Township of Maidencreek **08/08/18**
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – July 1, 2018 through July 31, 2018:

The following permits / plans were reviewed and processed:

18-102	07/02/18	-	320 Galean Drive – Deck for Kevin Gehr
18-103	07/02/18	-	1005 Shoemakersville Road – Detached garage for Wendy Yoder
18-104	07/03/18	-	413 Cassidy Court – Patio expansion for Craig Szablowski
18-105	07/09/18	-	227 Spirit Court – Fence for Julian Gomez, Jr.
18-106	07/09/18	-	10 Mt. View Lane – New manufactured home for Chris Bradley
18-107	07/10/18	-	226 Cornerstone Drive – Sewer lateral repair for Cesar Vasquez
18-108	07/10/18	-	441 Riviera Drive – Roof over deck for Kermit Kemp
18-109	07/12/18	-	108 White Birch Lane – Above-ground pool for Joseph Burgos
18-110	07/12/18	-	124 Penrose Drive – Fence for Daniel Preston
18-111	07/12/18	-	109 Bewley Lane – Patio with roof for Ramona Woods
18-112	07/17/18	-	313 Sofia Blvd. – Shed for Kyle Hawver
18-113	07/17/18	-	126 Spirit Court – Above-ground pool for Kim Heffelfinger
18-114	07/18/18	-	305 Cornerstone Drive – Shed for Craig Phillips
18-115	07/18/18	-	317 Henry Drive - Roof over patio for John Galeassi
18-116	07/19/18	-	1076 Park Road – Renovations for Bulk Chemicals
18-117	07/24/18	-	105 Lindbergh Avenue – Above-ground pool for Michael Fisher
18-118	07/25/18	-	413 Cassidy Court – Addition for Craig Szablowski
18-119	07/25/18	-	8261 Allentown Pike – Partial building demolition for Maidencreek TV & Appliances
18-120	07/26/18	-	336 Cactus Road – Fence for Mayelin Goebel
18-121	07/27/18	-	324 Lindbergh Avenue – Above-ground pool for Willard Felber
18-122	07/27/18	-	111 Timber Drive – Deck with roof for Sam Cocchimiglio

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The following were meetings or discussions for Zoning and Building Code services:

07/03/18	-	Prepared monthly report for June.
07/09/18	-	Discussion with Nilsa Serano regarding permit for patio at 409 White Birch Lane.
07/09/18	-	Discussion with Beth Baldwin regarding questions on No Impact Home Based Business requirements.
07/09/18	-	Discussion with Joanne Stahl (ReMax realtor) regarding property transfer inspections required in the Township.
07/10/18	-	Discussion with Anise of 119 Carmen Drive regarding voiding of permit for renovations.
07/10/18	-	Discussion with Douglass Millilke – Architect regarding plans and permit application for small commercial renovation project.
07/10/18	-	Discussion with owner of property on West Wesner Road regarding possibility of building a second residential unit and the requirements for keeping a potbellied pig.
07/10/18	-	Discussion with owner of property along Grove Road regarding requirements for accessible bathroom and regarding requirements for smoke and Co detectors.
07/11/18	-	Discussion with Bill Smith of Keystone Villa regarding possible revisions to dumpster pad and enclosure.
07/12/18	-	Site visit to 280 West Wesner Road regarding retaining wall.
07/16/18	-	Meeting with Bill Smith of Keystone Villa regarding proposed changes to dumpster pad at Keystone Villa.
07/16/18	-	Discussion with Shannon Illiano of Fleetwood Bank regarding requirements for sign replacement for branch at 917 Park Road.
07/17/18	-	Discussion with Travis from Fronheiser Pools regarding setbacks for pool at 248 South View Road.
07/17/18	-	Discussion with Mike Austill regarding dumpster pad at Keystone Villa.
07/17/18	-	Discussion with Jay Sockel regarding permit for work at 1076 park Road for Bulk Chemicals Inc.
07/17/17	-	Discussion with owner of 487 Hoch Road regarding requiremetns for home occupation permit.
07/23/18	-	Responded to email from John Buccino (NAI Summit) and Frank Ike (Bulk Chemicals, Inc.) regarding scope of renovation work on tenant separation wall at 1076 Park Road.
07/31/18	-	Discussion with Toby Davis of 320 Sophia Blvd. regarding questions on framing of roof over deck.
07/31/18	-	Discussions regarding accessibility at 669 Walnut Tree Drive.

