



CODES ENFORCEMENT ACTIVITY REPORT

Time Period: November 29, 2021, to December 31, 2021

PROPERTY INSPECTIONS

735 completed (70%)

Currently I continue to schedule property inspections when a rental property becomes vacant, or we have a tenant complaint or problem. As once again, Covid mandates continue to change on a regular basis due to vaccination rates and Covid variants I will monitor incoming state and federal safety guidelines and recommendations.

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.

- 06.09.21 A Conditional Use Hearing application was received by Alese Wooditch's attorney Susan Phipper.
- 06.17.21 Council remanded the application to the Lemoyne Planning commission to be reviewed and make recommendations to Council pursuant to Ordinance 550-105 D. (1). The PC will add this item to their July meeting.
- 07.13.21 The Planning Commission heard from Alese Wooditch and her attorney Susan Phipper on the Conditional Use application they filed. The Planning Commission's recommendation to Borough Council is to deny the application based on the points that were to be considered. The PC's recommendation will be presented to Council at the Conditional Use Hearing before Council on 08.17.21. Alese Wooditch has not withdrew her Zoning appeal as of this date.
- 08.17.21 The Conditional Use Application Hearing took place and was heard by Council. Many members of the community participated. Ultimately Council voted to deny the Conditional Use Application as the applicant did not meet all of the conditions required to satisfy a favorable decision.
- 08.30.21 The Zoning Hearing Board Attorney received a request from Alese Wooditch's attorney requesting another 60-day continuance while contemplating if they would be appealing the Conditional Use decision.

- 09.02.21 The ZHB granted the requested 60-day continuance and advised that they would review the need for a decision on the Court of Common Pleas remand on November 1, 2021.
- 09.20.21 the Conditional Use decision denying the Conditional Use Application was received by the Borough Solicitor, Signed by Council and sent to the applicant and her attorney.
- 10.21.21 We were notified that Alese Wooditch's attorney filed an appeal on 10.20.21 on the Conditional Use decision. That will be heard in the Court of Common Pleas of Cumberland County Pa. date and time TBD.
- 10.25.21 A request was received from Alese Wooditch's attorney to grant a general continuance in the zoning remand matter before the Zoning Hearing Board until such time that the Conditional Use appeal proceeds through the court and is resolved.
- 10.26.21 The Zoning Hearing Board granted the request for the continuance and Steve Miner, ZHB attorney notified Susan Peipher (Wooditch attorney) the continuance was granted by the board.
- 11.19.21 The Borough Solicitor Anna Marie Sossong received notification that a status conference with Judge Matthew Smith is scheduled for December 16, 2021 at 10:30 am via Zoom on the Conditional Use Appeal.
- 12.16.21 The status conference took place with the Judge, opposing council and our Borough Solicitor. Anna Marie updated Council on the current status in the 12.16.21 executive session.

RENTAL INSPECTION PROGRAM PROGRESS

- Rental unit listings are at 485 residences with 1045 units.
- Billing for 2021 has been completed.

(2020)
923 Registered (88.22%)
\$2000 late fees collected

(2021)
927 Registered (88.7 %)
\$130 late fees collected.

IWORQS SUMMARY

PERMIT MANAGEMENT

- 15 new permit applications received and being processed.

CODE ENFORCEMENT

- 4 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.

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.
- 10.27.21 American Home Medical at 230 Lowther Street submitted a Zoning Hearing Board application requesting a Zoning variance from the maximum allowable square footage for a business Identification sign in the VMU zoning district. The hearing is scheduled for December 1, 2021, at 6:00 pm.
- 12.01.21 Cliff, Mike Knouse and I took a pre-application meeting with a representative for the construction Co Taco Bell hired as they are looking to undergo a big face-lift in 2022 and will be submitting the appropriate applications when they are ready to go forward!
- 12.13.21 All Invoices to property owners for the 2022 Residential Rental Registration program were mailed out.
- 12.15.21 The previously scheduled Zoning Hearing Board meeting for 12.01.21 took place. American Home medical of 230 Lowther Street requested a variance to the VMU maximum business identification sign size that the ordinance allowed. The ZHB approved the application, and a variance was granted.
- 12.16.21 I participated in a webinar titled Municipal Odds and Ends sponsored by the PA State Association of Boroughs.
- 12.16.21 was the Status conference with the Borough Solicitor for 75 Cumberland Street.
- 12.30.21 As of this date the Riverton Woods permits, and site documents are completely ready for pick up but require all fees to be paid prior to the actual permits being issued.

