



CODES ENFORCEMENT ACTIVITY REPORT

Time Period: March 1, 2021 to March 26, 2021

PROPERTY INSPECTIONS

730 completed (70%)

Covid restrictions are still strongly in place. I am continuing to schedule property inspections when a rental property becomes vacant or we have a tenant complaint or problem.

I am hopeful Covid restrictions will start to slowly lift toward summer and I will be able to start scheduling occupied inspections of rental units.

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.
- 08.28.20 We continue to wait for the court to catch up on their back log and get current on this case.
- 09.25.20 I contacted the MDJ regarding the warrant status for these 3 citations. I was informed they will go into US postal service website to track the registered summons, once that takes place these citations will be moved to the warrant list and this should be served in October.
- 10.26.20 I called the MDJ office again regarding the status of the warrants, I was informed the warrants for all three citations were issued on 09.28.20 and are currently active and in the hands of the Constable to be served.
- 11.20.20 We continue to wait for a confirmation that the warrants have been issued.
- As of 12.31.20 the court has issued no new information regarding these citations.
- 01.29.21 I am disappointed to report that no action has been taken and no court date has been scheduled by the court.
- 02.26.21 I contacted the court to again inquire on the status of these citations. Personnel is going to check with the constable about the delay in any action and get back to me.

- 03.26.21 I spoke with court personnel, there is an outstanding bench warrant that has been issued. Since the constable has been unsuccessful in arresting Mr. Padamonsky it was suggested that I ask the West Shore Regional Police Department for assistance. I will be taking this advice.

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.
- 08.04.20 The Zoning Hearing Board heard this case and the final decision of the Board was to deny the applicants variance request.
- 08.28.20 the Zoning Hearing Board Solicitor sent out the Boards decision in writing. The applicant has 30 days from receiving that letter to file an appeal.
- 08.27.20 The property owner continues to violate the Lemoyne Borough Ordinances as well as the decision of the Zoning hearing Board.
- A hearing with The Magisterial District Judge is scheduled for 09.28.20.
- I will be filing additional citations as the property owner has demonstrated no intent to comply with the Borough Ordinances or the Zoning Hearing Boards decision.
- Our office was notified that council for Alese Wooditch filed for a continuance on the 09/28/20 court date pending their intent to file an appeal to be heard in the Cumberland County Court of Common Pleas. They were granted a continuance; the new court date is in November of 2020.
- The first week of October, the Borough received notification a Land Use appeal was filed on 09/25/20 by the appellant Alese Wooditch's attorney Todd P Kiner.
- This case will be presented by attorneys only and heard by the Appeals Court 11.30.20
- As of 12.31.20 there have been a number of back and forth dates with the attorneys. Another continuance was filed on behalf of Alese Wooditch and the next date we have been made aware of is 02.01.2021. This is for attorneys only.
- 01.05.21 Attorney Steve Minor for the ZHB advised us that Oral Arguments on the latest appeal will be 02.11.21 at 1:30 pm before Judge Hyams.
- 01.26.21 Anna Marie Sossong, Solicitor for the Borough of Lemoyne requested a continuance with the MDJ pending the determination of the case being heard by the Court of Common Pleas where Attorney Steve Minor will present oral arguments on behalf of the Lemoyne Borough ZHB.
- 2.11.21 Steve Minor, attorney for the ZHB presented oral arguments on the Land Use Appeal. Steve was encouraged and we are currently waiting for a decision from Judge Hyams.

- 03.18.21 Judge Hyams issued a decision. More clarification has been requested and further court action will be necessary. Steve Minor will be meeting with the ZHB members in April.

John Mape 141 Hummel Avenue Lemoyne, Pa 17043 Citation R2104421-4 Home Occupation and Citation R2104420-3 Outdoor Stockpiling.

- 01.05.21 Two non-traffic citations were filed against the property owner of 141 Hummel Avenue.
- R2104421-4 Home Occupation was filed due to the property owner violating the home occupation regulations agreement. The citation was the third violation notice on this violation
- R2104420-3 Outdoor Stockpiling was filed due to the property owner stockpiling trash, rubbish, furniture, old wood, doors, etc.. outdoors and ignoring repeated notices of violations to correct.
- As of 02.26.21 I have not been notified of a court date for this case.
- 03.26.21 I spoke with court personnel as to date I had not been notified of a court date. I was informed that a bench warrant had been issued on Mr. Mape. I will be following up for assistance with the WSRPD on this warrant as well.

