



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

Tax Parcel # 461-31486-00000

M.J.T.P.C. File No. _____

SUBDIVISION-LAND DEVELOPMENT WAIVER REQUEST FORM

TO: **MJT Planning Commission**

Applicant: Nancy Harris/Weaver Environmental

Property Owner: Isaac S. Lapp

Address: 535 N Church St
West Chester PA 19380

Address: 223 Hossler Rd
Manheim PA 17545

Phone #: 717-423-3550 x 2

Phone #: 717-665-5120

E-mail: nharris@weaverec.com

E-mail: n/a

Location of Project:

2302 Valley View Rd Mount Joy PA

Description of Project:

Demo existing barn and build larger barn. Add manure storage facility and new silos.

See attached letter for more information.

I hereby request a waiver of having to prepare, submit and gain approval of a subdivision/land development plan, pursuant to the provisions contained in/at Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, as amended.

By virtue of my signature upon this form, I hereby acknowledge and agree to reimburse Mount Joy Township for the actual engineering and legal costs, including any inspection costs, incurred by the Township for the review of this waiver request/project.

Signature

Date

Rev. 01-2014



WEAVER ENVIRONMENTAL PARTNERS

BUILT ON TRUST. DRIVEN BY SOLUTIONS. FOCUSED ON IMPACT.

June 18, 2026

Mount Joy Township Planning Commission
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: Request for Waiver of Planning
Jacob Lapp Farm, 2302 Valley View Road, Mount Joy, Pennsylvania

Dear Planning Commission Members:

Jacob Lapp purchased the property located at 2302 Valley View Road, Mount Joy, Pennsylvania on August 14, 2023. Since the time of purchase, Mr. Lapp has been updating the farm and trying to optimize farming practices on this 68-acre tract located in the Agricultural District.

Mr. Lapp wishes to replace the existing, outdated L-shaped dairy barn with a new dairy barn and milkhouse. A round manure storage facility will also be added to capture the manure from the new barn. The new barn will house 53 dairy cows. The existing barn houses 30 cows.

The new barn will be larger than the old barn. The old barn and milk house are 4,050 square feet and the new barn will be 7,280 square feet with a 550 square foot milkhouse. The impact of the new barn will be negligible. There will be no additional traffic, noise or odors from the larger operation. Manure storage must be at least 300 feet from existing offsite houses. The nearest dwelling is over 600 feet from the new barn and manure pit.

With the addition of the manure storage facility, the manure will be collected via underground piping from the barn to the storage. Odors from the dairy operation will be improved. All erosion and sedimentation control measures and best management practices will be followed. The limit of disturbance will be approximately 0.68 acres, well below the threshold for needing an NPDES permit.

The net increase of impervious surface is 1,711 square feet.

The proposed improvements will meet the required setbacks to the man-made wetlands. There will be no impact on the wetlands from the proposed improvements.

WEST CHESTER OFFICE

535 N Church St, West Chester, PA 19380
nick.biondi@weaverec.com

(717) 423-3550

LANCASTER OFFICE

280 S Windy Mansion Rd, Denver, PA 17517
jweaver@weaverec.com



WEAVER ENVIRONMENTAL PARTNERS

BUILT ON TRUST. DRIVEN BY SOLUTIONS. FOCUSED ON IMPACT.

We respectfully request a waiver from Chapter 119 of the Code of Ordinances, Subdivision and Land Development, section 119-12, Land Development, C(3).

Thank you for your consideration.