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

1. **228 Hummel Ave, Robert Delligatti** 230 Hummel Ave. Lemoyne
 - 06.25.21 the back of this property continues to be a problem but I have seen some improvement.

- 07.30.21 No further efforts or correction have taken place and upon inspection the back seems to be worse. The Borough will be taking action to preform abatement efforts at this property. The notice process in accordance with Lemoyne Borough Codes and Ordinances as well as State laws and requirements will begin the first week in August.
- 08.10.21 An abatement letter was sent to the property owner of 230 Hummel Avenue. This property has been on the top ten list for years. Recently the court found the property owner guilty of the non-traffic citations I filed. The property owner has been given 30 days as a final effort to get his cooperation in correcting all the ordinance violations before the Borough comes in to take over. If the maintenance department must go in the property owner will be charged for all work and man hours.
- 09.13.21 upon inspection some work was going on, a 10-day extension was granted to allow for correction to continue. It did not continue.
- 09.24.21 A follow up 10-day abatement letter was sent to the property owner of 230 Hummel Avenue based on the lack of action or corrective measures needed on the 30-day letter that was sent for a final call to correct before the Borough took action to abate the violations and nuisances that exist. Abatement measures will be taken in October.
- 10.03.21 Mr. Delligatti sent me an email requesting an on-site meeting at his property to discuss and detail the corrections that need to be made to bring his property compliant. Through a series of emails we set up a meeting.
- 10.13.21 Cliff karlsen and I met with Mr. Delligatti at his property. It was a productive meeting. Mr. Delligatti assured me he wishes to comply and agreed to work toward significant improvement. A re-inspection was set for 30 days.
- 10.28.21 An inspection showed Mr. Delligatti is making progress.

Before



Current



Before

Current



- 11.17.21 Mr. Delligatti and I communicated regarding a status update and he indicated the area around the garage would be cleaned up Thanksgiving weekend. His efforts are ongoing.
- 12.07.21 I confirmed that progress was ongoing and continued improvements were made. I emailed previously regarding some additional clean up that remained and Mr. Delligatti was very cooperative.

Please note updated pictures! Way to go Mr. Delligatti!!!



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

- 06.25.21 At this time I have no updates on this property.
- 07.30.21 With no improvements or corrections to date on this property and the courts opened back up this property will go on my list to file non-traffic citations next month.

- 08.27.21 Unfortunately Covid has delayed appropriate action on this property. Using all of the old notices to file citations made no sense so I am starting fresh with the notifications on this property. I feel the Judge would have a difficult time being able to give a favorable decision on outdated information so I will begin again on this property.
- 11.23.21 I do not have an update on this property.

3. **141 Hummel, John B Mape 141 Hummel Lemoyne, Pa 17043**

- 06.02.21 I received a Summary Trial Notice to appear in court for this case on 06.29.21.
- 06.07.21 I received multiple new complaints regarding the massive trash build up at the back of the property.
- 06.09.21 I inspected the property and found all complaints valid. I issued a notice of violation of 3 ordinance violations.
- 06.10.21 I discussed the ongoing, growing, possible health and safety problem with Borough Mgr. Cindy Foster and Maintenance Superintendent Cliff Karlsen. A decision was made that the maintenance department would go in and take care of the immediate trash issue.
- 06.11.21 the maintenance department went with the backhoe and dump truck to remove all of the existing trash. They did a great job and it was a terrible task that required gloves and masks. The stench consisted of rotting garbage and dead animals among other things.
- 06.29.21 I appeared on behalf of Lemoyne Borough before the Magisterial District Judge to present the Boroughs Case against this property owner. The Judge rendered a guilty decision on both non-traffic citations I filed and fined the property owner.
- 08.27.21 As of this date I have waited the appropriate amount of time for the property owner to file an appeal with the court on his guilty verdicts and to be notified of an appeal being filed. I will be issuing an abatement letter to this property owner next month for the Borough to eliminate the nuisance.
- 09.24.21 A 30-day notice of abatement action on the part of the Borough was issued and sent to John Mape. A re-inspection will take place at the end of the 30-day period. If improvement and corrections are not made a 10-day notice that the Borough will be coming into to take abatement action will be sent.
- 09.29.21 John Mape visited the Borough office. During his visit he claimed that his house was being foreclosed on and his utilities had been turned off for non-payment.
- 10.14.21 Having confirmed that Mr. Mape had no running water or electric at his home a notice to vacate the premises pursuant to 693-108.1 Structure unfit for human occupancy was sent to John Mape. Likely we will need to refer this to West Shore Regional Police Department if Mr. Mape does not comply.

