



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors September 15, 2025 @ 7:00 p.m. AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.
2. Roll call of the Supervisors.
3. The Board of Supervisors held Executive Sessions on Thursday, September 4, 2025, Tuesday, September 9, 2025 and again immediately following tonight's meeting to discuss personnel issues. Any official action to be taken based upon discussion held during the Executive Session will occur at an open public meeting.
4. Elizabethtown Public Library:
Deb Drury, Executive Director, Elizabethtown Public Library, will be in attendance to discuss the events at the library.
5. Public Comment:
An opportunity for the public to make comments on items included or not included on the agenda. The Board requests each person to offer comments to state their name and address for the record. All remarks are to be limited to five minutes.
6. Consent Calendar:
 - a. Approve and ratify the minutes of the August 18, 2025 meetings.
 - b. Approve payment of all bills via Bill List #17-2025 in the amount of \$457,045.08; Bill List 17a-2025 in the amount of \$675.00; and Bill List 18-2025 in the amount of \$506,156.06; and ratify the payment of all payrolls for the period of August 8, 2025 through September 4, 2025 inclusive, in the amount of \$41,781.70 which represents two pay periods.
 - c. Authorize the cancellation of the 2025 Assistant Secretary, Assistant Treasurer/Manager's Bond in the amount of \$4,300,000.00
 - d. Personnel: Authorize advertising for an Assistant Secretary.
 - e. Media Presentations: Authorize the purchase of a TV and accessories at a cost not to exceed \$2,000.00 to allow for media presentations in the Township meeting room.
 - f. 2025 Disposition of Records: Adopt a resolution whereby, upon adoption, MJT Board of Supervisors authorize the disposition of certain records in accordance with the Municipal Records Manual approved December 16, 2008, as amended March 28, 2019.
 - g. MJT Non-Uniformed Employee Pension Plan/Fund – 2026 Minimum Municipal Obligation: Approve and ratify the Township Treasurer's transmittal of the 2026 Minimum Municipal Obligation Worksheet to the Pennsylvania Municipal Retirement System for non-uniformed employees.

- h. Klein Mills (1376 Campus Rd) – Phase 1A (Shared); 22-15-FLDP: Approve reduction of Letter of Credit #6000023066, in its current amount of \$327,622.49 to \$246,441.04, as issued by PeoplesBank, a division of Orrstown Bank to guarantee the proper installation of all improvements within the public right-of-way, excluding public sewer and public water facilities, for the 1376 Campus Road land development plan.
 - i. Klein Mills (1376 Campus Rd) – Phase 1A (SFD); 22-15-FLDP: Approve a reduction of Letter of Credit #6000023009, in the amount of \$1,025,243.77 to \$838,750.08, as issued by PeoplesBank, a division of Orrstown Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the 1376 Campus Rd land development plan.
 - j. Duane L. Hernley; 24-02-FSDP: Approve and sign the Deferred Improvements Agreement and the Agreement for Grant of Public Right-of-Way and authorize the Township Solicitor to record the aforementioned documents in/at the Lancaster County Courthouse.
 - k. Brubaker, Bob; 24-21-MLDP: Accept Letter of Credit #2901349665, in the amount of \$132,977.22, as issued by First Citizens Community Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Brubaker land development plan located at 2205 Camp Road.
 - l. Brubaker, Bob; 24-21-MLDP: Approve and sign the Stormwater Management Agreement and Declaration of Easement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
 - m. McMinn, Ryan & Wright, Katherine; 250001-SWMP-MAJ: Accept Letter of Credit #713725, in the amount of \$51,900, as issued by Ephrata National Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the McMinn/Wright stormwater management plan located at 2 Quarry Road.
 - n. McMinn, Ryan & Wright, Katherine; 250001-SWMP-MAJ: Approve and sign the Stormwater Management Agreement and Declaration of Easement, and Agreement Providing for Gant of Conservation Easement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
7. Pennmark – Route 230 Development:
- Pennmark representatives will be in attendance to discuss the following:
- a. Moving the traffic light 400 feet eastbound which means the road will need to be on the land that is currently zoned Agricultural (A).
 - b. Trading of land that is zoned C2 and faces Route 230 for dedicating farmland in the rear.
 - c. Left turn lane on Cloverleaf into proposed Wawa (Wawa is adamant about this)
8. Mount Joy Borough Authority EDU's:
- Authorize the Township Engineer to send a letter to the Mount Joy Borough Authority authorizing the transfer of two hundred thirty-four (234) additional water and two hundred fourteen (214) additional sewer EDU's to Mount Joy Township to prepare for the proposed Traditions of America development.
9. Park Pavilion Rentals:
- Discussion on and, if appropriate, a motion to adopt a resolution whereby, upon adoption, the fees for the reservation of and/or donations for Park, Recreational and Other Public Facilities are established, i.e. Park Pavilion rentals will be \$30.00 for Mount Joy Township residents and \$50.00 for non-residents beginning January 1, 2026.

