Township of Maidencreek 11/04/19
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

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

The following permits / plans were reviewed and processed:

19-180	10/02/19	-	406 Independence Court – Expand driveway for Salvatore Vicardi
19-181	10/03/19	-	90 West Wesner Road – Electrical renovations for Anita Aullen
19-182	10/21/19	-	409 Eagle Drive – Shed for Donald Williams
19-183	10/22/19	-	730 Golden Drive – Roof over deck for Marilyn Chimokusky
19-184	10/22/19	-	8261 Allentown Pike – Relocation of existing sign at Maidencreek TV
19-185	10/22/19	-	169 Orchard Road – Garage for Jeremy DeFiore
19-186	10/23/19	-	220 Main Street – Roof replacement for Trinity Bible Fellowship Church
19-187	10/28/19	-	109 Spirit Court – Repair of sewer lateral for Robert McDonough
19-188	10/28/19	-	224 Wales Way – Solar system for Laura Fair
19-189	10/29/19	-	21 Mt. View Lane – New manufactured home for the Village at Summit Crest
19-190	10/31/19	-	13 Fariview Circle – Generator for Cynthia Freymoyer
19-191	10/31/19	-	8500 Allentown Pike – Replacement of existing fire escape for Deborah Deichman

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

10/01/19	-	Prepared monthly report for September.
10/02/19	-	Discussion with owner of Business Park at 8520 Allentown Pike regarding revised plans for specific tenants in several units / buildings.
10/04/19	-	Discussion with Denny Boyer of Signature Signs regarding freestanding sign for Business Park at 8520 Allentown Pike.
10/07/19	-	Discussion with Kim Brown regarding requirements for final inspections for renovations at 78 Berk Road.
10/10/19	-	Discussion with Ray Spinner (realtor) regarding possible boarding house use in existing building at 8408 Allentown Pike.
10/11/19	-	Discussion with Wendy of Minor Electric regarding electrical inspections required for work at 437 Coronet Drive.

10/14/19	-	Discussion with Jillian of Iron Valley Real Estate regarding questions on a possible subdivision of the property at 63 Mt. Spring Road.
10/14/19	-	Discussion with Dan Williams regarding permits to replace existing shed with a slightly larger shed.
10/15/19	-	Discussions with john Myer of SSM Group regarding insulation values for proposed unheated building for the Tunnel Addition at Giorgio Foods.
10/15/19	-	Discussions with Dennis of Maidencreek TV regarding relocation of the existing free-standing sign.
10/15/19	-	Discussion with Ryan Sochetta (realtor) regarding requirements for a property transfer inspection.
10/17/19	-	Discussion with Dan Williams regarding questions on zoning permit application for a shed.
10/17/19	-	Discussion with Anna Konopitskaya regarding questions on plans for building permits for a house at 331 East Wesner Road.
10/21/19	-	Discussion with Patti Richmond regarding possible detached garage at 8497 Allentown Pike.
10/28/19	-	Discussions with Steven Levinski (roof consultant) regarding insulation values required for roof replacement at 331 June Avenue.
10/31/19	-	Discussion with Joe Ovles regarding plans and permits for new fire alarm system at 94A Dries Road.

The following UCC inspections were performed:

10/01/19	-	8520 Allentown Pike – Unit 7 – Underslab pre-pour inspection – PASSED
10/01/19	-	8520 Allentown Pike – Unit 8 – Underslab pre-pour inspection – PASSED
10/01/19	-	8520 Allentown Pike – Unit 9 – Underslab pre-pour inspection – PASSED
10/01/19	-	8520 Allentown Pike – Unit 10 – Underslab pre-pour inspection – PASSED
10/02/19	-	84 Via Dolorosa Drive – Final building and electrical inspections for above-ground pool - PASSED
10/02/19	-	8520 Allentown Pike – Unit 17 – Underslab plumbing inspection – PASSED
10/02/19	-	8520 Allentown Pike – Unit 18 – Underslab plumbing inspection – PASSED
10/02/19	-	8520 Allentown Pike – Unit 1 – Wallboard inspection – PASSED
10/02/19	-	8520 Allentown Pike – Unit 2 – Wallboard inspection – PASSED
10/03/19	-	311 June Avenue – Final building and plumbing inspections – PASSED
10/07/19	-	440 Troy Drive – Final building and electrical inspections – PASSED

