



FRANKLIN TOWNSHIP

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Kemblesville, PA 19347

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Memorandum

Date: 10/10/2023

To: Board of Supervisors

From: Mark Gordon, Township Zoning Officer

Re: **Code Dept. Activity Report - September 2023**

Board Members,

Please see the summary of code department activity for the month of September.

PERMIT SUMMARY

Permits issued in 2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total (YTD)
Zoning	1	0	3	1	0	2	1	0	0	8
Building	1	6	8	4	2	8	7	3	4	43
Mech, Elec, Plumb (MEP)	0	2	1	2	1	5	1	2	2	16
Driveway	0	0	0	0	0	0	0	1	0	1
										68

PERMITS ISSUED

Permit #	Address	Application Type	Project Description	Issue Date	Cost	Escrow	Fees
2023-062	1815 Flint Hill Rd.	Zoning / Building / Elec	Detached 2 Car garage	9/5/2023	\$45,000.00	N/A	\$493.91
2023-063	173 Walker Rd	Zoning/Building/Plum/Elec/Mech	Construct new addition to home	9/7/2023	\$450,000.00	\$500.00	\$1,567.23
2023-064	12 Peter Christopher	Elec. / Mech.	install standby generator	9/14/2023	\$10,100.00	N/A	\$154.50
2023-065	103 Leopold Ct.	Building Permit	Remove and replace exiting deck	9/14/2023	\$36,443.00	N/A	\$354.50
2023-066	6 Beechwood Dr	Elect./ Plumb.	Instal Stand by Gen Set	9/24/2023	\$16,766.86	N/A	\$154.50
2023-067	3 Haslam Ln	Zoning/Building	Install In-Ground Swimming Pool	9/24/2023	\$112,000.00	N/A	\$554.50
							\$3,279.14

INSPECTIONS PERFORMED BY BUILDING INSPECTION UNDERWRITERS, INC. (BIU)

BIU INC. September 2023 Inspections in Franklin Twp.					
PERMIT #	ADDRESS	INSPECTION DATE	INSPECTION TYPE	PASS/FAIL	INSPECTOR
2023-039	112 Janine Way	8/23/2023	Rough electric & service	Pass	B.Whitlock
2023-052	122 Janine Way	8/30/2023	Foundation	Pass	G. Kyle
2023-039	112 Janine Way	9/1/2023	Drywall	Pass	G. Kyle
2023-059	12 Good Hope Road	9/5/2023	Steel & Electrical bonding	Pass	S. Sahn
2023-052	122 Janine Way	9/5/2023	Backfill	Pass	S. Sahn
22-087FRA	205 Thoreau Court	9/6/2023	Final Electrical	Pass	S. Sahn
2023-057	305 Independence Circle	9/6/2023	Pool Bonding	Pass	S. Sahn
2023-058	118 Cavender Lane	9/6/2023	Framing	Pass	S. Sahn
2023-11	156 Hess Mill Road	9/8/2023	Rough Frame & Rough HVAC	Pass	S. Sahn
2023-11	156 Hess Mill Road	9/8/2023	Elec Service & Rough Wire	Pass	S. Sahn
2023-41	3 Haslan Lane	9/11/2023	Pre Pour	Fail	S. Sahn
2023-052	122 Janine Way	9/11/2023	Slab	Fail	S. Sahn
2023-062	1815 Flint Hill Road	9/12/2023	Footing	Pass	S. Sahn
2023-052	122 Janine Way	9/12/2023	Slab - reinspection	Pass	S. Sahn
2023-051	104 Waterfall Lane	9/15/2023	Final Deck	Pass	S. Sahn
2023-062	1815 Flint Hill Road	9/18/2023	Foundation/Backfill	Pass	G. Kyle
2023-11	156 Hess Mill Road	9/18/2023	Insulation	Pass	G. Kyle
2023-062	1815 Flint Hill Road	9/22/2023	Portal Nail Pattern	Pass	S. Sahn
2023-059	12 Good Hope Road	9/25/2023	Pool Bonding	Pass	B.Whitlock
2023-11	156 Hess Mill Road	9/26/2023	Drywall	Pass	S. Sahn
19-040FRA	48 Creek Road	9/27/2023	Rough wire	Pass	S. Sahn
2023-033	1870 Flint Hill Road	9/27/2023	Framing & Fire Stop	Pass	J. Kyle
2023-048	124 Janine Way	9/27/2023	Close In	Fail	J. Kyle
2023-48	124 Janine Way	9/27/2023	Rough wire	Pass	S. Sahn
2023-033	1870 Flint Hill Road	9/27/2023	Rough wire	Pass	S. Sahn
2023-058	118 Cavender Lane	9/27/2023	Rough wire	Pass	S. Sahn
2023-050	138 Janine Way	9/29/2023	Close In & Insulation	Fail	S. Sahn
2023-033	1870 Flint Hill Road	9/29/2023	Insulation	Pass	S. Sahn
21-069FRA	3131 Appleton Road	9/29/2023	Insulation & Plumbing	Fail	S. Sahn

ZONING AND CODES:**Lexington Point:**

The developer is working on addressing the Sewer Milestones and will submit more building permit applications upon completion of the required sewer treatment plant milestones.

7 Oak Tree Ln. - Zoning Enforcement (Chickens and Goats):

10/10/2023: The zoning violations subject to the recent violation and enforcement action are still occurring on the property. Upon inspection on 10/10 there were 5 goats observed on the property, and the chicken coups have not been removed or permitted by the township.

Staff Recommendation: Recommend that the BOS discuss this matter with the Solicitor and determine what course of action they would like to follow if the property is not brought into compliance with the Zoning Ordinance on or before 10/16/2023.

9/15/2023: District Justice Seavey issued a decision and judgement against the defendants in this matter, in the amount of \$8,864.75.

The defendants have 30 days to appeal the DC decision and judgement with the PA Court of Common Pleas. (The District Court notice of judgement is enclosed for your information)

9/14/2023: District Justice Seavey heard the case and advised the parties that the Court will issue a decision on the matter within five days.

45 Parsons Rd. / Unauthorized Animal Shelter – Zoning Permit Denials

UPDATE: Jeff and I met with the owner of the property and discussed the path forward for her. We advised her to retain counsel and submit a ZHB application seeking variances to permit the animal shelter use (Cat Sanctuary) as a Home Occupation.

Please don't hesitate to contact me to discuss any of the above information or any other zoning, planning or code questions you may have.

-MG