Robert Delligatti 228 Hummel Avenue Lemoyne, Pa 17043 Citation R2104426-2 Permits required and Citation R2104427-3 Outdoor Stockpiling

- 01.29.21 Two non-traffic citations were filed against the property owner of 228 Hummel Avenue.
- R2104426-2 Permits required. Property owner has multiple construction projects going on at the property with no valid building permit from the Borough.
- R2104427-3 Outdoor Stockpiling. The amount of construction equipment, construction material, random broken and discarded items on the property is beyond excessive.
- 02.22.21 Judge Beckley's office contacted me with a court date of 03.08.21.
- 03.08.21 I appeared in court on behalf of the Commonwealth and Mr. Deligatti was found guilty on both Citations and fined by the court.

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)
921 Registered (88%)
\$130 late fees collected.

IWORQS SUMMARY

PERMIT MANAGEMENT

- 19 new permit applications received and being processed.

CODE ENFORCEMENT

- 17 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.
- Implementation process of codification is ongoing.
- 03.01.21 I submitted the Codes article for the Lemoyne Spring Newsletter.
- At long last on 03.12.21 RS Mowery submitted the Building Permit Application for the School House Flats. I have processed it and it is currently undergoing the third-party plan review with ACS.
- 03.16.21 I, along with Mike Knouse attended a scoping meeting with CC for Shiny Shell Carwash.
- On 03.18.21 Council voted in favor of and approved the Shiny Shell Carwash project.
- Monarch Development Group was unable to submit the Land Development Application for their Riverton Woods project by the March 1st deadline. In my communication with the engineer for this project they are gearing up to meet the April 1st deadline to be reviewed by the Planning Commission in May.
- After multiple planning sessions with Iworqs I was able to put into use a great new user-friendly program for our residents to make us aware of any issues or concerns in the Borough. Cliff laid the groundwork some years ago for this program to be implemented in the future. I was able to build on Cliffs work and collaborate with our Iworqs representative to customize and finalize the program. I handed it over to Jenn on 03.25.21 to upload to our Lemoyne Borough Website. It is now up and running! You can access it by clicking on the "Report an Issue" on the home page.

- The Top Ten List of MOST WANTED PROPERTIES (FOR IMPROVEMENT) has been updated for March 2021. In the process of updating this list for March I have deleted all of 2020 activity entries, should you wish to view older activity on a particular property you can view from a previous Codes report. Additionally, I have added some photos to give a better picture of why the property may be on the list of MOST WANTED PROPERTIES for improvement.

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

1. 228 Hummel Ave, Robert Delligatti 230 Hummel Ave. Lemoyne

- 01.29.21 I filed two non-traffic citations against the property owner with the MDJ office as the property owner has not responded or complied with multiple notices of violation.
- 2.22.21 a court date was set by the Magisterial District Judge's office for 03.08.21.
- 03.08.21 I appeared in court on behalf of the Commonwealth and Mr. Deligatti was found guilty on both Citations and fined by the court.
- 03.26.21 228 Hummel remains on the top ten list because to date he has not complied with the court or the Borough.



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

- 02.22.21 I believe we have an address of record that appears to be valid. Along with this address I have discovered some contact information. I will reach out to make a final attempt to get the property owner to comply with the code and

- ordinance violations prior to filing non-traffic citations. This will also allow the weather to break which will hopefully impact the property owners ability to begin correcting the violations and demonstrate to the court our interest in working with the property owner for a positive result.
- As of 03.26.21 All efforts to contact the property owner and get a response have been exhausted. In April citations will be filed with the MDJ office.

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

- 01.05.21 I filed two non-traffic citations against the property owner with the MDJ office as the property owner has not responded or corrected the multiple notices of violations.
- As of 02.26.21 I have not been notified that a court date has been set on this case.
- 03.26.21 I spoke with court personnel. There has been no plea entered by this defendant, a bench warrant has been issued. I will not be waiting for the constable to execute this warrant based on previous experience, I will be seeking the assistance of the WSRPD.



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

- 01.15.21 Weather has prevented the advancement of the construction correction of the violations.
- 02.26.21 I will be touching base with the property owner next month as weather is improving to confirm the timeline for repairs.
- 03.26.21 I spoke with the property owner. He has the contractor, insurance policy, and Building Permit application in place, he has just been waiting for the weather. With the better weather arriving he will be submitting the building application at the beginning of April.

5. 420 Bosler, Paulette D Beck

- 01.28.21 as a result of the zoom meeting presented by Cumberland County on the Blighted Properties Re-development strategies, I have submitted an official request to Cumberland County Housing and Redevelopment Authorities Executive Director Mary Kuna and Cumberland County Director of planning Kirk Stoner for consideration to allow 420 Hummel Avenue into the Blight Program.
- 01.29.21 Executive Director for CC Housing and redevelopment Authorities, Mary Kuna responded to my request outlining the future procedural submission changes that will be put in place in the coming months. When those come out I will submit all of the official documents required.
- As of 03.26.21 I am still in a holding pattern. CC Housing and Redevelopment Authority is completely revamping the Blight program the changes are not entirely complete but will be worth the wait.



6. 725 Hummel, Robert Shellenberger, SA.

