



CODES ENFORCEMENT ACTIVITY REPORT

Time Period: July 29, 2020 to August 28, 2020

PROPERTY INSPECTIONS

727 completed (70%)

Due to Covid all scheduled inspections for rental properties for the month of August were canceled.

I am continuing to conduct and schedule inspections with the property owner or property management representative on properties that are in between tenants and are vacant. Our office monitors recommendations from the Governor's office daily and we act accordingly. The property owners I speak with on a regular basis have expressed their gratitude and appreciation of this policy.

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.

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.

RENTAL INSPECTION PROGRAM PROGRESS

- Rental unit listings are at 485 residences with 1045 units.
- Billing for 2020 has been completed.

(2019)
1038 registered (99%)
\$1380 late fees collected

(2020)
923 Registered (88.22%)
\$1540 late fees collected

IWORQS SUMMARY

PERMIT MANAGEMENT

- 14 new permit applications received and being processed.

CODE ENFORCEMENT

- 21 new Code Enforcement issues have been or are being addressed.

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.
- Due to vacation in August and 2 weeks of telecommuting per the Governors quarantine recommendations on re-entering Pennsylvania when coming from a state on the Pa. quarantine list, updates on all properties on the TOP 10 MOST WANTED PROPERTIES (For Improvement) have been delayed to the current month. I will be waiting until next month to remove all of the informational entries prior to June 2020 and adding one reference line only to "see previous reports for more information" to cut down on the length of information on each property.

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

1. **228 Hummel Ave, Robert Delligatti** 230 Hummel Ave. Lemoyne
 - Building permit renewed on 9/12/16
 - Progress is being made on securing the property prior to winter.
 - New house wrap and brick siding is being installed
 - Progress check on June 15th, new windows, house wrap siding are being installed back section of house is almost complete.
 - Property has now been sold to "Robert Delligatti".
 - DEP notified of an oil spill/dumping in backyard effected area has been excavated.
 - As of June 2020, we are investigating if the Building permit was ever renewed. Once we have a clear picture of the timeline on that we can issue additional violations as they currently exist.
 - 07/23/20 It was determined that the Building Permit was never renewed. I did an inspection of 228 Hummel. Following the inspection on 07/29/20 I issued a notice of violation on all current violations as well as a time limit to renew/reapply for a valid building permit.

2. **240 Clark St, Joann Garnet**, 631 Congress Ave., New Cumberland, Pa 17070
 - Playing phone tag with Garnet, 610-669-9134
 - Employed by "Vanguard" in Paoli
 - Fairview Twp. has not had any interaction with Garnet
 - Caldwell Banker Mortgage has filed foreclosure proceedings
 - Registered letter sent to Congress Street address and to her place of employment 8/11/17
 - Registered letter was returned as "Refused/Undeliverable"
 - Non-Traffic citations issued.
 - Property is scheduled for Sheriff Sale in April.
 - Property was removed from Sheriff's sale list; it is unknown what is transpiring.
 - 06.04.20 A High grass violation was issued to the property owner. The grass and weeds were out of control.
 - 06.17.20 follow up inspection all grass and weeds were cut and trimmed.
 - 07.06.20 I was contacted by a kind Clark St. neighbor who is keeping the grass cut at this address. Thank you, Steve!
 - 07.20.20 I contacted Emily Border the Lemoyne Tax Collector to research the tax records for 240 Clark St. The property taxes are current and were paid by Nationstar Mortgage LLC 04/30.20.
 - 07.24.20 I contacted Nationstar Mortgage and spoke with representative Brianna Clark to report this home had been abandoned, the deteriorated shape

- the home had fallen into, that it was depreciating and losing value, and Joann Garnets failure to protect their asset or to respond to the Borough to correct the various code violations. A report was taken, contact with Ms. Garnet was unsuccessfully attempted by Nationstar. A property preservation inspection has been requested. Nationstar will send a representative to the property to verify that it has been abandoned and go from there.
- 07.24.20 I issued an updated notice of violation to the home owner and mailed to the address on file.

3. 964 Bosler Ave, Roy M Singer, 402 Brick Church Rd, Enola, Pa 17025

- *Property is vacant*
- Property was sold to Gerald Fuller
- New owner has started cleaning up the outside of the property.
- 12.30.2019 Property was sold to SL Realty LP 340 Poplar Street Hanover Pa. 17331.
- 06.17.20 the property was inspected, no new renovation work has taken place and new violations have been issued regarding the exterior of the house and sent to the new owner.
- 07.08.20 Notice of Violation letter returned/incorrect address. Obtained correct address and re-sent.
- 07.16.20 Upon re-inspection all violations have been corrected. Rehab work looks very good. This house will be removed from the Top Ten List!

