



CODES ENFORCEMENT ACTIVITY REPORT

Time Period: May 1, 2022, to May 27, 2022

PROPERTY INSPECTIONS

Property inspection for Residential Rental Units are cautiously resuming in June/July 2022.

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 Lemoyne in Support of Determination of Lemoyne 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.
- 04.28.22 As of this date we have not received a decision from the court.
- 05.26.22 As of this date we have still not received a ruling from the court.

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.
- 04.13.22 Mr. Padamonsky was given 90 days by the court to make significant improvement to his property and to comply with the non-traffic citations violations filed with the court. The continuance has been rescheduled for 07.12.22. At this time the court will hear my updated report on the status of this properties progress toward compliance and make a judgement ruling. This plan holds the property owner accountable to the court for actual improvement and compliance.
- 04.13.22 The Judge also re-entered the previous 3 non-traffic citations that were filed on 03-2020 that did not get heard because of COVID shutting down the courts. These will be included at the 07.12.22 hearing.
- 04.29.22 A preliminary inspection was done at the property by Cliff for the 03-2020 citations and by me for the current citations to guide and outline priority areas of concern and violations directly related to health and safety to the property owner. Subsequent inspections on a regular basis will take place by me to monitor progress. Each inspection will be documented.
- 05.13.22 I emailed Mr. Padamonsky to schedule the next inspection.
- 05.26.22 Mr. Padamonsky has not communicated his progress or reached out to schedule a benchmark inspection to document corrections he has made. I emailed him again and scheduled a follow up inspection for 05.31.22.

725 Hummel Avenue, Robert Shellenberger the following non-traffic citations have been filed:

05.03.22 Non-Traffic Citation R2104416-6 Code Violation 693-304.2 Protective Treatment.
05.03.22 Non-Traffic citation R2104423-6 Code Violation 693-304.1 Exterior Structure.

- 05.03.22 I filed the two above non-traffic citations with the Magisterial District Judge and am awaiting a summary trial notice.
- 05.05.22 I was contacted by the property owner. He has expressed a willingness to take corrective measures on the outstanding code violations. He has stated that he will stay in contact with me and notify me when he has had the work done to his house.
- 05.26.22 As of this date the property owner has reached out two additional times and has communicated his plan for correction. The project work has not started yet but he stated that he has the materials and will be starting as soon as he can.

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

- 8 new permit applications received and being processed.

CODE ENFORCEMENT

- 27 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.

REPORT AN ISSUE/CITIZEN REQUEST

- 3 new issues were reported for Codes in May.

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.
- 05.04.22 I completed/submitted the first quarter UCC report for the state.
- 05.04.22 I attended a training course on The Zoning Officer and the Zoning Hearing Board via zoom sponsored by the Pennsylvania Municipal Planning Education Institute.
- 05.10.22 The scheduled Planning Commission meeting was canceled due to a lack of quorum and has been rescheduled to review the Wireless Communication Ordinance at the regularly scheduled PC meeting on 06.14.22.

- 05.11.22 I attended the Lemoyne Borough Safety Committee meeting.
- 05.26.22 The next set of letters and individual property information for the 2023 road repaving project is nearly complete and will be in the mail to residents by the beginning of June.
- 05.27.22 The annual Handicap parking renewal in its entirety is complete.
- In general, Shiny Shell car wash is really moving along! 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 05.19.22 they are making great headway!



01.31.22



05.19.22

***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.
- 04/28.22 A reinspection was done and no improvement or corrections were made to any of the many code violations.

- 04/29/22 A second notice of violation was sent to the property owner with all previous information of violations to correct.
- 05/23/22 An inspection showed no change or corrections.
- 05/26/22 A third and final notice has been processed and sent to the property owner to respond with a correction plan and begin code violation work. If there is no response the next step is court.



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.
- 04.29.22 As of this date the property owner has been removed from the Cumberland County Prison: Current Inmate List so we will pick the abatement process back up in May 2022.