- 03.26.21 As spring has arrived, I will attempt to work with this property owner again to achieve compliance before resorting to citations.



7. 100 Hummel Avenue, Huff NC Homes LLC

- 01.27.21 I received 3 additional UGI Red Tag notices on the water heaters in both units and on the heating unit. Three notice of violations have been issued and mailed to the property owner.
- 02.26.21 As of this date I do not have confirmation that the UGI red Tag notices have been resolved. I was unsuccessful in my attempt to reach the property owner to discuss the status of the re-hab work for this property. I will continue to follow up.
- 03.26.21 I spoke with the property owner. He has resolved all UGI red tag issues. He has scheduled electrical inspections to satisfy PPL as the power had been turned off for nearly a year. The renovations for the upstairs apartment are nearly complete and the RRU inspection should take place for that unit in the coming month. Over the winter he ran into obstacles with his contractors hired to do the exterior work but is looking to get that work kick started with the break in weather.

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

- 01.19.21 To date I have not been able to make contact with the owner or anyone speaking for the owner. I will begin to issue fines at this point.
- 02.26.21 This property is a challenge. It is vacant and I have been unable to pinpoint a valid current address for this property owner. At this point I am going to work with our tax collector to track property tax payment for 2021, where it comes from, and who it comes from.
- As of 03.26.21 all attempts to contact and get a response from this property owner have been exhausted. Citations will be filed in April with the MDJ office.

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

- 01.25.21 I regret that the court has failed to act on the citations filed for this property. I plan to file a fresh set of citations in February.
- 02.26.21 I contacted the court to again inquire on the status of these citations. Personnel is going to check with the constable about the delay in any action and get back to me. I inquired about refiling as the Borough is looking for resolution and compliance on behalf of the residents that have lodged valid complaints against this property. I was encouraged to wait for feedback from the constable.

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

No properties have been taken off the Top Ten List.

Properties added to the Top Ten List

Coming Soon, **100 Clarkton Court** Eleanora M Frazier



Case Report

3/1/2021 - 3/26/2021

Case Date	Owner Name	Owner Address	Description	Main Status	Parcel Address
3/19/2021	Kevin Black	641 Lowther Street Lemoyne, Pa 17043	Multiple ABV and illegally stored vehicles		641 LOWTHER STREET
3/19/2021	Family First Financial LLC	3315 Market Street Camp Hill, Pa 17011	Fence falling down		713 HUMMEL AVENUE
3/19/2021	Kathleen & Justin Treher	104 tall Oak Drive New Cumberland, Pa 17070	Rubbish and trash		711 HUMMEL AVENUE
3/19/2021	Mary McGill	922 Indiana Ave	Unpermitted street cut	Open	922 INDIANA AVENUE
3/18/2021	Eric Stouter	218 E Chestnut Street Shiremanstown, Pa 17011	RRU Inspeccion	Closed	812 BOSLER AVENUE
3/17/2021	Steven Bouie	387 Walton Street Lemoyne, Pa 17043	Massive grease build up in the lateral	Open	387 WALTON STREET
3/9/2021	Charles Cain	342 Plum Street Lemoyne, Pa 17043	Illegal driveway put in on property adjacent to 342 Plum owned by the Borough	Open	342 PLUM STREET
3/10/2021	Central Penn Homes LLC	202 Fairway Dr. Mechanicsburg, Pa 17043	Rubbish and trash scattered at back of property on apple Alley	Open	122 S 7th STREET
3/10/2021	McStein LLC	322 Indian Creek Drive Mechanicsburg, Pa 17050	Rubbish and trash scattered at back of property on Apple Alley	Open	642 BOSLER AVENUE
3/10/2021	Colleen Viccaro	640 Bosler Avenue	Rubbish and trash scattered at back of	Open	640 BOSLER AVENUE

		Lemoyne, pa 17043	property on Apple Alley		
3/10/2021	Kevin Hillis	636 Bosler Avenue Lemoyne, Pa 17043	Rubbish and trash left in Apple Alley after Penn waste Pick up	Open	636 BOSLER AVENUE
3/10/2021	Lisa Leen	637 Hummel Avenue Lemoyne, pa 17043	Rubbish/trash back of house at apple	Open	637 HUMMEL AVENUE
3/10/2021	Ryan Clouser	664 State Street Lemoyne, pa 17043	Scatered furniture and other trash at back of property	Open	664 State Street
3/3/2021	Harry and Ann Fox	45 Junction Road Dillsburg, Pa 17019	Rubbish and trash accumulation in back of property.	Open	666 State Street
3/5/2021					534 BOSLER AVENUE
3/2/2021					210 HUMMEL AVENUE
3/2/2021	Joseph Bashore	600 Warren Street Lemoyne, Pa 17043	Property owner disposing of food trash outdoors getting into neighbors yard.	Open	600 WARREN STREET