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

- Chimney has been repaired
- Property was placarded as out of compliance.
- House is now "For Sale"
- 6.17.20 For Sale sign has been removed but a lock box on the front door remains.
- I am attempting to reach the property owners regarding the condition of this house. Once I make contact a plan will be forthcoming.
- 07.20.20 Researched/updated current contact information.
- 07.22.20 Contacted property owner. Owner has ripped out and re-done the 1 ½ baths, they are currently working on the kitchen and are very behind on exterior renovations because of Covid. I will monitor progress.

5. 642 Bosler, McStein LLC, 322 Indian Creek Dr, Mechanicsburg, Pa 17050

- Property is now For Sale
- Property was purchased by McStein LLC of Mechanicsburg, letter sent to new owner explaining the Residential Rental Ordinance.
- RRU inspection completed with new owner, interior has been cleaned,
- repainted and updated. Work has begun on the repair of the front porch and painting the windows and trim will be completed in the spring.

- 06.17.20 inspected most painting complete, porch work not complete. Reaching out to new owner to establish a timeline for remaining repairs to be completed.
- 07.21.20 a notice of violation letter was sent to property owner with updated code violations.

6. 725 Hummel, Robert Shellenberger, SA

- Collapsing front block wall was taken down after receiving notice.
- Water termination notice served on 3/12/18
- *Two ABV's in front of house parked on Hummel Ave were turned over to WSRPD for action.*
- House is now For Sale
- As of 06.17.20 the for sale sign has been removed and Robert Shellenberger is still listed at the property owner.
- 06.24.20 The property owner has been issued/sent a Notice of Violation letter for the following IPMC code violations 693-401.1 Exterior Structure, 693-304.2 Protective Treatment, 693-302.4 High Grass/weeds with deadlines to comply.
- 07/27/20 a re-inspection showed the homeowner had complied with ordinance 693-304.2 High Grass. The remainder of the violations have not been corrected.

7. 601 Pear Street, 601 Pear Street LLC 1229 Blossom Terrace Boiling Springs, Pa 17007

- 03.17.20 Property inspected block building falling apart. Caution tape wrapped around building.
- 03.18.20 Property owner issued a violation letter citing IPMC code violations 693-304.1 Exterior Structure and 304.1.1 Unsafe Conditions
- Follow up inspections showed no effort to comply.
- 06.04.20 a 550-48 violation letter issued for Outdoor Stockpiling of tires and other rubbish as well as a 2nd warning regarding the previous violations stating the building should be brought to code or demolition should take place.
- 06.19.20 I spoke with Keith Smith the Sr. Project Mgr. of Reardon Steel regarding the violations. His co. will be applying for a demolition permit with the Borough and will follow up with a zoning permit to fence the property in to avoid any future dumping.
- 07.02.20 Reardon Steel applied for a demolition permit. It was approved on 07.06.20. Payment was received 07.15.20 giving them the approval to proceed with the demolition.
- 07.07.20 a Zoning permit application was received to install a fence around the vacant lot. It was approved on 07.08.20. Payment received on 07.15.20. I am told upon completion of the demolition the fence will be installed.
- 07.23.20 On a follow up inspection I documented that the property owner had cleaned up/removed all the tires and debris that had been dumped here.

8. 100 Hummel Avenue, Leighann Tate Garland

- Property is abandoned. 05.14.20 high grass and weeds found to be above 2' high. Property was placard with violation.
- 05.27.20 follow up inspection showed a strip of ground on each side of the sidewalk to be mowed but the rest of the yard remained out of control. A second violation placard was issued to the property.
- The property has been added to the Sheriffs Sale agenda for 08.05.20. Other structural violations will be addressed with the new owners.
- 06.01.20 I spoke to Chris Garland 717-736-0230 regarding the violations. He agreed to get the grass taken care of even though the property is scheduled for Sheriffs sale.
- 06.22.20 A re-inspection showed all grass and weeds cut and trimmed.
- 07.17.20 I checked the Cumberland County Sheriff Sale listing to confirm that 100 Hummel was still on the Sheriff Sale date of 08.05.20, the status had been changed and is postponed to 09.02.20.
- 07.23.20 Inspection of the property showed the grass and weeds are still being cut and trimmed.

9. 426 Bosler, Joanne C Souders, 1101 Columbus Ave Apt 4, Lemoyne, Pa 17043

- Violation notice sent on 7/10/18 due to piles of rubbish and vegetation.
- Cumberland County Tax Bureau is reviewing property, owner has requested a reduction in property taxes.
- 6-24.20 Inspection the piles of Rubbish and vegetation have not been cleaned up or removed. The back yard is barely visible.
- The property appeared to be abandoned, a neighbor told me that Joanne had been moved to a nursing home some time ago. Property mapper and tax records still have Joanne Souders as the owner of the property. I am currently attempting to identify a responsible party.
- 07.20.20 I contacted Emily Border the Lemoyne Tax Collector to research the tax records for 426 Bosler. The property taxes are currently unpaid and billed to 1101 Columbus Ave. #4 Lemoyne, Pa. 17043.
- 07.22.20 I requested payment information for the Sewer bill. Amanda informed me the sewer bill is extremely delinquent and that a lien has been filed on the property for past due bills.
- 07.24.20 an updated notice of violation was created and mailed.