3. **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.
- 04.28.22 This property is currently in the capable hands of the County for next steps.
- 05.13.22 The County reached out to schedule an onsite interior and exterior inspection of the property prior to going to court to proceed with the eminent domain process to acquire the property. That inspection is scheduled for 05.31.22.



4. **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.
- 04.28.22 An inspection for compliance was done. None being noted a third report was prepared as well as two non-traffic citations that will be filed with the court the first week of May.
- 05.03.22 I filed the two above non-traffic citations with the Magisterial District Judge and am awaiting a summary trial notice.
- 05.05.22 I was contacted by the property owner. He has expressed a willingness to take corrective measures on the outstanding code violations. He has stated that he will stay in contact with me and notify me when he has had the work done to his house.
- 05.26.22 As of this date the property owner has reached out two additional times and has communicated his plan for correction. The project work has not started yet but he stated that he has the materials and will be starting as soon as he can.



5. **426 Bosler**, Joanne C Souders, 1101 Columbus Ave Apt 4, 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.
- 04.06.22 I checked with the tax collector and the taxes for this property have not been paid for the last two years. The sewer bill from this property has not been paid since
- 04.28.22 People Finders has updated this property owners file with a new address. The third and final notice before non-traffic citations are filed will go to the new address with copies of the first and second notices.
- 05.23.22 A follow up inspection I am very happy to report showed MAJOR clean-up efforts. The jungle in the back yard is all but gone and the front porch and vegetation has been trimmed down cut and cleaned up.



6. 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.
- 04.13.22 Mr. Padamonsky was given 90 days by the court to make significant improvement to his property and to comply with the non-traffic citations violations filed with the court. The continuance has been rescheduled for 07.12.22. At this time the court will hear my updated report on the status of this properties progress toward compliance and make a judgement ruling. This plan holds the property owner accountable to the court for actual improvement and compliance.
- 04.13.22 The Judge also re-entered the previous 3 non-traffic citations that were filed on 03-2020 that did not get heard because of COVID shutting down the courts. These will be included at the 07.12.22 hearing.
- 04.29.22 A preliminary inspection was done at the property by Cliff for the 03-2020 citations and by me for the current citations to guide and outline priority areas of concern and violations directly related to health and safety to the property owner. Subsequent inspections on a regular basis will take place by me to monitor progress. Each inspection will be documented.
- 05.13.22 I emailed Mr. Padamonsky to schedule the next inspection.
- 05.26.22 Mr. Padamonsky has not communicated his progress or reached out to schedule a benchmark inspection to document corrections he has made. I emailed him again and scheduled a follow up inspection for 05.31.22



7. 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!
- 04.28.22 an inspection was done to note the rehab progress. A large dumpster has been delivered to the property since my last inspection and the clean up and clean out continues!
- 05.19.22 I did a follow up inspection. While this property is not yet ready for re-sale It looks as if they are making steady and marked improvements that should enable it to go on the market in the coming months.



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.

- 04.06.22 I learned from the tax collector that the property taxes are current on this property and being paid by the mortgagor.
- 04.20.22 I learned that the other half of this duplex has been placed on the Sheriff's Sale list for 06.01.22. The property owner of this property is deceased and abandoned by any heirs.
- 04.28.22 An updated inspection took place to document the many code violations and the first notice of violation went to property owners of record.
- 05.23.22 On a follow up inspection I witnessed a construction crew at the property. Ladders were out and exterior maintenance work was in progress. I will monitor the project work for code corrections.



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

No properties were taken off the Top Ten list in May 2022.

Properties added to the Top Ten List

No properties were added in May of 2022.



