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July 22, 2026

VIA EMAIL [JUSTIN@MTJOYTWP.ORG]

Justin Evans, Assistant Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

RE: Elizabethtown Mount Joy Associates, L.P.
Zoning Hearing Board Case No. 240008 – Extension of Relief

Dear Justin:

As you may recall, my firm represents Elizabethtown Mount Joy Associates, L.P. an affiliate of Pennmark Properties (collectively herein “**Pennmark**”), the owner of the approximately 22.12-acre (+/-) tract of land located at the northeast quadrant of the intersection of Cloverleaf Road and State Route 230, further identified as Parcel ID Nos. 461-00486-0-0000 and 461-82176-0-0000 (“**Property**”).

On June 20, 2024, Pennmark submitted an application to the Mount Joy Township Zoning Hearing Board (“**Board**”) seeking a special exception for the proposed development of a retail shopping center on the Property. On July 24, 2024, Pennmark submitted an amendment to its prior application to supplement, amend and address concerns regarding the proposed conditions, along with the resubmission of a revised Traffic Impact Study. By written decision dated September 4, 2024 (“**Decision**”), the Board granted Pennmark’s special exception relief subject to enumerated conditions (“**Conditions**”). A copy of the Decision is attached. The Conditions imposed by the Board were set forth in Applicant’s Exhibit A-14 and were conditions specifically agreed to by Pennmark and Mt. Joy Township as part of a May, 2024 Settlement Agreement (“**Settlement Agreement**”).

In accordance with Section 135-383.B.(7) of the Mount Joy Township Zoning Ordinance, a special exception shall expire if the applicant fails to obtain a zoning permit within one (1) year from the date of authorization. However, the requirements of Section 135-382.B(7) were specifically amended by Paragraph 52.p of the Decision which instead requires that Pennmark record a final plan to enable development under the Decision within two (2) years of the date of the Decision (September 4, 2026).

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On July 20, 2026 the Mount Joy Township Board of Supervisors agreed to amend the Settlement Agreement to extend the timeframe within which Pennmark must record a final plan for an additional one (1) year. Therefore, Pennmark requests that the Board amend its Decision to grant a one-year extension of the timeframe within which Pennmark must record a final plan, up to and including September 4, 2027, to permit the time necessary to obtain the required permits and approvals.

Please place this requested amendment/extension on the Board's agenda for action at its next regularly scheduled hearing date.

Thank you for your attention to this matter.

If you have any questions or require any further information, please contact me at your earliest convenience.

Very truly yours,



Craig R. Lewis

CRL:kds
/attachment