO LONGER LISTED.

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

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

- 01.28.22 all 2021 action and activity has been removed. Please see previous reports for older activity.
- 01.28.22 I know of an interested party who has made contact with the property owner about re-hab. I will follow up on this thoroughly in February.
- 02.25.22 As of this date I followed up with the investor that expressed interest in this property and unfortunately this deal will not pan out.
- 03.24.22 I re-started action on this property an inspection was conducted, the first Notice of Violation was issued. It is my hope the property owner will respond and take action to correct the many violations. If not, a strict path of next steps in preparation to file citations with the court by June 2022 will be followed.



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

- 01.28.22 all 2021 action and activity has been removed. Please see previous reports for older activity.

- 01.28.22 I am contacting the court to clear the way for abatement action on the part of the Borough.
- 02.01.22 The property owner has been incarcerated. Due diligence dictated checking with the Borough Solicitor on moving forward while he is incarcerated. We are able to move forward with the required notices and postings. I will be coordinating with the Maintenance Department on scheduling.

3. **672 Market Street, James and Shirley Mardis, 1010 Chippenham Rd, Mech, Pa. 17055**

- 01.28.22 all 2021 action and activity has been removed. Please see previous reports for older activity.
- 01.28.22 I reached out to the property owner for a status update and hope to speak to him in the coming week. I believe this property is about ready to move off this list.
- 02.22.23 An inspection shows a few other exterior items to be completed as weather permits before I am prepared to remove this property from the top ten list.
- 03.31.22 The exterior deficiencies that the property owner received notices of violations on have been corrected on this property and it will be taken off of the Top ten list next month.



4. **420 Bosler, Paulette D Beck**

- 01.03.22 I posted the County's Blight resolution to the property. I certified the posting and provided documentation to the County as required prior to the legal ad being placed by the County.



- 01.06.22 A legal ad was placed in The Sentinel by the Cumberland County Blighted Property Reinvestment Board adopting a determination of blight for 420 Bosler.
- 01.11.22 I gave a summary presentation to the Lemoyne Planning Commission regarding the status of this property and the upcoming blight certification request.
- 01.28.22 All 2021 action and activity has been removed. Please see previous reports to view previous activity.
- 02.10.22 Updated final information went to the Blight Board to prepare to bring before the Lemoyne Planning Commission next month.
- 03.08.22 This property was presented to the Lemoyne Planning Commission by myself and Mary Kuna the secretary to the CC Blight Re-investment Board and Executive Director of the CC Housing & Redevelopment Authority for Blight certification. The PC unanimously approved the certification and provided a letter authorizing the Blight Board to proceed with next steps.
- 03.10.22 The LB Maintenance Dept. put orange fencing around the property and posted "No Trespassing" signs.
- 03.17.22 Cumberland County Planning Department certified the property as blighted. Next is the Cumberland County Redevelopment Authority Board for approval.



5. **725 Hummel, Robert Shellenberger, SA.**

- 01.28.22 all 2021 action and activity has been removed. Please see previous reports for older activity.
- 02.25.22 Last month I started over with another property on this list due to not being able to get it to court with COVID restrictions. This month I started over with this property with the first new Notice of Violation. I have exhausted all options available to me in seeking assistance for this property owner. The property owner will have to get proactive.

- 03.24.22 A re-inspection was conducted for progress, none being noted a second NOV was drafted and mailed on 03.25.22 which included additional code violations not included in the initial notice.



**6. 426 Bosler, Joanne C Souders, 1102 Columbus Ave Apt 7, Lemoyne, Pa 17043**

- 01.27.22 I started the process over with this property. I issued violation notices for the multiple code violations that exist. I have given a 30-day deadline for the property owner to contact me with a plan and timeline to correct the many code violations. I am taking all required steps to take this property before the Magisterial District Judge and eventually to the Blight Board if improvement is not made.
- 01.28.22 I removed all 2021 activity and action. Please see previous reports to view previous activity.
- 02.25.22 on Monday 02.28.22 it will be 30 days from the first notice and I will issue the second notice of violation. However, upon subsequent inspections the property owner has started to take some steps to comply. She has not contacted me but she has engaged the help of her church and is making small strides. The second notice is still required as the property is far from compliant.
- 03.25.22 I conducted a follow up inspection. It appears efforts to comply and correct the existing code violations have ceased.
- 03.31.22 a second Notice of violation was issued on case # 18130 for previous and current code violations.





