



**pennsylvania**  
OFFICE OF OPEN RECORDS



**Springettsbury Township**

1501 Mt. Zion Road  
YORK, PA 17402  
(717) 757-3521 (Phone)  
(717) 505-0455 (Fax)  
www.springettsbury.com

**STANDARD RIGHT-TO-KNOW REQUEST FORM**

DATE REQUESTED: 9/8/10

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL  FAX IN-PERSON  
Lender Consulting Services

NAME OF REQUESTOR: Ginger Randall

STREET ADDRESS: 2100 Wharton St., Suite 710

CITY/STATE/COUNTY (Required): Pittsburgh, PA Allegheny County

TELEPHONE (Optional): [REDACTED]

**RECORDS REQUESTED:**

\*Provide as much specific detail as possible so the agency can identify the information. --

Records including building/code violations and any underground tank permits or other records of environmental concerns for: Wolf Furniture (formerly Hechinger Home Center) 380 N. Northern Way York, Pa 17402

DO YOU WANT COPIES?  YES or NO

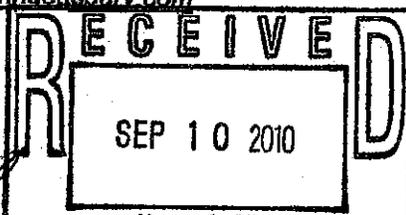
DO YOU WANT TO INSPECT THE RECORDS? YES or  NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES or  NO

RIGHT TO KNOW OFFICER: JOHN J. HOLMAN, TOWNSHIP MANAGER/SECRETARY  
john.holman@springettsbury.com

DATE RECEIVED BY THE AGENCY: 9/10

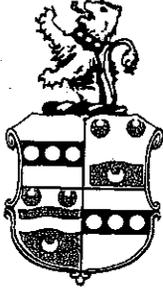
AGENCY FIVE (5)-DAY RESPONSE DUE: 9/17/10



\*\*Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)

Questions: please contact the Office of Open Records at (717) 346-9903 or [openrecords@state.pa.us](mailto:openrecords@state.pa.us)

RTK-46



COAT OF ARMS OF SPRINGETT PENN  
1701-1731

# SPRINGETTSBURY TOWNSHIP

1501 MT. ZION ROAD  
YORK, PENNSYLVANIA 17402  
(717) 757-3521 FAX: (717) 757-7856  
www.springettsbury.com  
email: info@springettsbury.com

POLICE: (717) 757-3525 FAX: (717) 840-1908  
POLICE & FIRE EMERGENCIES - DIAL 911  
RECREATION OFFICE: (717) 505-0406

WASTEWATER TREATMENT FACILITY  
3501 NORTH SHERMAN STREET  
(717) 757-3521 FAX: (717) 840-0680

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## TOWNSHIP MANAGER

JOHN J. HOLMAN  
SECRETARY

September 20, 2010

Ms. Ginger Randal  
2100 Wharton St. Suite 710  
Pittsburgh, PA 15203-1972

Re: **RIGHT-TO-KNOW REQUEST**

Dear Ms. Randal,

Thank you for writing to Springettsbury Township with your request for information pursuant to the Pennsylvania Right-To-Know law.

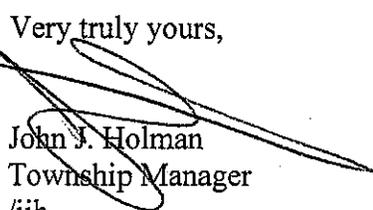
On September 10, 2010, your request for "Records including building/code violations and any underground tank permits or other records of environmental concern for: Wolf Furniture (formerly Hechinger Home Center) 380 N. Northern Way, York, PA 17402," was received by the Township. Your request is approved.

The cost of the copy of the document is \$2.50 if picked up from the municipal office. Should you wish to have the information mailed, the additional cost is \$0.61, for a total cost of \$3.11.

The documents can be picked up or mailed upon receipt of payment to Springettsbury Township. You may contact Mrs. Dori Bowders, Manager of Administrative Operations, at 717-757-3521 to schedule a time to pick up the documents.

If you have any questions please do not hesitate to contact me.

Very truly yours,

  
John J. Holman  
Township Manager

/jjh

Cc: Charles Rausch, Township Solicitor  
Dori Bowders, Manager of Administrative Operations  
James Baugh, Director of Community Development

File: Right-to-Know

#46

Magisterial District Number 19 - 2 - 01
DJ Name: Hon. Roy L. Lam
Address: 110 Pleasant Acres Road
York, PA 17402
Telephone No. (717) 840-7233

PLAINTIFF:

Name Patrick B. Henry
Address Springettsbury Township
1501 Mt. Zion Road
York, PA 17402

COMPLAINT NUMBER: CV
DATE FILED:

DEFENDANT(S): VS.