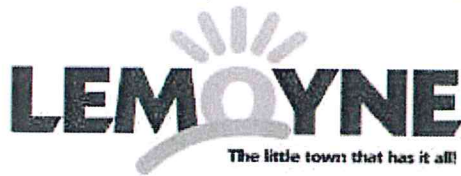
10. 534 Bosler, Joseph Padamonsky, 534 Bosler Avenue, Lemoyne, Pa. 17043

- Neighbor complaint concerning mosquito breeding habitat.
- Mr. Padamonsky has a large collection of items in his back yard that fall under the description of rubbish for which he has received his first violation letter.
- A second violation letter is in Mr. Padamonsky's future.

- Mr. Padamonsky dropped off a letter on 10/28 stating that he is still working on cleaning up his property.
- Follow-up "Violation Notice "sent on 2/11/20.
- Mr. Padamonsky was issued three non-traffic citations for the violations that are occurring at his property.
- 4.28.20 A certified Summons was issued to Mr. Padamonsky. The court has received no plea or response so the next step they will take is to issue a warrant.
- 06/24/20 I followed up with the court to get updated on the status of the citations this office filed.
- 07/29/20 I followed up with the court again to see if any further progress had been made. The court is overwhelmed with catching up on the backlog of work and will work as diligently as possible to issue a warrant for Mr.Padamonsky.

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.



Case Report

07/29/2020 - 08/28/2020

Case Date	Owner Name	Owner Address	Description	Status	Parcel Address
8/24/2020	Lemoyne Land Corp Inc.	1772 North Meadow Drive Mechanicsburg, Pa 17055	RV Awning Tattered and in disrepair	Open	319 S THIRD STREET
8/26/2020	Hess retail Stores	539 South Main Street Findlay, Ohio 45840	Landscape vegetation creating a sight hazzard	Open	614 MARKET STREET
8/26/2020	JessicaKnab & Chong Hui	2212 Spring Run Drive Mechanichsburg, Pa	Possible Septic System Failure	Open	400 MAPLE AVENUE
8/18/2020	Francisco, Scott	625 Bosler Avenue Lemoyne, Pa 17043	Repeat tall weeds	Open	625 BOSLER AVENUE
8/28/2020	Raymond Nieliwocki	544 Bosler Avenue Lemoyne, Pa 17043	High grass and weeds	Open	544 BOSLER AVENUE
8/20/2020	Caraballo Family Trust	109 N Eighth St. Lemoyne, Pa 17043	UGI Red Tag	Open	109 N EIGHTH STREET
8/7/2020	Jennifer Davis	628 Bosler Avenue Lemoyne, Pa 17043	Large furniture items left half in yard and half in Apple street behind house	Open	628 BOSLER AVENUE
8/6/2020	Macy Holdings LLC	700 Ayers Ave. Lemoyne, Pa 17043	Over grown weeds	Open	700 AYERS AVENUE
8/4/2020	Scott Miller	821 Pennsylvania Avenue Lemoyne, Pa 17043	Property owner discarding stones and materials onto neighbor property	Open	821 PENNSYLVANIA AVENUE
8/3/2020	Kerry Reisinger	400 Summit Street Lemoyne,	Possible need for permit?	Closed	400 SUMMIT STREET

		Pa 17043			
8/4/2020	Mathew Haun	602 Bosler Avenue Lemoyne, Pa 17043	Full size couch on property between curb and sidewalk	Closed	602 BOSLER AVENUE
8/4/2020	Emina Becirovic	38 Fort Street Lemoyne, Pa. 17043	Excavating run off into storm drain	Closed	38 FORT STREET
8/3/2020	601 Pear Street LLC 1229 Blossom Terrace Boiling Springs Pa 17007		High grass/weeds more tire dumping	Open	601 PEAR STREET
7/31/2020	Chad Wagner	614 State Street Lemoyne, Pa 17043	Shrubbery over grown into sidewalk	Open	614 STATE STREET
8/3/2020	Sheri Sinski	71 Hummel Avenue Lemoyne, Pa 17043	ABV	Open	71 HUMMEL AVENUE
8/3/2020	Ellen Caldwell	11 Westwind Drive Lemoyne, Pa 17043	Vegetation over grown into street	Open	11 WESTWIND DRIVE
7/31/2020	Jon Wooditch	504 Indiana Avenue Lemoyne, Pa 17043	Illegal trash	Closed	47 CUMBERLAND ROAD
7/31/2020					672 MARKET STREET
7/30/2020	Shipley Family Limited Partner	415 Norway Street York, Pa 17403	deteriorating screening fence	Open	407 S THIRD STREET
7/30/2020	Cassandra Miller	147 Ridge Drive Dillsburg, Pa 17019	RRUR Certificate of Compliance	Closed	328 S FIFTH STREET
7/29/2020	Robert Delligatti	230 Hummel Avenue Lemoyne, Pa 17043	Stock Piling	Open	228 HUMMEL AVENUE