7. **534 Bosler, Joseph Padamonsky, 534 Bosler Avenue, Lemoyne, Pa. 17043**

- 01.13.22 I received no new communication written or oral from Mr. Padamonsky. I re-inspected the property for signs of compliance and improvement, there was no evidence of any improvement or effort to correct.
- 01.25.22 I filed three non-traffic Citations with the Magisterial District Judge.
- 01.28.22 All 2021 action and activity have been removed. Please see previous reports to view any previous activity.
- 02.25.22 I am waiting on notification from the court on a date to appear. There has been no improvement or effort to correct or comply.
- 03.18.22 I received a Summary Trial Notice from the court that a not guilty plea was received from Mr. Padamonsky and a sum of \$50.00 was accepted as collateral for his appearance at trial. The trial has been scheduled for 04.13.22.





## 8. 100 Clarkton Court Eleanora M Frazier

- 01.28.22 All 2021 action and activity has been removed. Please see previous reports for older activity.

2021-03775	US BANK TRUST NATIONAL ASSOCIATION vs. FRAZIER AS SURVIVING HEIR OF ELEANORA M FRAZIER DECEASED, JACQUELYN R	Bradley J Osborne	100 Clarkton Court Lemoyne - Borough Lemoyne, PA 17043 Lemoyne Borough

It is an active listing and the Judgement amount is \$88,327.85.

- 01.27.22 This property is still on the 02.02.22 Sheriff's sale list. It has not been canceled or postponed. We are waiting for this sale to take place to see where to go from there.
- 02.02.22 This property Sold at Sheriffs sale.
- 02.25.22 As of this date Cumberland County has not updated the property owner information. We should have it by the beginning of March.
- 03.25.22 The Borough received payment for the sewer lien placed on this property from the Sheriffs sale.
- 03.29.22 An inspection of this property is encouraging. The new property owner has had the inoperable, abandoned vehicles removed from the property and hired a local tree service company to take down several dead trees and clean up the lot. The intent to return this to a viable property is underway!

### 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 falling 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. After I do some additional research notice of violations will begin in April.

### 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 March 2022.

### Properties added to the Top Ten List

547 Hummel Avenue has been added to the Top Ten List for Improvement in March 2022.



## Case Report

3/1/2022 - 3/31/2022

Case Date	Owner Name	Owner Address	Description	Main Status	Parcel Address
3/31/2022	Evan Investments LLC Jaimee Investments LLC	11629 Talon Drive Naples, Fla. 34120	debris and scattered trash along entire back of building		216 S THIRD STREET
3/25/2022	Greg Gunn and Kaushal Pathak	119 S Fourth Street Lemoyne, PA 17043	discarded carpet and trash piled up at corner		119 S FOURTH STREET
3/25/2022	Manuel H Orellana	508 Herman Ave. Lemoyne, PA 17043	Outdoor storage on front porch		508 HERMAN AVENUE
3/25/2022	Joanne C Souders	426 Bosler Ave. Lemoyne, PA 17043	Existing code violations		426 BOSLER AVENUE
3/24/2022	Joann F Garnet Jr.	631 Congress Avenue New Cumberland, PA 17070	Unresponsive to many NOV and code violations		240 Clark Street
3/24/2022	Robert c Shellenberger	725 Hummel Avenue Lemoyne, PA 17043	2nd notice on notice of violation incident #18145 and additional violations.		725 HUMMEL AVENUE
3/22/2022	Heather A Ench	212 S Seventh Street Lemoyne, PA 17043	Trash at rear of property		212 S SEVENTH STREET
3/22/2022	Stephen Johansen	1540 McCormick Drive Mechanicsburg, PA 17055	complaint of couch dumped at property		345 HERMAN AVENUE
3/21/2022	Seth & Angela Baluch	530 Warren St. Lemoyne, PA 17043	UGI Red Tag notice	Closed	530 WARREN STREET
3/21/2022	John Goryl	282 Walton street Lemoyne, PA 17043	UGI Red Tag Notice	Closed	282 WALTON STREET
3/16/2022	Marge K Sentiwany	207 Bosler Avenue Lemoyne, PA 17043	Large Hornet Hive attached to house		207 BOSLER AVENUE
3/16/2022	Shabnam	5735 Aspen	Abandoned Vehicles		215 BOSLER

