Township of Maidencreek 09/03/19
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – August 1, 2019 through August 31, 2019:

The following permits / plans were reviewed and processed:

19-132	08/01/19	-	1076 Park Road – Occupancy for additional warehouse space for Bulk Chemicals, Inc.
19-133	08/01/19	-	259 Spirit Court – Fence for Christopher Magobet
19-134	08/01/19	-	724 Golden Drive – Above-ground pool for Efrain Velez
19-135	08/02/19	-	113 Cedrick Avenue – Solar system for John Baranczyk
19-136	08/02/19	-	213 Longleaf Drive – Replace deck for David Crissman
19-137	08/02/19	-	73 Water Street – Geothermal HVAC system for Christian Fustos
19-138	08/06/19	-	93 Spirit Court – Shed for Marion Patterson
19-139	08/06/19	-	8380 Allentown Pike – Mechanical renovations for Redner's Quik Mart
19-140	08/07/19	-	113 Hill Road – Fence for Omega Builders
19-141	08/08/19	-	169 Kensington Blvd. – Expanded driveway for Soma Shekar
19-142	08/08/19	-	14 Grove Road – Above-ground pool for John Flack
19-143	08/12/19	-	311 June Avenue – ADA Toilet Renovations for Mahalo One
19-144	08/15/19	-	148 Cornerstone Drive – Shed for Marimo Gomez
19-145	08/20/19	-	114 Timber Drive – Deck for Michael Sonon
19-146	08/20/19	-	320 Sofia Blvd. – Fence for Toby Daus
19-147	08/20/19	-	8537 Allentown Pike – Office occupancy for JD Eckman
19-148	08/21/19	-	28 Marden Drive – Electrical renovations for Marvin Hertzog
19-149	08/29/19	-	224 Longleaf Drive – Sunroom addition for Brian Felker
19-150	08/30/19	-	101 West Wesner Road – Shed for Derik Charles

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

08/02/19	-	Site meeting with Daniel Hess at 114 Lee Spring Road to review proposed replacement of existing manufactured house.
08/02/19	-	Site visit to 93 Spirit Court to review dimensions of property.
08/06/19	-	Discussion with James of AJ Window and Door regarding permits and drawings for a 3 season room.
08/06/19	-	Discussion with Frank Eich of Bulk Chemicals regarding occupancy inspection for additional warehouse space at 1076 Park Road.
08/06/19	-	Discussions with owner regarding proposed detached garage at 169 Orchard Road.
08/06/19	-	Prepared monthly report for July.
08/07/19	-	Discussion with Kevin Manmiller of Giorgio Foods regarding scheduling a meeting with him and design professionals regarding the proposed expansion of the Tunnel building.
08/07/19	-	Site visit to 8484 Allentown Pike regarding clogged sanitary lateral and possible excavation for repair.
08/08/19	-	Discussion with Kevin Manmiller of Giorgio Foods regarding scheduling a meeting with him and design professionals regarding the proposed expansion of the Tunnel building.
08/13/19	-	Attended meeting with Kevin Manmiller, Geoff Price, Jon Moyer and Emerick Martin regarding the documentation for the proposed addition to the Tunnel building at Giorgio Foods.
08/14/19	-	Responded to email from D. Hollebach regarding the NPDES permit issues at Melrose Place and the moratorium on issuing permits for Folino Builders for this development.
08/16/19	-	Discussion with Emerick Martin of SSM regarding the electrical and life safety drawings required for the Tunnel Building Addition.
08/20/19	-	Responded to email from K. Gruber regarding a hold on the inspections for permit #19-83 due to payment issues with the permit.
08/21/19	-	Site visit to 300 Titus Road regarding proposed placement of shed.
08/22/19	-	Discussions with Christian Yoder regarding questions on installation of a geothermal heat pump in an un-conditioned basement.
08/28/19	-	Site visit to 1065 Shoemakersville Road regarding possible issues with fence installation.
08/29/19	-	Discussion with Larry Kauffman of JD Eckman regarding occupancy inspection for office at 8537 Allentown Pike.

The following UCC inspections were performed:

08/01/19	-	113 Hill Road – Lot 2 – Wallboard inspection - PASSED
08/02/19	-	440 Troy Drive – Footing inspection – PASSED