Table with columns: FILING COSTS, SERVICE COSTS, J.C.P., AMOUNT, DATE PAID. Total amount shown as 1.50.

D-1 Name Hechinger Co.
Address c/o Chuck Kohler, Manager
380 Northern Way
York, PA 17402
D-2 Name
Address

TO THE DEFENDANT:

The above named plaintiff(s) asks judgment against you for \$ 500.00/day + costs together with costs upon the following claim: (Civil Fines must include citation of the statute or ordinance violated)

After multiple notices, the defendant, continues to erect temporary signage on the front of the building and garden center. This is an apparent violation of Section 1703.7 of the Springettsbury Township Zoning Ordinance.

I, Patrick B. Henry, Dep. Zoning Officer verify that the facts set forth in this complaint are true and correct to the best of my knowledge, information, and belief. This statement is made subject to the penalties of Section 4904 of the Crimes Code (18 Pa. C.S.A. § 4904) related to unsworn falsification to authorities.

Handwritten signature of Patrick B. Henry

(Signature of Plaintiff or Authorized Agent)

Plaintiff's Attorney: Donald H. Yost, Esq.
Address: 17 East Market Street, York, PA 17401
Telephone: (717) 840-7233

HEARING IS SCHEDULED BY DISTRICT JUSTICE AS FOLLOWS:

Location Date Time

IF YOU INTEND TO ENTER A DEFENSE TO THIS COMPLAINT, NOTIFY THIS OFFICE IMMEDIATELY AT THE ABOVE TELEPHONE NUMBER. YOU MUST APPEAR AT THE HEARING AND PRESENT YOUR DEFENSE. UNLESS YOU DO, JUDGMENT WILL BE ENTERED AGAINST YOU BY DEFAULT.

IF YOU HAVE A CLAIM against the plaintiff which is within district justice jurisdiction and which you intend to assert at the hearing, you must file it on a complaint form at this office at least five (5) days before the date set for the hearing. If you have a claim against the plaintiff which is not within district justice jurisdiction, you may request information from this office as to the procedures you may follow.

Service of Process

Form with checkboxes for service methods: Registered/Certified Mail, Proof of Service Attached, Returned Receipt Attached, Date Served, Reason.

GENERAL INCIDENT REPORT ••••• CODE ENFORCEMENT OFFICER

DATE: 12-8-93 | TIME OF REPORT: 1010 hrs. | SERIAL NO: 9304377

NATURE OF COMPLAINT (ORDINANCE AND SECTION):

Zoning Ordinance Section 1703-(7) → Banners

LOCATION OF VIOLATION OR INCIDENT:

380 Northern Way

INTERESTED PARTY:

PBIA

INTERESTED PARTIES ADDRESS:

Springettsburg Twp

HOME PHONE:

BUSINESS PHONE: 757-3521

RACE:

C

SEX:

M

D.O.B.:

SUBJECTS NAME:

Hechingen Company

SUBJECTS ADDRESS:

380 Northern Way

HOME PHONE:

755-0933

BUSINESS PHONE:

RACE:

SEX:

D.O.B.:

S.S.#:

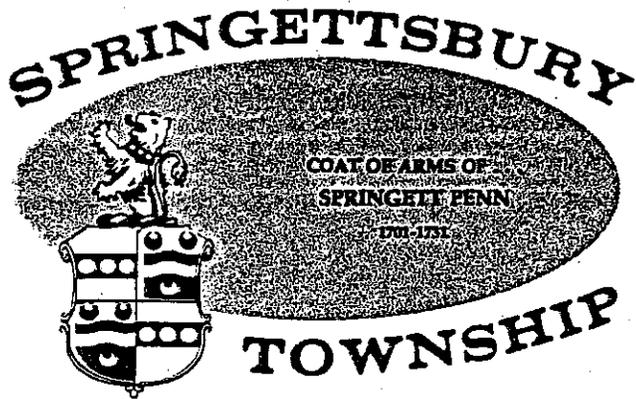
NARRATIVE:

Visual inspection of the property at 380 Northern Way indicates the owners are displaying a number of banners illegally. A letter is being sent to the property owner concerning this matter. No action will be taken at this time.

SIGNATURE:

PBIA

INCIDENT COMPLETED  YES  NO



1501 MT. ZION ROAD, YORK, PA 17402  
(717) 757-3521 FAX: (717) 757-7856

December 7, 1993

Hechinger Company  
380 Northern Way  
York, PA 17402

**RE: BANNERS ALONG FENCE ENCLOSURE**

Dear Sir:

A visual inspection on December 2, 1993 indicates that you are displaying a sign on the above-referenced property in violation of the Springettsbury Township Zoning Ordinance.

Specifically, Section 1703-7 states, "Any sign, banner, pennant, flag, valance, or advertising display constructed of cloth, fabric, cardboard, or other light material, intended to be displayed for a short period of time are prohibited."

