

April 9, 2026

Matthew Mandia  
Township Manager  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Via email: matt@mtjoytp.org

Re: Greiner Industrial Park  
Zoning Hearing Application Documents  
LCEC Project No: 25-209



**LANCASTER CIVIL**

★ ★ *engineering company* ★ ★  
*p.o. box 8972, lancaster, pa 17604-8972*  
*www.lancastercivil.com*

Dear Mr. Mandia,

We have received documents submitted for a zoning hearing board application from Pennoni Associates, Inc. for the above-referenced project. The following documents were reviewed by our office:

- Zoning Hearing Board Application dated November 13, 2025
- Overall Site Plan dated November 14, 2025
- Landscaping Plan dated November 14, 2025
- Grading and Drainage Plan dated November 14, 2025
- Utilities and Easements Plan dated November 14, 2025
- Lighting Plan dated November 14, 2025
- Offsite Improvements Plan dated November 14, 2025

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

**Zoning Ordinance**

1. The property is located within the Light Industrial District. A special exception is required for the proposed industrial uses on Proposed Lots #1 and 2 for a building area to exceed 50,000 square feet (135-163.B).
2. A special exception is required for the proposed industrial uses involving uses not referenced in Zoning Ordinance Section 135-162.E (135-163.C).
3. A special exception is required for the proposed industrial park use on Proposed Lot #2 (135-163.E).
4. The minimum lot area shown in the Zoning Information table shall be corrected (135-165.B(1)(c)).
5. The minimum lot width shown in the Zoning Information table shall be corrected (135-165.C(2)).
6. The minimum lot depth requirement shall be added to the Zoning Information table (135-165.D).

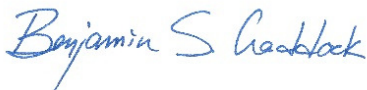
7. The minimum setback requirement for off-street parking, outdoor storage areas, and loading areas shall be added to the Zoning Information table (135-165.E(1)(c), (2), & (3)).
8. The minimum residential eighty foot (80) setback is only applicable to the minimum side and rear yard setback requirements. The Zoning Information table shall be updated to reflect this requirement (135-165.E(4)).
9. A minimum height of five (5) feet and minimum caliper of 2.5" is required for trees within the residential buffer strip (135-166.A(1)). The heights and calipers of the trees used in the buffer strip shown in the Plant Schedule on Sheet 1 of the Landscaping Plan shall be provided for each tree.
10. At least 70% of the total floor area of the industrial park shall be utilized for industrial uses (135-237.C). A note stating this requirement shall be added to the Site Plan for proposed Lot #2.
11. For interior roadways, street trees set on forty-foot centers shall be provided (135-137.G). The interior roadway shall meet this requirement at the retaining wall west of Building #2 on Proposed Lot 2.
12. All required landscaping strips shall be delineated and dimensioned on the plans so that the calculations provided in the Landscaping Requirements notes on the Cover Sheet of the Landscaping Plan can be verified and to confirm the minimum 15' width requirement has been provided (135-299.D(1)).
13. A maximum of 15 consecutive spaces shall be provided between interior landscaping for the parking lot south of Building #1 and the parking lot east of Building #3 (135-299.D(2)(a)).
14. The number of trees provided in the parking lot for Building 1 South shown on Sheet 1 of the Landscaping Plan is inconsistent with the number of trees shown within the interior landscaping on the plans (135-299.D(2)(a)).
15. All areas, including access drives, within the perimeter of the parking lot shall be included in the interior landscaping requirement calculations (135-299.D(2)(a)).
16. The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F).
17. A 25 foot buffer surrounding the wetlands boundary shall be conserved (135-307.B).
18. The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the wetland area, in a form acceptable to the Township Solicitor (135-307.E).
19. All walls shall be located outside any legal easement, unless the holder of the easement notifies the Township in writing that it has granted permission for the retaining wall to be located within the easement (135-315.A(1)). Permission would need to be granted by the Elizabethtown Regional Sewer Authority (ERSA) since they are the holder of the easement.
20. In order to reduce the number of new driveways on collector roads, the developer shall either provide vehicular access from a service road at the rear of the parcels (135-326.A(1)) or provide shared vehicular access that makes use of only one shared access drive onto collector roads (135-326.A(2)).

21. The “Number of Parking Spaces Provided” shown on Sheet 1 of the Site Plan for Building 2 is inconsistent with the number of parking spaces shown on the plans (135-343). The label for the parking spaces adjacent to the Concrete Plaza of Building 1 is ten (10); however, there are nine (9) spaces shown on the plans.
22. Adequate documentation shall be submitted that demonstrates that the proposed off-street loading areas will not interfere with the free movement of vehicles through internal parking areas, walkways, and access drives (135-346.A). Sufficient documentation may include turning exhibits portraying the movement of the largest vehicle that would have access to the site.
23. The peak traffic generated by the development shall be accommodated in a safe and efficient manner or improvements made in order to effect the same (135-383.B(2)). A complete review of the applicant’s Traffic Impact Study has been provided by the Transportation Resource Group (TRG) dated March 18, 2026.

The traffic analysis relies upon the implementation of the transportation improvements identified in the Township’s Act 209 Capital Improvement Plan (see comment #12 of the TRG letter); however, the applicant is not proposing to construct any of these improvements, except perhaps on a “voluntary” basis. As such, the conclusion of the study that the development can be accommodated “with implementation of the recommendations of this report” is incomplete, since safe and efficient operations are contingent upon both the study’s recommended improvements and the assumed Act 209 improvements.

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lancastercivil.com](mailto:bencraddock@lancastercivil.com) or via telephone at 717-799-8599.

Sincerely,



Benjamin S. Craddock, PE, President

**LANCASTER CIVIL**

cc: Justin Evans, Township Assistant Zoning Officer (via email)  
Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)  
Cindy Gonzalez, Assistant Township Secretary (via email)  
Josele Cleary, Esquire, Township Solicitor (via email)  
Christopher Schwab, PE, Transportation Resource Group, Inc (via email)