08/02/19	-	1098 Pleasant Hill Road – Rough plumbing and electrical inspections – PASSED
08/05/19	-	1098 Pleasant Hill Road – Electrical service inspection – PASSED
08/05/19	-	410 Cassidy Court – Underground electric inspection – PASSED
08/07/19	-	1076 Park Road – Occupancy inspection for additional warehouse space for Bulk Chemicals, Inc. – PASSED
08/07/19	-	113 Hill Road – Lot 2 – Infiltration pit inspections - PASSED
08/07/19	-	83 Cornerstone Drive – Framing inspection – PASSED
08/08/19	-	277 West Walnut Tree Drive - -Final building and electrical inspection for pool – PASSED
08/12/19	-	8520 Allentown Pike – Unit 3 – Footing inspection - PASSED
08/12/19	-	8520 Allentown Pike – Unit 4 – Footing inspection - PASSED
08/12/19	-	8520 Allentown Pike – Unit 5 – Footing inspection - PASSED
08/12/19	-	8520 Allentown Pike – Unit 6 – Footing inspection - PASSED
08/14/19	-	8520 Allentown Pike – Unit 3 – Foundation wall pre-pour inspection - PASSED
08/14/19	-	8520 Allentown Pike – Unit 4 – Foundation wall pre-pour inspection - PASSED
08/14/19	-	8520 Allentown Pike – Unit 5 – Foundation wall pre-pour inspection - PASSED
08/14/19	-	8520 Allentown Pike – Unit 6 – Foundation wall pre-pour inspection - PASSED
08/15/19	-	1098 Pleasant Hill Road – Final building, plumbing, mechanical and electrical inspections for manufactured house – PASSED
08/15/19	-	83 Cornerstone Drive – Energy and rough electric inspections – PASSED
08/15/19	-	120 Timber Drive – Final building and electrical inspections for solar system - PASSED
08/19/19	-	8520 Allentown Pike – Unit 15 – Footing inspection - PASSED
08/19/19	-	8520 Allentown Pike – Unit 16 – Footing inspection - PASSED
08/21/19	-	440 Troy Drive – Framing inspection – PASSED
08/21/19	-	117 Fleming Street – Footing inspection – FAILED
08/21/19	-	410 Cassidy Court – Rough electrical inspection – PASSED
08/22/19	-	117 Fleming Street – Footing re-inspection – PASSED
08/22/19	-	417 Appian Way – Final building and electrical inspections for pool - FAILED
08/22/19	-	8520 Allentown Pike – Unit 15 – Foundation wall pre-pour inspection - PASSED
08/22/19	-	8520 Allentown Pike – Unit 16 – Foundation wall pre-pour inspection - PASSED
08/22/19	-	262 West Walnut Tree Drive – Final building, energy, plumbing, mechanical, and electrical inspections – PASSED
08/27/19	-	113 Hill Road – Lot 2 – Final building, energy, plumbing, mechanical and electrical inspections – FAILED
08/28/19	-	113 Hill Road – Lot 2 – Final building, energy, plumbing, mechanical and electrical re-inspections – PASSED

08/28/19	-	8520 Allentown Pike – Unit 9 – Footing inspection - PASSED
08/28/19	-	8520 Allentown Pike – Unit 10 – Footing inspection - PASSED
08/28/19	-	8520 Allentown Pike – Unit 11 – Footing inspection - PASSED
08/28/19	-	8520 Allentown Pike – Unit 12 – Footing inspection - PASSED
08/29/19	-	261 Main Street – Footing inspection – PASSED

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

08/01/19	-	Discussion with David Eagelman of 1057 Park Road regarding resolution of NOV items.
08/07/19	-	Site visit to 121 Penrose Avenue. Prepared and issued NOV letter regarding property maintenance issues.
08/13/19	-	Site visit to 232 Sofia Blvd. Prepared and issued NOV letter regarding property maintenance issues.
08/13/19	-	Site visit to 201 Anna Avenue. Prepared and issued NOV letter regarding property maintenance issues.
08/16/19	-	Responded to email from K. Gruber regarding additional complaint about business by Dean Shuman at 320 Main Street.
08/20/19	-	Site visit to 800 Golden Drive regarding grass / weed complaint.
08/22/19	-	Site visits to 8544 Allentown Pike and 416 East Wesner Road regarding complaints.
08/23/19	-	Prepared and issued NOV letter to 416 East Wesner Road regarding property maintenance issues.
08/23/19	-	Site visit to 208 White Birch Lane regarding complaints. Prepared and issued NOV letter regarding property maintenance issues.
08/26/19	-	Responded to email from D. Hollenbach regarding NOV issues at 332 Cassidy court and filing the citation. Site visit to 332 Cassidy Court to verify and document conditions. Prepared and filed the citation with the District Judge's office.
08/26/19	-	Posted NOV letters at 59 West Bertolet Place.
08/27/19	-	Responded to email from D. Hollenbach regarding filing the civil complaint for Dean Shuman regarding the zoning violation at 320 Main Street. Prepared draft of civil complaint form and information to submit to District Judge's office and submitted to Solicitor's office for review.
08/28/19	-	Provided information requested by Chris Garrell for copies of previously issued NOV letters and photos regarding complaints and violations by Dean Shuman at 320 Main Street.
08/28/19	-	Site visit to 201 Anna Avenue and to 232 Sofia Blvd. to review status of NOV issues.
08/29/19	-	Revised civil complaint and information per comments from Chris Garrell. Prepared and submitted complaint against Mr. & Mrs. Shuman to District Judge's office.