	Sachdeva	Lane Enola, PA 17025	behind garage at rear of property		AVENUE
3/16/2022	Kenneth Sober	531 Capitol Hill Road Dillsburg, PA 17019	Scattered Trash	Closed	632 HUMMEL AVENUE
3/16/2022	Kenneth Sober	531 Capitol Hill Road Dillsburg, PA 17019	Scattered trash in rear	Closed	632 HUMMEL AVENUE
3/10/2022	Alese Wooditch	75 Cumberland Road Lemoyne, PA 17043	Possible building code violation		75 CUMBERLAND ROAD
3/4/2022	Bryan Portzline	7 Reed Drive Marysville, PA 17053	Indoor furniture outside/accumulation of trash in back by neighbors garage		318 BOSLER AVENUE
3/2/2022	Bryce A & Sabrina R Mitchem	316 Bosler Avenue Lemoyne, PA 17043	scattered trash and 2 ABV		316 BOSLER AVENUE
3/2/2022	William P Landers	10 Bramblewood Drive Etters, PA 17319	non registered residential rental unit		326 BOSLER AVENUE
3/2/2022	William P Landers	10 Ramblewood Dr. Etters, PA 17319	Trash, accumulation of rubbish, outdoor stockpiling, ABV		326 BOSLER AVENUE
3/2/2022	Brian J Swett	9 Creekside Lane Camp Hill, PA 17011	Pile of rubbish and trash left on corner the day after trash pick up		202 BOSLER AVENUE
3/2/2022	Gary & Melody Evans	121 Sunset View Drive New Cumberland, PA 17070	Outdoor Stock Piling on front Porch		201 BOSLER AVENUE

Total Records: 21

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## Permit Report

3/1/2022 - 3/31/2022

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
3/31/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-14	STARK, DENNIS C & LYNDIA S	238 WALTON STREET	LEMOYNE	238 WALTON STREET
3/29/2022		Drain Doctors	104 Lewisberry Road	New Cumberland, PA 17070	Lateral Repair	5,000	Approved	BP2022-21	ENDRIZZI, THOMAS N & BETH A	67 MILLER STREET	LEMOYNE	67 MILLER STREET
3/28/2022		Trinity Solar	170 Corporate Drive	Reading, PA 19605	Solar roof panels	25,960	Open	BP2022-20	STRUMSKY, COLIN M	521 LOWTHER STREET	LEMOYNE	521 LOWTHER STREET
3/25/2022		Hannold Associates/ Melissa Luke	6004 Linglestown Road	Harrisburg, PA 17112	Mini Storage	200,000	Open	BP2022-19 / ZP2022-14	RJ & 10th Hummel LLC	1005 Hummel Avenue	LEMOYNE	1005 HUMMEL AVENUE
3/24/2022		Byron & Leslie Simpson	1115 Indiana Ave.	Lemoyne, PA 17043	Fence	0	Approved	ZP2022-13	J Tucker Holdings LLC			1115 Indiana Avenue
3/22/2022		Louis Verdicchio	528 Market Street	Lemoyne, PA	dumpster for garage demo	0	Approved	DP2022-02	Louis R Verdicchio	528 Market Street	Lemoyne	528 MARKET STREET
3/21/2022		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Approved	SC2022-13	WOLFE, KATHRYN	278 WALTON STREET	LEMOYNE	278 WALTON STREET
3/21/2022		Louis Verdicchio	528 Market Street	Lemoyne, PA 17043	Demolition of old garage	0	Approved	DP2022-02	Louis R Verdicchio	528 Market Street	Lemoyne	528 MARKET STREET
3/21/2022		Louis R Verdicchio	528 Market Street	Lemoyne, PA 17043	Adding a 2 car garage to property impervious coverage	15,000	Approved	ZP2022-12	Louis R Verdicchio	528 Market Street	Lemoyne	528 MARKET STREET
3/16/2022		Bob Arney	4820 Cumberland Road	Harrisburg, PA 17111	Street Cut	0	Approved	SC2022-12	SHAPARD, EMILY C	809 BOSLER AVENUE	LEMOYNE	809 BOSLER AVENUE
3/15/2022		Tyler & Jan Freeman	930 Indiana Avenue	Lemoyne, PA 17043	Increasing Driveway Size	6,790	Approved	ZP2022-11	Tyler H Freeman	930 INDIANA AVENUE	LEMOYNE	930 INDIANA AVENUE
3/15/2022		East Coast Trenchless	743 Mapleshade Dr.	Lewisberry, PA 17339	Sewer lateral Repair	6,838	Approved	BP2022-18	Arthur D Shaw	835 BOSLER AVENUE	LEMOYNE	835 BOSLER AVENUE
3/14/2022		Doug Wasson	115 4th Ave.	Burnham, PA 17009	Sewer laterl Repair	17,000	Open	BP2022-17	SHAPARD, EMILY C	809 BOSLER AVENUE	LEMOYNE	809 BOSLER AVENUE
3/14/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA	Street Cut	0	Approved	SC2022-11	GREENFIELD,	236 WALTON	LEMOYNE	236 WALTON