10. Trash & Recycling Program:

Discussion on and, if appropriate, a motion to adopt a resolution whereby, up adoption, the Policies and Procedures for the Trash and Recyclable Collection and Disposal Program is amended, i.e. the cost of extra service tags, woody waste bags and recycle bins are increased.

11. Rezoning – 2843 Mount Pleasant Road:

Discussion on and, if appropriate, a motion to send the proposed ordinance rezoning the property located at 2843 Mount Pleasant Road from its present classification as Light Industrial District (LI) to Agricultural District (A) to the Lancaster County Planning Commission and Mount Joy Township Planning Commission for review and comment and to schedule a public hearing for November 17, 2025.

12. Municipal Complex:

Discussion on and, if appropriate, a motion to:

- a. Accept the plan, as presented.
- b. Authorize the Township Chairman to sign the proposal from Lancaster Civil Engineering Company, PO Box 8972, Lancaster, PA 17604-8972, in an amount not to exceed \$12,000.00 for engineering services for surveying and basemapping services related to the expansion of the municipal complex.
- c. Discuss different types of funding that are available.

13. Administrative staff reports:

14. Supervisor's reports and comments:

15. Reports: *Written – on file

Administrator
Code Enforcement/Rental Inspections*
Community Development Director
Elizabethtown Area Water Authority*
Elizabethtown Public Library
Elizabethtown Chamber of Commerce
Elizabethtown Regional Sewer Authority*
Engineer
Fire Department Mount Joy
Friendship Fire & Hose Co.*
GEARS

Mastersonville Fire Co.
MESA*
Milanof-Schock Library
Park and Recreation Board*
Planning Commission*
Public Works Department*
Regional Police Department*
Rheems Fire Department Co.*
Sewage Enforcement Officer
Zoning Hearing Board*
Zoning Officer - Permits*

16. Correspondence:

- a. Letter from Nye Consulting Services, Inc., dated August 26, 2025; re: Brand Layer Farm, New CAFO General Permit. (E-mailed to Supervisors 08-29-2025.)
- b. PSATS News Bulletin, August 2025; re: Monthly newsletter. (E-mailed to Supervisors 08-29-2025.)
- c. E-mail from LCSWMA, received August 18, 2025; re: Annual Public Official Meeting. (E-mailed to Supervisors 08-18-2025.)
- d. Letter from Rettew, dated September 9, 2025; re: ERSA – Trunk A interceptor Expansion, General Permit #3 Bank Protection, General Permit #8, Temporary Road Crossings, and General Permit #11, Replacement of Water Obstructions. (E-mailed to Supervisors 09-10-2025.)

- e. Report from Timothy L DeFoor, Auditor General, received September 10, 2025; re: Mount Joy Township Non-Uniformed Pension Plan Compliance Audit. (E-mailed to Supervisors 09-10-2025.)

17. Other Business:

18. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on **Monday, October 20, 2025**, beginning at 7:00 P.M.

19. Adjournment.