Sincerely,

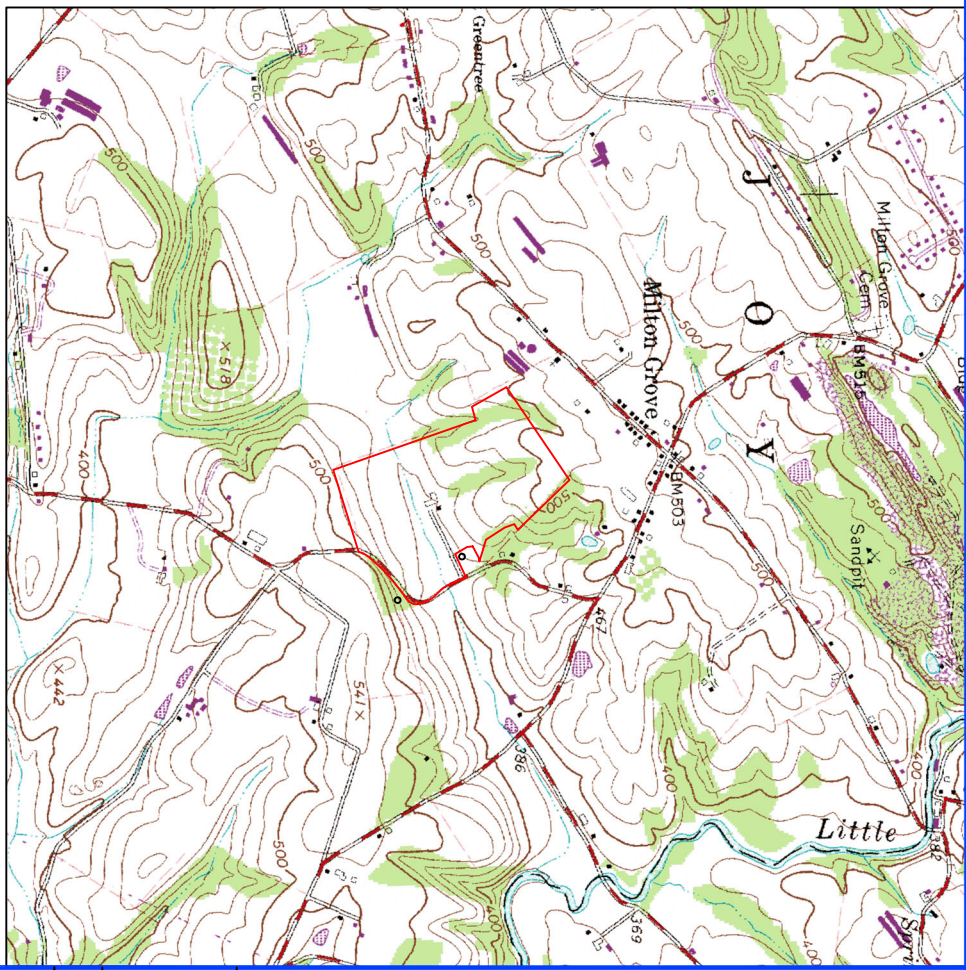
Nancy E. Harris, PE
Project Engineer



EXISTING IMPERVIOUS DEMO
COVERAGE: 9552 SF



	TITLE HOLDER	ACCOUNT #	DEED REFERENCE
1	FREY TERRY L & BELLE M FREY	4610039200000	354#/109
2	BELLER EMANUEL L	4613663000000	05391312



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 2000'

QUADRANGLE)

EXISTING FEATURES LEGEND

SYMBOL	DESCRIPTION
—	ADJACENT PROPERTY LINE
—	PROPERTY LINE
—	RIGHT-OF-WAY
—	SETPACK LINE
—	EASEMENT LINE
—	MUNICIPAL BOUNDARY
—	ZONING BOUNDARY
—	SOIL BOUNDARY
—	ROAD CENTERLINE
—	EDGE OF PARKWAY
—	EDGE OF DRIVEWAY/FIELD LINE
—	FENCE
—	BUILDING
—	CONCRETE
—	CONCRETE WALL
—	EDGE OF WOODS
—	RAIL ROAD
—	MINOR CONTOUR
—	MAJOR CONTOUR
—	TERRACE
—	TERRACE TO BE REMOVED
—	OVERHEAD ELECTRICAL LINE
—	UNDERGROUND ELECTRICAL LINE
—	SANITARY SEWER PIPE
—	STORMWATER PIPE / CULVERT
—	WATER LINE
—	WETLANDS BOUNDARY
—	WETLANDS HATCH
—	STREAM CENTERLINE
—	FLOODPLAIN BOUNDARY
—	FLOODPLAIN HATCH
—	VEGETATED WATERWAY
⊙	UTILITY POLE
⊙	WELL
⊙	SOIL TEST LOCATION
⊙	SOIL PERCOLATION TEST LOCATION
⊙	PROPERTY MARKER
⊙	SEPTIC STRUCTURE
⊙	STORM RISER PIPE
⊙	BENCHMARK