Total Records: 17

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Permit Report

3/1/2021 - 3/26/2021

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
3/24/2021	Building	Link Logistics Real Estate	602 W Office Center Dr. Suite 200	Fort Washington, Pa 19034	Asphalt paving over a gravel parking lot with storm water piping and direction to onsite inlets.	292,680	Open	689	ICON OWNER POOL 4 NORTHEAST/MIDWEST C/O MARVIN F POER & COMPANY	3520 PIEDMONT ROAD, NE SUITE 410	ATLANTA	221 S TENTH STREET
3/24/2021	Building	Kayla Bishard ReNu Company	2900 Sycamore St.	Harrisburg, Pa 17111	Installation of roof mounted solar panels	6,270	Open	688	Lamont Group LLC	165 Lamont Street	New Cumberland	62 HUMMEL AVENUE
3/24/2021	Sign	Jeremy Schreffler	812 Market Street	Lemoyne, Pa 17043	Business Identification Banner Sign	150	Open	687	SCHREFFLER, JEREMY C RACHEL A SCHREFFLER	812 MARKET STREET	LEMOYNE	812 MARKET STREET
3/24/2021	Building	Kimba Industries Inc.	393 Jericho Turnpike #102	Mineola, NY 11501	Electrical installation of outlets for self contained coolers and end caps coolers.	5,000	Open	685	MUMMA, SUSAN R & SUSAN M & MARGUERITE MUMMA	BOX 313	GRANTHAM	840 MARKET STREET
3/19/2021	Building	Mosher Services LLC	181 Highland Street	Harrisburg, Pa 17111	Sewer Lateral repair	7,940	Approved	684	690 MARKET STREET LLC	44 NATURES WAY	CONESTOGA	690 MARKET STREET
3/16/2021	Building	Kurt and Chong Knab	2212 spring Run Drive	Mechanicsburg, Pa 17055	Install new sewer line from house to main	18,000	Approved	683	KNAB, CHONG HUI & JESSICA C KNAB	2212 SPRING RUN DRIVE	MECHANICSBURG	400 MAPLE AVENUE
3/16/2021	Zoning	The Speech and Language Playhouse LLC	335 Walton Street	Lemoyne, Pa 17043	Home Occupation/New Business	0	Open	682	HANKEY, JASON A & ERIN	335 WALTON STREET	LEMOYNE	335 WALTON STREET
3/16/2021	Street Cut	UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Approved	681	STANOVICH, DRAYON	908 WOODLAND DRIVE	LEMOYNE	908 WOODLAND DRIVE
3/12/2021	Street Cut	UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Open	680	Linda M Farr	845 Indiana Ave	LEMOYNE	845 INDIANA AVENUE
3/12/2021	Zoning	D n J Precision Custom firearms and Ammo	1601 S 19th Street	Harrisburg, Pa 17104	New Business	0	Approved	679	STATE STREET PLAZA ASSOC LP C/O KEYSTRUCT CONSTRUCTION INC	30 MARIANNE DRIVE	YORK	829 STATE STREET
3/12/2021	Building	RS Mowery & Sons	1000 Bent Creek Blvd.	Mechanicsburg, Pa 17050	Total Fit out Renovation	4,400,000	Open	678	Schoolhouse 2 Holdings LLC	1701 N Front Street	Harrisburg	701 Market Street

3/11/2021	Building	Blue Sky Remodeling Inc.	412 Longmeadow Road	Lancaster, Pa 17601	Kitchen Re-model	25,905	Approved	677	CLARK, KEITH A	518 ORCHARD DRIVE	LEMOYNE	518 ORCHARD DRIVE
3/8/2021	Building	David Ports Architect, Inc.	8223 Brecksville Road Suite 3	Brecksville, Ohio 44141	Interior Upgrades	4,000	Open	675	SMITH LAND & IMPROVEMENT CORP	1810 MARKET STREET	CAMP HILL	1200 MARKET STREET
3/8/2021	Building	Pronto Plumbing and drain	1111 Primrose Avenue	Camp Hill, Pa 17011	Lateral line replacement and repair,	7,638	Approved	674	PENNVESTOR LLC	6340 MERCURY DRIVE	MECHANICSBURG	240 BOSLER AVENUE
3/2/2021	Street Cut	UGI Utilities	1301 Aip Drive	Middletown, Pa 17057	Street Cut	0	Approved	669	BEHNEY, STEVEN J	501 BOSLER AVENUE	LEMOYNE	501 BOSLER AVENUE
3/1/2021	Street Cut	Pronto Plumbing and Drain	1111 Primrose Ave.	Camp Hill, Pa 17011	Street Cut	0	Approved	668	PAXTON, MARY JEAN	511 INDIANA AVENUE	LEMOYNE	511 INDIANA AVENUE

Total Records: 16

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