Total Records: 21

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Permit Report

07/29/2020 - 08/28/2020

Permit Date	Permit Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Status	Permit #	Owner Name	Owner Address	Owner City	Parcel Address
8/28/2020	Building	Pronto Plumbing & Drains	111 Primrose Avenue	Camp Hill, Pa 17011	Sewer lateral repair	15,656	Open	585	PARNELL, BRIAN P	222 BOSLER AVENUE	LEMOYNE	222 BOSLER AVENUE
8/28/2020		Todd Richmond	206 Hummel Avenue	Lemoyn, Pa 17043	Temporary Dumpster Placement	0	Open	584	TODD A RICHMOND			206 HUMMEL AVENUE
8/28/2020	Sign	Brown Expediting Services	101 Liberty Drive	Bensalem, Pa 19020	Re branding of sign	2,200	Open	583	SMITH LAND & IMPROVEMENT CORP	1810 MARKET STREET	CAMP HILL	1200 MARKET STREET
8/26/2020	Zoning	Amy Powell	205 Walton Street	Lemoyn, Pa 17043	Removing old shed putting new one up	1,500	Open	582	POWELL, MICHAEL R	1021 JENKINS GROVE	ENOLA	205 WALTON STREET
8/26/2020	Building	Kyle Flook	540 Valley Road	Etters, Pa 17319	Entire 1st floor renovation	115,000	Open	581	EICHELBERGER, DANIEL W & REBECCA	801 MICHIGAN AVENUE	LEMOYNE	801 MICHIGAN AVENUE
8/20/2020	Building	Drain Doctors Inc.	104 Lewisberry Road	New Cumberland, Pa 17070	Sewer Lateral Repair	1,500	Approved	580	ORRIS, DONALD T & MARY E II	1 BEAVER ROAD	HERSHEY	620 STATE STREET
8/20/2020	Building	Sara Ross	2900 Sycamore Street	Harrisburg, Pa 17111	Roof Solar Panel installation	6,825	Open	579	LUTZ, RONALD & MARY MCKNIGHT	424 HERMAN AVENUE	LEMOYNE	424 HERMAN AVENUE
8/20/2020	Building	John Stewart	135 N Fourth St	Lemoyn, Pa 17043	Garage Replacement	30,000	Open	578	STEWART, JOHN J & KIMBERLY SWANGER	135 NORTH FOURTH STREET	LEMOYNE	135 N FOURTH STREET
8/17/2020	Demolition	WSL Inc.	8396 Spring Road	New Bloomfield, Pa 17068	Partial demolition	0	Approved	577	HOFFMAN, RENEE L & BRADLEY B	731 WALNUT STREET	LEMOYNE	731 WALNUT STREET
8/7/2020						0	Open	576	ORRIS, DONALD T & MARY E II	1 BEAVER ROAD	HERSHEY	620 STATE STREET
8/7/2020	Zoning	WSL Inc.	8396 Spring Road	New Bloomfield, Pa 17068	New Construction/Addition	146,605	Approved	575	HOFFMAN, RENEE L & BRADLEY B	731 WALNUT STREET	LEMOYNE	731 WALNUT STREET
8/5/2020	Zoning	Chuck Mummert	100 Wild Horse Run	Pittsboro, NC 27312	Sidewalk	2,500	Approved	574	MILLER, ROBERT B & WINONAH E	815 PENNSYLVANIA AVENUE	LEMOYNE	815 PENNSYLVANIA AVENUE
8/5/2020	Sign	Karla Kay,	15 N 12th	Lemoyn, Pa	Business	1,130	Approved	573	North Hill House	15 NORTH	LEMOYNE	15 N 12TH

		Kay LLC dba Home Instead Senior Care	Street	17043	Identification Sign				LLC	12TH STREET	STREET
8/4/2020	Building	Justin Arawjo	2024 Green Street	Harrisburg, Pa 17102	Electric upgrade	2,961	Approved	572	CAIN, CHARLES E II & CHRISTINA L CAIN	227 HERMAN AVENUE	229 HERMAN AVENUE

Total Records: 14

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8/31/2020