The following UCC inspections were performed:

07/02/18	-	123 Main Street – Underslab plumbing inspection – PASSED
07/03/18	-	301 Anna Avenue – Final building and electrical inspections for above-ground pool - PASSED
07/05/18	-	320 Sofia Blvd. – Footing inspection for deck - PASSED
07/05/18	-	507 Guldin Road – Final building inspection - PASSED

07/11/18	-	226 Cornerstone Drive – Sewer lateral repair inspection – PASSED
07/11/18	-	309 Sofia Blvd. – Lot 49 – Underslab and rough plumbing inspection – PASSED
07/13/18	-	109 Bewley Road – Final building and mechanical inspections – PASSED
07/16/18	-	309 Sofia Blvd. – Lot 49 – Framing, rough mechanical and rough electrical inspections – PASSED
07/16/18	-	305 Cornerstone Drive – Final building and electrical for above-ground pool – PASSED
07/17/18	-	209 Sofia Blvd. – Lot 49 – Energy inspection and electrical service inspection – PASSED
07/18/18	-	120 Sandhurst Blvd. – Framing and rough plumbing, rough mechanical and rough electrical inspections – PASSED
07/18/18	-	441 Riviera Drive – Footing inspection – PASSED
07/19/18	-	128 Bewley Lane – Deck footing inspections – PASSED
07/19/18	-	309 Sofia Blvd. – Lot 49 – Wallboard inspection - PASSED
07/19/18	-	10 Mountain View Drive – Footings for manufactured home – PASSED
07/20/18	-	1161 Park Road – Footings for Pump Building – PASSED
07/20/18	-	1076 Park Road – Framing inspection of openings between tenant spaces – FAILED
07/20/18	-	1161 Park Road – Accessibility inspection of interior ramp and final inspection for roof - PASSED
07/20/18	-	109 Bewley Lane – Final electrical inspection – PASSED
07/23/18	-	1161 Park Road – Pre-pour inspection of foundation wall at sewage plant – PASSED
07/23/18	-	348 Cactus Road – Final inspection for pool - PASSED
07/24/18	-	123 Main Street – Rough electrical inspection – PASSED
07/25/18	-	123 Main Street – Energy and wallboard inspections – PASSED
07/26/18	-	8537 Allentown Pike – Framing inspection – PASSED
07/30/18	-	1161 Park Road – Partial foundation inspection at pump room – PASSED

The following were meetings, discussions, inspections or processing of documents / correspondence regarding enforcement of the Property Maintenance and/or Zoning Ordinances:

07/02/18	-	Responded to email from D. Hollenbach regarding enforcement action against Michele McCormack regarding the operation of a kennel without permits at 232 West Walnut Tree Drive.
07/02/18	-	Prepared and issued NOV letter for property maintenance issues at 800 Golden Drive.
07/03/18	-	Prepared draft of civil complaint for Michele McCormack for review by Orlando Law Group.
07/03/18	-	Prepared and issued NOV letter for pool installation without permits at 108 White Birch Lane. Revised NOV letter for 108 White Birch Drive regarding pool without permits and sand placed in drainage swale.

07/03/18	-	Prepared and issued NOV letter regarding property maintenance issues at 25 Villa Circle.
07/05/18	-	Meeting with Gene Orlando and Chris Garrell regarding civil complaint against Michele McCormack. Prepared complaint forms and provided supplemental documents. Reviewed documents with Orlando Law Group.
07/05/18	-	Discussion with Kim Heffelfinger regarding NOV letter on pool at 126 Spirit Court.
07/09/18	-	Revised civil complaint for and prepared documents for civil complaint against Michele McCormack. Delivered complaint forms and documents to DJ Strand's office.
07/09/18	-	Responded to message from Bob Geedy regarding status of NOV issues at 40 Sunset Avenue.
07/09/18	-	Site visit to 25 Villa Circle to review status of NOV issues.
07/12/18	-	Discussion with D. Hollenbach regarding status of filing of McCormack complaint and any code violations for Dean Shuman for covering the inspection sticker on his RV.
07/13/18	-	Site visit to 894 Maidencreek Road regarding property maintenance complaint.
07/16/18	-	Discussion with Bob Geedy regarding status of NOV issues at 40 Sunset Avenue.
07/17/18	-	Prepared NOV letter regarding property maintenance issues for 894 Maidencreek Road. Posted NOV letter at property.
07/18/18	-	Reviewed emails from Karina Vasquez of Bank of America regarding NOV issues at 195 Sandhurst Blvd. Reviewed email from D. Hollenbach regarding Township performing the grass cutting at 195 Sandhurst Blvd. and applying lien on property.
07/18/18	-	Site visits to 218 Capri Lane, 131 Blandon Avenue, 350 Cornerstone Drive for property maintenance complaints.
07/19/18	-	Site visit to 175 Cornerstone Drive regarding property maintenance complaint.
07/20/18	-	Discussion with Bob Geedy regarding status of NOV issues at 40 Sunset Avenue.
07/25/18	-	Prepared and issued NOV letter for abandoned vehicles at 218 Capri Lane.
07/30/18	-	Site visit to 432 East Wesner Road regarding property maintenance complaint.