				17057					ALEXANDRA M & MICHAEL J GREENFIELD	STREET		STREET
3/14/2022		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Approved	SC2022-10	Tyler H Freeman	930 INDIANA AVENUE	LEMOYNE	930 INDIANA AVENUE
3/10/2022		Morgan Harman (Pronto Plumbing)	1111 Primrose Ave.	Camp Hill, PA 17011	Lateral Repair	0	Approved	BP2022-16	SHELLY, BRUCE E	739 BOSLER AVENUE	LEMOYNE	739 BOSLER AVENUE
3/8/2022		Ted Nightwine	P.O. Box 6654		Curb and Sidewalk work	0	Approved	ZP2022-10	ALYSSA A SPOGLI	106 WALTON STREET	LEMOYNE	106 WALTON STREET
3/8/2022		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street Cut	0	Approved	SC2022-09	SUCCA, DYLAN J	402 BOSLER AVENUE	LEMOYNE	402 BOSLER AVENUE
3/8/2022		UGI Utilities	1301 Aip DR	Middletown, PA 17057	Street Cut	0	Approved	SC2022-08	JAYSON, THOMAS T	103 NORTH EIGHTH STREET	LEMOYNE	103 N EIGHTH STREET
3/7/2022		Christian Ribic & Paige Kowal	225 Walton Street	Lemoyne, PA 17043	Curbing	3,000	Open	ZP2022-08	Paige D Kowal & Christian W Ribec	225 WALTON STREET	LEMOYNE	225 WALTON STREET
3/4/2022		PA American Water	852 Wesley Drive	Mechanicsburg, PA 17055	Street Cut	0	Approved	SC2022-07	RACHAEL ANNE SCHOCH	219 HUMMEL AVENUE	LEMOYNE	219 HUMMEL AVENUE
3/4/2022		WAH Properties LLC	52 R Market Street	Lemoyne, PA 17043	On Lot Septic Registration Fee	0	Open	OLS2022-03	WAH PROPERTIES LLC	52R MARKET STREET	LEMOYNE	52 R MARKET STREET
3/1/2022		John Gramm	3539 N Sixth St.	Harrisburg, PA 17043	Dumpster Permit	0	Open	DP2022-01	WARD, JOSEPH L	622 HUMMEL AVENUE	LEMOYNE	622 HUMMEL AVENUE

Total Records: 23

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## Request Summary Report

	Current Month	Month Last Year	Current Yr-To-Date	Last Yr-To-Date
	March 2022	March 2021	1/1/2022 - 3/31/2022	1/1/2021 - 3/31/2021
Cliff Karlisen				
Count	9	0	22	68
Trisha Rafferty				
Count	0	0	5	9
Total Count	9	0	27	77