10/08/19	-	224 Long Leaf Drive – Final building and electrical inspections – PASSED
10/08/19	-	78 Berk Road – Final building and electrical inspections – PASSED
10/09/19	-	8520 Allentown Pike – Unit 19 – Underslab plumbing inspection – PASSED
10/09/19	-	8520 Allentown Pike – Unit 20 – Underslab plumbing inspection – PASSED
10/09/19	-	58 Mt. Spring Road – Final building and electrical inspection for solar system – PASSED
10/09/19	-	205 West walnut Tree Drive – Footing inspection for deck – PASSED
10/09/19	-	8520 Allentown Pike – Unit 21 – Underslab plumbing inspection – PASSED
10/09/19	-	8520 Allentown Pike – Unit 22 – Underslab plumbing inspection – PASSED
10/09/19	-	8520 Allentown Pike – Unit 3 – Rough plumbing inspection – PASSED
10/09/19	-	8520 Allentown Pike – Unit 4 – Rough plumbing inspection – PASSED
10/10/19	-	8520 Allentown Pike – Unit 5 – Rough plumbing inspection – PASSED
10/10/19	-	8520 Allentown Pike – Unit 6 – Rough plumbing inspection – PASSED
10/11/19	-	429 Cassidy Court – Final building and electrical inspections for solar system - PASSED
10/14/19	-	359 Cassidy Court – Footing inspection for deck – PASSED
10/14/19	-	437 Coronet Drive – Final building and electrical inspections for solar system – PASSED
10/14/19	-	8520 Allentown Pike – Unit 17 – Underslab pre-pour inspection – PASSED
10/14/19	-	8520 Allentown Pike – Unit 18 – Underslab pre-pour inspection – PASSED
10/15/19	-	201 Evansville Road – Final inspection for roof replacement – PASSED
10/15/19	-	8520 Allentown Pike – Unit 19 – Underslab pre-pour inspection – PASSED
10/15/19	-	8520 Allentown Pike – Unit 20 – Underslab pre-pour inspection – PASSED
10/16/19	-	50 Damascus Drive – Final electrical inspection for solar system – FAILED
10/17/19	-	318 Monoco Lane – Final building and electrical inspection for solar system – PASSED
10/17/19	-	8520 Allentown Pike – Unit 21 – Underslab pre-pour inspection – PASSED
10/17/19	-	8520 Allentown Pike – Unit 22 – Underslab pre-pour inspection – PASSED
10/17/19	-	280 West Wesner Road – Final building, plumbing and accessibility inspections - FAILED

10/21/19	-	261 Main Street – Partial framing inspection – PASSED
10/24/19	-	965 Park Road – Final accessibility and plumbing re-inspection – PASSED
10/24/19	-	280 West Wesner Road – Final building, accessibility and plumbing re-inspection – PASSED
10/28/19	-	359 Cassidy Court – Framing inspection – PASSED
10/28/19	-	730 Golden Drive – Framing inspection – PASSED
10/28/19	-	8520 Allentown Pike – Unit 15 – Rough plumbing inspection – PASSED
10/28/19	-	8520 Allentown Pike – Unit 16 – Rough plumbing inspection – PASSED
10/29/19	-	224 Holiday Lane – Final building and electrical inspections for solar system – PASSED
10/29/19	-	749 Hill Road – Final building and electrical inspections for solar system – PASSED
10/29/19	-	73 Water Street – Final mechanical inspection for geothermal heat pump – PASSED
10/29/19	-	8520 Allentown Pike – Unit 7 – Rough plumbing inspection – PASSED
10/29/19	-	8520 Allentown Pike – Unit 8 – Rough plumbing inspection – PASSED

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

10/01/19	-	Reviewed email from C. Garrell regarding hearing for Dean Shuman. Discussion with C. Garrell regarding hearing testimony.
10/02/19	-	Conference call with C. Garrell and F. Pomrink to review testimony for hearing for Dean Shuman.
10/03/19	-	Prepared for and attended hearing for Dean Shuman.
10/04/19	-	Site visits to 412 White Birch Lane, 218 Capri Lane and 332 Cassidy Court regarding complaints.
10/07/19	-	Prepared and issued NOV letter regarding grass / weeds for 412 White Birch Lane.
10/07/19	-	Prepared and issued NOV letter regarding grass / weeds for 218 Capri lane.
10/07/19	-	Prepared and issued NOV letter regarding property maintenance for 332 Cassidy Court.
10/07/19	-	Site visit to 522 Main Street regarding property maintenance complaint.
10/08/19	-	Prepared and issued NOV letter regarding abandoned vehicle at 218 Capri Lane.
10/09/19	-	Site visit to 262 West Walnut tree Drive regarding complaint.
10/14/19	-	Prepared and issued NOV letter regarding property maintenance issues at 522 Main Street.
10/15/19	-	Site visits to 121 Penrose Avenue and 416 East Wesner Road regarding property maintenance complaints.

10/22/19	-	Discussion with David Levan regarding status of NOV issues at 522 Main Street.
10/30/19	-	Site visit to 328 Main Street regarding work without a permit.
10/30/19	-	Discussion with the Township staff regarding new complaints about Dean Shuman.