- 11.22.21 Mr. Mape was in my office to report he had made an arrangement with PPL and was in the process of hiring an inspector for his electric box as required by PPL to turn power back on and he should have electric restored very soon.

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

- 06.25.21 Contracted work is not yet complete.
- 07.30.21 As no work to date has commenced on the approved building permit I issued for this property; I will begin the violation process again with the property owner.
- 08.10.21 I informed the property owner that his building permit will expire on 10.30.21. He must commence work by this date or file for an extension within 30 days prior to the expiration date. He has until 09.30.21 to file for an extension. It is my intent to give him the full amount of time that his building permit is valid to begin work. At that time I will have no choice but to begin the violation process again as stated above.
- 09.22.21 The property owner had the building permit picked up. Work still must begin no later than 10.30.21 to prevent the permit from expiring.
- 10.15.21 Construction repair has finally started and the first Passed Inspection Report was received!! They are on a roll!! The new porch roof, soffit and supports looks great and many other deficiencies have been addressed.
- 11.17.21 More passed inspections from ACS on permit work! This property is on its way to being removed from the top 10 list!
- 12.17.21 I documented completion of what once was a dangerous deteriorating porch and roof. Wow, what a difference!



5. 420 Bosler, Paulette D Beck

- 06.17.21 my application was unanimously approved by the Blighted Property Reinvestment Board for this property to be accepted into the Cumberland County Blighted Property program.
- 06.22.21 I received an email from Mary Kuna advising me of the first steps to officially get the ball rolling.
- 06.25.21 The first official notification letter and supporting documentation was prepared for certified mail.
- 07.30.21 The required Blight notification letter allowed for 60 days to contact the Borough before further action would be taken. To date I have had no contact from anyone associated with this property.
- 08.27.21 The 60 will be up next month and I will go back to the Blight Board for next steps.
- 09.20.21 The Blight Board Meeting scheduled for 09.09.21, I was to appear at for next steps on this property was re-scheduled. It has been re-scheduled for 10.07.21.
- 10.07.21 I attended the next Blight board Meeting to speak on my blight application for the Borough of Lemoyne on 420 Bosler Avenue. 420 Bosler Avenue, unanimously passed with Blight Determination Resolution #1. I will be notified on what action to take next.
- 11.11.21 was the next scheduled Blight Board Meeting and it was re-scheduled to a date TBD.
- 12.17.21 Next steps and Blight Board Action has been scheduled for the beginning of January for this property. The Blighted Property resolution will be posted to the property, the resolution will be mailed to the last known address and Cumberland County will place a legal ad.



6. 725 Hummel, Robert Shellenberger, SA.

- 06.25.21 This property remains a problem and no improvement has been made.
- 07.30.21 I have tried to make contact with the property owner again this month with no success. I will need to take another course of action in August.

- 08.23.21 I contacted a non-profit to request help for this property owner. I am waiting to find out if they will accept the property for consideration.
- 09.16.21 I called to inquire about the status of consideration and was informed that this property is still on their list for review.
- 10.28.21 There are no updates to report on this property at this time.
- 11.23.21 I have no updates on this property.

8. 426 Bosler, Joanne C Souders, 1102 Columbus Ave Apt 7, Lemoyne, Pa 17043

- 07.30.21 This property continues to deteriorate. I have had no success in finding a responsible party. All of my notices are returned to the Borough. I am going to start the documentation process that will allow me to submit this property to the Blight Board for consideration once I have followed all of the necessary steps to do so.
- 08.27.21 I am taking pictures and creating the appropriate documentation that will be required to submit this property in the future to the Blight Board.
- 10.28.21 The above effort is ongoing.

