



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

Mount Joy Township Zoning Hearing Board Wednesday, June 4, 2025 AGENDA

1. Call meeting to order at 6:00 P.M.
2. Meeting Attendance:
Gregory R. Hitz, Sr. - Chairman
James E. Hershey – Vice Chairman
Robert F. Newton, Jr. - Secretary
Roni K. Clark [Alternate Member]
3. Approve & ratify the minutes of the May 7, 2025 meeting
4. Confirm with the Zoning Officer that the required Public Notice has been published and required signage has been posted
5. Procedural briefing by the Zoning Hearing Board Solicitor
6. Old Business:
 - a. Continuation of Case #250010: Savaland, LLC (350 Old Hershey Road, Elizabethtown).
7. Zoning Case #250010
 - a. Applicant/Landowner: Savaland, LLC/ Giuseppe Ferrarelli
 - b. Property Location: 350 Old Hershey Road, Elizabethtown, PA 17022; Tax Parcel ID #460-70551-0-0000
 - c. Zoning District: R-3 – High-Density Residential
 - d. Variance Request:
 - 1) Chapter 135, Article XXII, §135-216.D – Minimum Lot Size
 - 2) Chapter 135, Article XII, §135-115.H – Maximum Impervious Coverage

The applicant proposes adding a 5th unit to an existing 4-unit apartment building on the property.
8. Zoning Case#250011

Applicant/Landowner: TALCO Home Improvement, LLC/ Moran Estates, LLC

 - b. Property Location: 771 Green Tree Road, Elizabethtown, PA 17022; Tax Parcel ID #461-97916-0-0000
 - c. Zoning District: A – Agricultural
 - d. Special Exception Request:

- 1) Chapter 135, Article IX, §135-83.I to permit a home occupation
- 2) Chapter 135, Article IX, §135-83.J to permit a landscaping business

9. Next regularly scheduled meeting will be held July 9, 2025 beginning at 6:00 P.M.

10. Adjournment