You have until December 13, 1993 to remove this sign.

If you have any questions about signs that are allowed and/or prohibited by the ordinance, please call on Monday, Wednesday, or Friday.

If there is some reason why you do not agree with this ordinance interpretation, you have the right to file an appeal with the Springettsbury Zoning Hearing Board prior to the time specified above according to the procedure set forth in the zoning ordinance. You would file an appeal request at the Township Building.

Hechinger's  
December 7, 1993  
Page 2

If we have not heard from you by the date and time shown above, and the zoning violation has not been corrected, we will commence civil penalty action in the County District Justice Court in accordance with the Pennsylvania Municipalities Planning Code.

Your cooperation is appreciated.

Very truly yours,

SPRINGETTSBURY TOWNSHIP

*Patrick B. Henry*

Patrick B. Henry  
Code Enforcement Officer *1 pg*

PBH/png

SUPPLEMENTAL REPORT • • • • • CODE ENFORCEMENT OFFICER

DATE OF ORIGINAL REPORT:

12-8-93

DATE OF THIS REPORT:

12-13-93

SERIAL NO:

9304377

USED TO CONTINUE CURRENT REPORT:  YES  NO

FOLLOW UP REPORT:  YES  NO

NARRATIVE CONTINUED:

Visual inspection of the Hechinger's Business indicates  
the banners located along the fence have been removed.

No action will be taken at this time.

SIGNATURE:

PRK

INCIDENT COMPLETED  YES  NO

# ZONING VIOLATION NOTICE

SPRINGETTSBURY TOWNSHIP  
York County

Citation Number: 95-10-00031  
Parcel Number: JJ-0005-0B

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**TRACKING**      Fine : \$0.00      Date Cited : 10/26/95

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**PARCEL ADDRESS**      380 Northern Way  
Hechinger Company  
York PA 17402

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**PERSON(s) CITED**      Ycida C/O Hechinger Enterprise  
  
380 Northern Way  
Hechinger Company  
York PA 17402

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**ORDINANCE SECTIONS VIOLATED**      1) SEC 1703(7)      3)  
2)      4)

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**DESCRIPTION**      Temporary signs attached to front of building.

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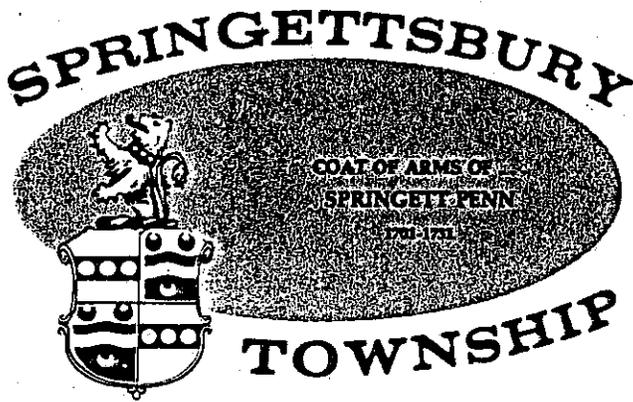
**LEGAL TERMS**      I verify that the facts set forth in this violation are true and correct to the best of my knowledge or information and belief. This verification is made subject to the penalties of section 4904 of the crimes code (18 PA.C.S Section 4904) relating to unsworn falsification to authorities.



---

Patrick B. Henry  
Officer  
10/26/95

10-30-95 -> Temp signs have been removed.



95-340

1501 MT. ZION ROAD, YORK, PA 17402  
(717) 757-3521 FAX: (717) 757-7856

October 26, 1995

Hechinger Company  
380 Northern Way  
York, PA 17402

**RE: TEMPORARY SIGNS ATTACHED TO FRONT OF BUILDING**

To Whom it May Concern:

It has come to my attention that you may be in violation of the Springettsbury Township Zoning Ordinance. A visual inspection of the property on October 25, 1995 indicates this to be true.

Specifically, Section 1703 (7) prohibits any sign, banner, pennant, flag, or advertising display which is intended to be utilized for a short period of time. These signs, banners, or advertising display must be removed within seven (7) days of the date of this notice.

If you have any questions or concerns regarding this matter please do not hesitate to contact me at the Township Office. Your cooperation in this matter is greatly appreciated.