9. 534 Bosler, Joseph Padamonsky, 534 Bosler Avenue, Lemoyne, Pa. 17043

- 06.25.21 I continue to hope that this property and this case gets to the Magisterial District Court soon.
- 07.30.21 This case has still not been called up to be heard.
- 08.27.21 I believe this case is a simple matter of falling through the cracks as the court has never scheduled this case. At this point the information and violations are outdated and no current information has been submitted. I believe the Judge will have much better information and documentation to go on if I begin the complete process over again with this property. New notices will begin in September.
- 09.27.21 A new "first" notice of violation was issued on 5 separate code and ordinance violations. The property owner has 30 days to contact the codes office with progress and a plan/timeline to correct all outstanding violations.
- 10.28.21 I did a follow up inspection for any sign of improvement or compliance of the notice of violation sent in September. Finding none a second notice will be sent with an equal amount of time to respond. After a third notice a non-traffic citation will be filed with the court on all of these violation notifications.
- 11.23.21 A second notice of violation was sent as no improvements were visible.

- 12.10.21 I received an email from Mr. Padamonsky. There was no plan or timeline for compliance in his email. He was not reporting any corrections to any of the violations. He did not request assistance with a plan or the timeline. 12.13.21 I responded that I would be happy to work with him but it was imperative that a timeline for corrective measures be implemented so that progress could be documented. To date I have not heard back from him. I will give him until 01.13.22 to respond with a plan to my email. I will re-inspect at that time and if no effort toward compliance has been made, I will file a non-traffic citation with the Magisterial District Judge.



10. 100 Clarkton Court Eleanora M Frazier

This property has been added to the Top Ten List for the following reasons.

- The property owner to this property is deceased.
- The property never ended up in probate and the title has never changed hands.
- The property owner has 2 adult daughters.
- The property has been raided by WSRPD
- The property was reported to be in deplorable conditions.
- I have issued multiple notices of violations to the property and to the address of record of the daughters. All notices come back to the Borough.
- There are two abandoned vehicles.
- The grounds are overrun with vegetation.
- Recently an OD body was removed from the house.
- The neighbors report wild animals coming and going in and out of open places of the structure on a regular basis.

New work begins with this history.

- 06.25.21 We have learned that this property has been scheduled to be auctioned off. We do not have a date yet but I anxiously look forward to give a future update on when it will go to auction.
- 07.28.21 I reached out to Snap Tax and Lien to inquire if they had any information on when this property would go to auction. I checked the Sheriff's sale website, and it is not on their listing as of yet, but it may go to a private auction or tax sale. I am monitoring all possibilities.
- 08.27.21 I have reached out to Emily Border the tax collector to get tax information on who is paying the property taxes or a mortgage holder name to get in touch with.
- 08.31.21 Emily emailed the company information on who paid the 2020 taxes for this property to me. She informed me no 2021 taxes had been paid and that she received a fictitious address change in July for the deceased property owner.
- 09.10.21 I researched the company out of Salt Lake City UT and found a phone number. I called and requested to be contacted by someone who could help me with current contact information for this property or who it had been handed over to.
- 09.21.21 I called the company again and could not get any more information. The person I spoke with "Suli" gave me an email address. I emailed the Relationship Manager. I received an acknowledgement of email receipt but no response as of 09.30.21.
- 10.28.21 I consulted the Sheriffs Sale schedule, and this house is listed for Sheriff's sale on 12.01.21. Please see the public sale listing information.
- 11.23.21 This sale is still active for the 12.01.21 Sheriff Sale Listing. Hopefully we have a new owner for my December report.

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.

- 12.01.21 this property was scheduled on the Sheriff's sale listing for 12.01.21. It has been postponed to the 02.02.21 listing date.

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.

Properties added to the Top Ten List

No properties have been added to the top ten list.



Case Report

11/26/2021 - 12/31/2021

Case Date	Owner Name	Owner Address	Description	Main Status	Parcel Address
12/17/2021	John Bink	409 Summit Road New Cumberland, PA 17070	Tree Limb down		BOSLER AVENUE
12/14/2021	John Carroll	701 Indiana Avenue Lemoyne, PA 17043	On-Lot Septic System		701 INDIANA AVENUE
12/12/2021	Rachel Lee	921 Walnut Street, Lemoyne, Pa 17043	Dead tree partially fell to ground	Open	444 BOSLER AVENUE
12/1/2021	Carolyn McCarty	342 Walton Street Lemoyne, PA 17043	Septic Party Line		342 WALTON STREET