FLOODPLAIN INFORMATION

THE 100-YEAR FLOOD PLAIN IS TAKEN FROM FEMA FIRM (FLOOD INSURANCE RATE MAP)
COMMUNITY-PANEL 42071C019F (04/05/2016)

EXISTING SITE LAYOUT
PRELIMINARY / FINAL
LAND DEVELOPMENT PLAN
FOR
JACOB S LAPP SITE PLAN
AGRICULTURE
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA



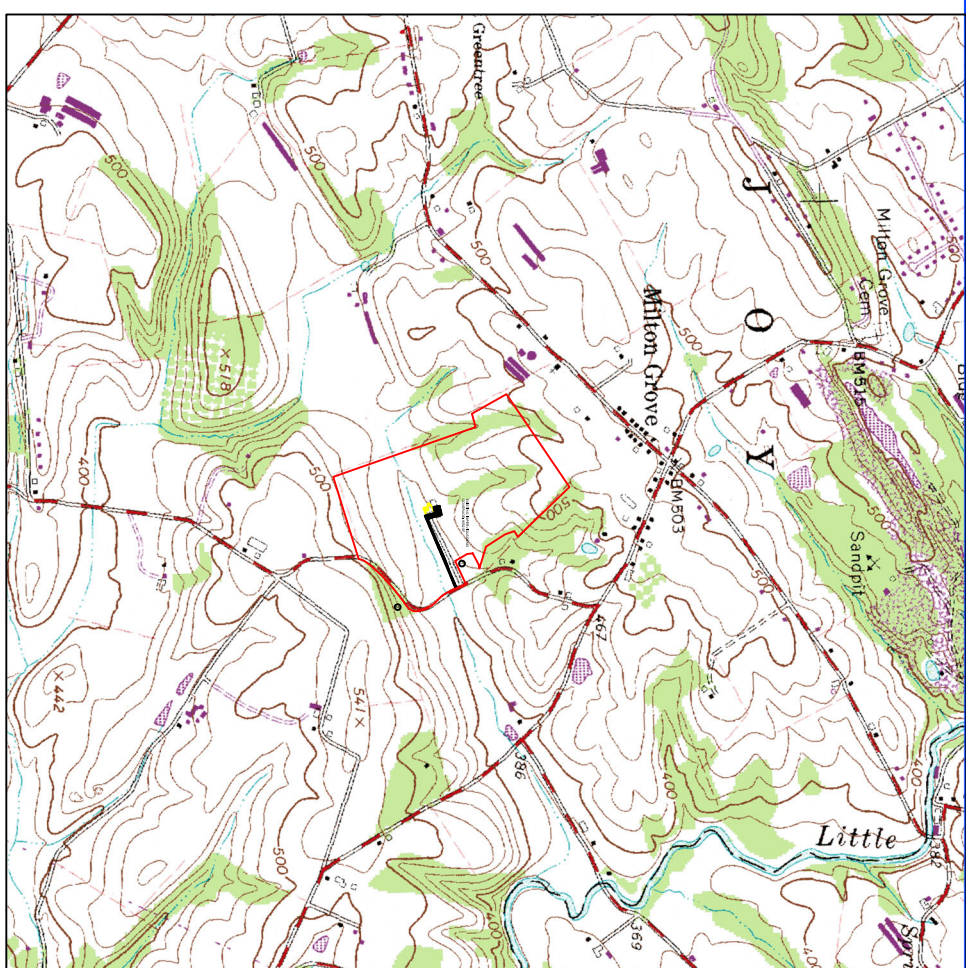
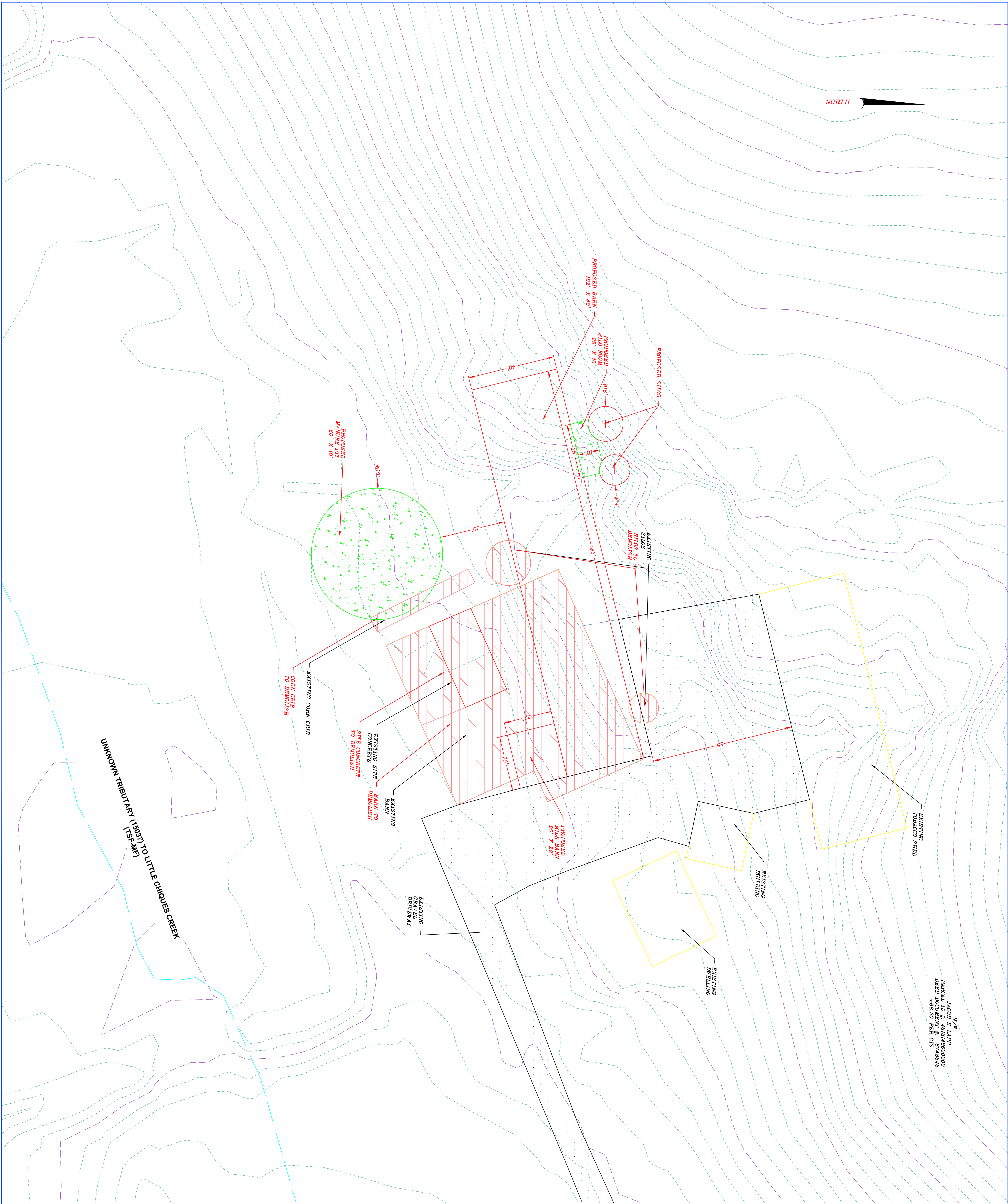
CLIENT
JACOB S LAPP
2302 VALLEY VIEW RD
MOUNT JOY, PA, 17552