Permit Report

5/1/2022 - 5/26/2022

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
5/20/2022		Green Legacy Solar LLC/James Keeley	3506 Countryside Lane	Camp Hill, PA 17011	Installation of solar panels	22,200	Open	BP2022-38	ROMEO, MARK G & JOANNE J	700 OHIO AVENUE	LEMOYNE	700 OHIO AVENUE
5/19/2022		UGI Utilities Inc.	1301 Aip Dr.	Middletown, PA 17057	Street Cut Permit	0	Open	SC2022-19	DRUMHELLER, EDWARD D	437 CLOVER ROAD	ETTERS	623 BOSLER AVENUE
5/19/2022		Harry King	1023 4th Avenue	Oberlin, PA 17113	New Business	0	Approved	ZP2022-20	CONEWAGO CONTRACTORS INCORPORATED	610 EDGE GROVE ROAD PO BOX 688	HANOVER	219 S TENTH STREET
5/19/2022		Bart Trout	97 S First Street	Lemoyne, PA 17043	Handicap Parking Permit Application	0	Approved	HP2022-04	BENTZ, GEORGE C	110 BOSLER AVENUE	LEMOYNE	97 S FIRST STREET
5/16/2022		Drain Doctors, Inc.	104 Lewisberry Road	New Cumberland, PA 17070	Sewer Repair	3,000	Closed	BP2022-37	HAFFLY, BARBARA T	39 NORTH EIGHTH STREET	LEMOYNE	39 N EIGHTH STREET
5/10/2022		Power Home Solar LLC DBA Pink Energy	P.O. Box 76	Sarver, PA 16055	Solar Panels	49,249	Open	BP2022-36	KNOLL, ALCIA J	418 PLUM STREET	LEMOYNE	418 PLUM STREET
5/5/2022		Rachel Lee	444 Bosler Ave,	Lemoyne, PA 17043	Electric upgrade	1,000	Approved	BP2022-35	LEE, RACHEL E	921 Walnut Street	Lemoyne	444 BOSLER AVENUE
5/4/2022		Trinity Solar	170 Corporate Drive	Reading	Roof Mounted solar panels	40,320	Approved	BP2022-34	Ana Karen Arteaga Reyes	641 Walton Street	Lemoyne	641 WALTON STREET

Total Records: 8

5/26/2022

Page: 1 of 1



Permit Report

5/1/2022 - 5/26/2022

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
5/20/2022		Green Legacy Solar LLC/James Keeley	3506 Countryside Lane	Camp Hill, PA 17011	Installation of solar panels	22,200	Open	BP2022-38	ROMEO, MARK G & JOANNE J	700 OHIO AVENUE	LEMOYNE	700 OHIO AVENUE
5/19/2022		UGI Utilities Inc.	1301 Aip Dr.	Middletown, PA 17057	Street Cut Permit	0	Open	SC2022-19	DRUMHELLER, EDWARD D	437 CLOVER ROAD	ETTERS	623 BOSLER AVENUE
5/19/2022		Harry King	1023 4th Avenue	Oberlin, PA 17113	New Business	0	Approved	ZP2022-20	CONEWAGO CONTRACTORS INCORPORATED	610 EDGE GROVE ROAD PO BOX 688	HANOVER	219 S TENTH STREET
5/19/2022		Bart Trout	97 S First Street	Lemoyne, PA 17043	Handicap Parking Permit Application	0	Approved	HP2022-04	BENTZ, GEORGE C	110 BOSLER AVENUE	LEMOYNE	97 S FIRST STREET
5/16/2022		Drain Doctors, Inc.	104 Lewisberry Road	New Cumberland, PA 17070	Sewer Repair	3,000	Closed	BP2022-37	HAFFLY, BARBARA T	39 NORTH EIGHTH STREET	LEMOYNE	39 N EIGHTH STREET
5/10/2022		Power Home Solar LLC DBA Pink Energy	P.O. Box 76	Sarver, PA 16055	Solar Panels	49,249	Open	BP2022-36	KNOLL, ALCIA J	418 PLUM STREET	LEMOYNE	418 PLUM STREET
5/5/2022		Rachel Lee	444 Bosler Ave,	Lemoyne, PA 17043	Electric upgrade	1,000	Approved	BP2022-35	LEE, RACHEL E	921 Walnut Street	Lemoyne	444 BOSLER AVENUE
5/4/2022		Trinity Solar	170 Corporate Drive	Reading	Roof Mounted solar panels	40,320	Approved	BP2022-34	Ana Karen Arteaga Reyes	641 Walton Street	Lemoyne	641 WALTON STREET

Total Records: 8

5/26/2022

Page: 1 of 1