Total Records: 4

1/3/2022

Page: 1 of 1



Permit Report

11/26/2021 - 12/31/2021

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
12/30/2021		Anthony Martin	966 S 21 Street	Harrisburg, PA 17104	Sewer lateral Repair	0	Approved	BP2021-70 / SC2021-46	HAMDAN, MOHAMED & NOJINE KHALAF	807 BOSLER AVENUE	LEMOYNE	807 BOSLER AVENUE
12/30/2021		H.L. Bowman Inc.	2259 Woodlawn Street	Harrisburg, PA 17104	Sewer Lateral	0	Open	BP2021-69 / SC2021-45	CLOSE, WILBERT J & CAROL	808 HUMMEL AVENUE	LEMOYNE	808 HUMMEL AVENUE
12/29/2021		Jordan Pulgar/ Pulgar LLC	831 Oberlin Road	Middletown, PA 17057	Alterations and repairs	18,000	Open	BP2021-68	DAVIS, ABIGAIL LYNN	120 WOODSIDE ROAD	LEMOYNE	120 WOODSIDE ROAD
12/29/2021		Drain Doctors	104 Lewisberry Road	New Cumberland, PA 17070	Sewer lateral Repair	2,500	Approved	BP2021-67	LINGLE, PAMELA K	810 HUMMEL AVENUE	LEMOYNE	810 HUMMEL AVENUE
12/17/2021		American Home Medical Equip. Group	230 Lowther Street	Lemoyne, PA 17043	Sign Permit	0	Approved	SP2021-15	T & J ENTERPRISE LLC	2300A OLD GETTYSBURG ROAD	CAMP HILL	230 LOWTHER STREET
12/15/2021		Shawn Chronister	1625 Fountain Rock Dr.	Dover, PA 17315	Sign Permit	5,300	Approved	SP2021-14	MI MARIACHI INC	921 MARKET STREET	LEMOYNE	921 MARKET STREET
12/13/2021		Korey Leece	257 Walton Street	Lemoyne, PA 17043	Curbs and Sidewalks	7,500	Open	ZP2021-88	LEESE, KOREY A & HEATHER A	257 WALTON STREET	LEMOYNE	257 WALTON STREET
12/13/2021		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street cut	0	Approved	SC2021-44	LONG, MARIA E	815 BOSLER AVENUE	LEMOYNE	815 BOSLER AVENUE
12/7/2021		UGI Utilities	1301 Aip Street	Middletown, Pa 17057	Street cut	0	Approved	SC2021-43	ONEILL, JOHN P	24 SOUTH EIGHTH STREET	LEMOYNE	24 S EIGHTH STREET
12/3/2021		UGI Utilities	1301 Aip Drive	Middletown, PA 17057	Street Cut	0	Approved	SC2021-42	MCBRIDE, JOHN M JR	243 WALTON STREET	LEMOYNE	243 WALTON STREET
12/3/2021		UGI Utilities	1301 Aip Dr.	Middletown, PA 17057	Street cut	0	Approved	SC2021-41	GEISSLER, DARREN & JENNA N	16 BUTTERNUT LANE	MECHANICSBURG	422 BOSLER AVENUE
12/2/2021		JFT Recovery	300 Market Street	Lemoyne, PA 17043	New Business Use	0	Approved	ZP2021-87	KOLLAS, WILLIAM C & DIANE L &	1104 FERNWOOD	CAMP HILL	831 MARKET STREET

									WILLIAM COSTOPOULOS	AVENUE SUITE 104		
12/1/2021		Jerome Williams	104 Walton Street	Lemoine, PA 17043	Curbs and Sidewalks	2,900	Open	ZP2021-86	WILLIAMS, JEROME & SHARON E	104 WALTON STREET	LEMOYNE	104 WALTON STREET
11/30/2021		Dylan Schroll (Handyside Inc.)	450 Fishing Creek Road Suite 1	Etters, PA 17319	Electric Panel replacement	2,196	Open	BP2021-66	KKR REALTY MANAGEMENT LLC	24520 GRAND CENTRAL PARKWAY APT 4H	BELLEROSE	217 S THIRD STREET
11/29/2021		Jim Savard	30 Deer Run Drive	Etters, PA 17319	Septic Tank replacement	0	Approved	BP2021-65	SEIDEL, GERALD G II	621 LOWTHER STREET	LEMOYNE	621 LOWTHER STREET

Total Records: 15

1/3/2022

Page: 1 of 1