DESIGNED BY: OWL	CHECKED BY: TDW
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SCALE: 1" = 20'

FOR WEAVER ENVIRONMENTAL
CONSULTING BY:

[illegible]



LOCATION MAP
SCALE: 1" = 2000'
(USGS ELIZABETHTOWN_PA, PA 7.5 MIN.
QUADRANGLE)

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1	FREY TERRY L & BELLE M FREY	4610039200000	3544/109
2	BELLER EMANUEL L	4613663000000	05391312

PROPOSED FEATURES LEGEND

- | | | |
|--|-----|------------------------------------|
| | LAD | LIMIT OF DISTURBANCE BOUNDARY LINE |
| | R | NIPDES PERMIT BOUNDARY LINE |
| | PS | COMPOST FILTER SOCK |
| | 445 | MAJOR CONTOUR |
| | 443 | MINOR CONTOUR |
| | X | EASEMENT |
| | Z | FENCE |
| | OR | ORANGE CONSTRUCTION FENCE |
| | OE | OVERHEAD ELECTRIC LINE |
| | UE | UNDERGROUND ELECTRIC LINE |
| | SW | SANITARY SEWER PIPE LINE |
| | W | STORMWATER LINE |
| | P | WATER LINE |
| | D | PROPOSED DEMO |
| | C | CLEANOUT |
| | S | STORM STRUCTURE |
| | RIP | RIP RAP APRON |
| | W | WELL |
| | T | TREE |
| | S | SEPTIC MANHOLE |
| | S | SEWER MANHOLE |
| | D | DOWNSPOUT |
| | P | PROPOSED DEMO |
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COMMUNITY-PANEL 42071C0119F (04/05/2016)

PROPOSES SITE LAYOUT
PRELIMINARY / FINAL
LAND DEVELOPMENT PLAN
FOR
JACOB S LAPP SITE PLAN
AGRICULTURE
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA

Weaver
Environmental Consulting, LLC

Weaver Environmental Consulting, LLC
280 S Windy Mountain Road, Denver, PA 17517
Phone (717) 275-0682
Email: weaverec@weaverec.com

CLIENT JACOB S LAPP 2302 VALLEY VIEW RD MOUNT JOY, PA, 17552	
DESIGNED BY: OWL	CHECKED BY: TDW

0'
20'
40'
60'



SCALE: 1" = 20'

FOR WEAVER ENVIRONMENTAL
CONSULTING BY:

[illegible]

July 20, 2026

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

Via email: matt@mtjoytp.org



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

Re: 2302 Valley View Rd (Jacob Lapp)
Land Development Plan Waiver Request
Township Permit No. 26-06-WAIV
LCEC Project No: 25-216

Dear Mr. Mandia,

We have received a land development waiver request from Weaver Environmental Consulting, LLC for the above-referenced project. The submission consisted of the following documents:

- Subdivision - Land Development Waiver request form undated
- Land Development Waiver request letter dated June 18, 2026
- Existing and Proposed site plan dated June 19, 2026