Very Truly Yours,

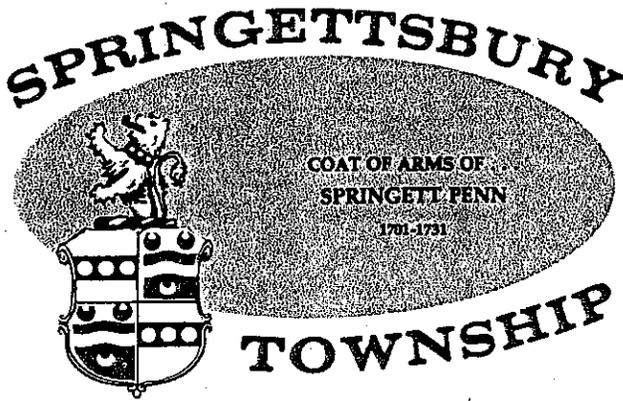
A handwritten signature in black ink, appearing to read 'Patrick B. Henry', is written over the typed name.

Patrick B. Henry  
Deputy Zoning Officer

zoning\banners\hech1026.95



Printed on  
Recycled Paper



1501 MT. ZION ROAD, YORK, PA 17402  
(717) 757-3521 FAX: (717) 757-7856

MAY 2, 1996

CHUCK KOHLER, STORE MANAGER  
HECHINGERS  
380 NORTHERN WAY  
YORK, PA 17402

RE: PROPERTY MAINTENANCE AND FIRE LANES (JJ-0005-B)

DEAR MR. KOHLER:

IT HAS COME TO MY ATTENTION THAT THERE ARE TWO ITEMS AT THIS STORE THAT NEED YOUR IMMEDIATE ATTENTION.

- 1) THE FLOWERS DISPLAYED IN FRONT OF YOUR STORE ARE BLOCKING ACCESS TO YOUR FIRE LANE AND WALKWAYS. THESE FLOWERS MUST BE MOVED IMMEDIATELY.
- 2) THE PALLETS AND OTHER SUCH STORAGE AT THE SOUTH-WEST CORNER OF YOUR PARKING LOT MUST BE REMOVED.

PLEASE FEEL FREE TO CONTACT ME AT 757-3521 WITH ANY QUESTIONS.

SINCERELY,

A handwritten signature in cursive script that reads 'Andrew B. Stern'.

ANDREW B. STERN  
ECONOMIC DEVELOPMENT MANAGER



COAT OF ARMS OF SPRINGETT PENN  
1701-1731

# SPRINGETTSBURY TOWNSHIP

1501 MT. ZION ROAD  
YORK, PENNSYLVANIA 17402  
(717) 757-3521 FAX: (717) 757-7856

POLICE: (717) 757-3525 FAX: (717) 840-1908  
POLICE & FIRE EMERGENCIES - DIAL 911  
RECREATION OFFICE: (717) 755-0100

WASTEWATER TREATMENT FACILITY  
3501 NORTH SHERMAN STREET  
FAX: (717) 840-0680

## BOARD OF SUPERVISORS

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TOWNSHIP MANAGER

PAUL W. AMIC  
SECRETARY/TREASURER

June 22, 1999

Hechinger  
Attn: Ray Raciunas, Store Manager  
380 Northern Way  
York, PA 17402

Hechinger Enterprises  
Real Estate Department  
1801 McCromick Drive  
Largo, MD 20774

*R. Raciunas*  
*6/22/99*

RE: Hechinger - 380 Northern Way, Parcel 46-JJ-5-B

To Whom It May Concern:

For the last several years we have received complaints about the condition of your property, specifically, the storage and display of seasonal products in your parking areas. My staff and I have, on numerous occasions, met with management personnel at your store to explain our ordinance and work with your company to find a way to meet your goals while staying in compliance with our laws. Unfortunately, your store has continued to fail to comply with our ordinances. Most recently the conditions at the exterior of Hechingers have created a dangerous situation.

Please be advised that section 4-49(a) of the Springettsbury Township Code of Ordinances states:

“Maintenance of the exterior of all premises, residential or non-residential, must be kept free of hazards and unsanitary conditions. The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, pedestrians, and other persons utilizing the premises and free of unsanitary or noxious conditions. It shall be the duty of the owner, operator, or occupant to keep the premises free of hazards which include, but are not limited, to the following:”



Subsection #10 states:

“Other hazardous obstructions are prohibited, including obstructions upon walkways, obstructions within parking areas and aisle ways, obstructions within designated fire lanes, and obstructions blocking pedestrian and/or vehicular egress from building and/or parking areas.”

You shall have until 5pm, Monday, July 5, 1999 to remove ALL items from the parking lot of this property. The “parking lot” includes ALL areas in which parking spaces have been striped, in accordance with the requirements of Springettsbury Township. “ALL items” includes, but shall not be limited to, all storage, display, refuse, skids, bldg. materials, shelving, etc...

Failure to comply with this notice will result in legal action against you and your company in accordance with the laws of Springettsbury Township. Such legal action could include fines as much as \$1,000 per day/per violation.

Your cooperation in this matter will be appreciated.

Sincerely,



Andrew B. Stern  
Director of Economic Development  
Deputy Zoning Officer

Certified Mail – both addressees  
Hand Delivered – York store