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

Zoning Ordinance

1. Prior to any construction, development, erection, expansion, extension or subdivision of an agricultural use, the landowner shall provide evidence from the Conservation District that a Conservation Plan is being implemented (135-212.D(1)).
2. Prior to any construction, development, erection, expansion, extension or subdivision of an agricultural use, the landowner shall provide evidence from the Conservation District that a Nutrient Management Plan is being implemented (135-212.D(2)).
3. Prior to any construction, development, erection, expansion, extension or subdivision of an agricultural use, the landowner shall provide confirmation from the delegated county or state agency as to whether the activity is regulated as a concentrated animal feeding operation (135-212.D(3)).
4. The applicant shall provide written approval from the Lancaster County Conservation District that the manure storage facility has been designed in accordance with all applicable rules and regulations and that any associated permit has been obtained (135-243.B).
5. The applicant shall provide written certification from a professional engineer that the manure storage system design shall prevent the discharge of manure or contaminate water up to the twenty-five year, twenty-four hour storm (135-243.C).
6. An exterior lighting plan shall be submitted (if exterior lighting is proposed) (135-298.D).

7. Stopping sight distances shall be evaluated and a clear sight triangle provided at the driveway (135-299.E(2) & 119-31.D(12)).
8. Riparian corridors shall be established to include 30 feet on each side of the watercourse, measured from the top of each stream bank (135-306.B). The riparian corridors shall encompass, at a minimum, any wetlands and artificial ponds (135-306.C). 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).

Subdivision and Land Development Ordinance

9. The applicant has requested a waiver of the Subdivision and Land Development Ordinance (Chapter 119, Article III) for the construction of two 92) nonresidential buildings (dairy barn and milkhouse) totaling 7,830 sf at 2302 Valley View Road.

Waiver response: The existing 68.20 acre property has one existing single-family detached dwelling, one existing dairy barn and numerous existing accessory structures (i.e. tobacco barn, corn crib, silos). The dwelling and tobacco shed are to remain and the existing silos, corn crib, and dairy barn are to be removed. The existing dairy barn, which houses 30 cows, will be replaced by the larger, proposed dairy barn, which will house 53 dairy cows. In addition, a manure storage facility is proposed to capture waste from the proposed barn. The net increase in impervious area is 1,711 square feet. The existing cartway for Valley View Road meets the cartway width requirements for local streets outside the designated growth areas (twenty feet with two-foot paved shoulders). The proposed development does not intensify the use of the property, and no increase in traffic is expected to be generated by the construction of the proposed barn. The design engineer stated in email correspondence with our office that a single milk truck is expected every other day and a delivery feed truck is anticipated once per month. In addition, the design engineer stated that there will be no additional employees. Based on these considerations, I have no objections to a waiver of land development for this project.

Stormwater Management Ordinance

10. Prior to any earth disturbance, a plan meeting the requirements of the Mount Joy Township Stormwater Management Ordinance shall be submitted to the Township (113-31.A).

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

Sincerely,



Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Justin Evans, Assistant Zoning Officer (via email)
Patricia Bailey, Assistant Zoning Officer/Township Secretary (via email)
Cindy Gonzalez, Assistant Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Nancy Harris, PE, Weaver Environmental Consulting LLC (via email)

**PROPOSED MOTION FOR A LAND DEVELOPMENT WAIVER
FOR
JACOB LAPP FARM – 2302 VALLEY VIEW ROAD
M.J.T.P.C. File # 26-06-WAIV**

I move that the Township Planning Commission grant a waiver of Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, i.e. plan processing procedure, relating to the requirement to prepare, submit, gain approval of and record a land development plan, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated July 20, 2026.
2. Applicant shall prepare, submit and gain approval of a Stormwater Management Permit in accordance with Chapter 113 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Stormwater Management Ordinance.
3. Applicant shall submit a fully executed agreement providing for the permanent maintenance of the riparian corridor in a form acceptable to the Township Solicitor prior to the issuance of permits.
4. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
5. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF WAIVER REQUEST IMPOSED BY THE
PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**JACOB LAPP FARM – 2302 VALLEY VIEW ROAD
M.J.T.P.C. File # 26-06-WAIV**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on July 27, 2026, upon the approval of a Land Development Waiver for the Jacob Lapp Farm – 2302 Valley View Road, dated June 30, 2026. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer's agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: _____

Signature

Printed Name

Title