



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Special Meeting of The Mount Joy Township Zoning Hearing Board Thursday, July 16, 2026

- 1) Chairman Gregory R. Hitz Sr. called the special meeting to order at 6:00 P.M. in the auditorium of the Elizabethtown Area School District Middle School, located at 600 East High Street, Elizabethtown, PA.
- 2) Meeting Attendance
 - Members Present: Gregory R. Hitz Sr., James E. Hershey, & Robert F. Newton Jr.
 - Members Absent: NONE
 - Township Representatives: Justin Evans, Assistant Zoning Officer; Josele Cleary, Esq, Township Solicitor
 - Lancaster County Court Reporter: Angela Kilby
 - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas
- 3) Approval of Meeting Minutes

A motion was made by James E. Hershey and seconded by Robert F. Newton Jr. to approve the minutes of the June 11, 2026 meeting. All members present voted in favor of the motion.
- 4) Zoning Case #260001 – Continued from the June 11, 2026 meeting
 - a. Applicant/Landowner: Franklin B. Greiner, Jr.
 - b. Property Location: 2843 Mount Pleasant Road, Mount Joy, PA 17552, Tax Parcel ID #461-89922-0-0000
 - d. Zoning District: (LI) Light Industrial
 - e. Special Exception Requests:
 - (1) Chapter 135, Article XVII, §135-163.B – establishment of an industrial use exceeding 50,000 sf.
 - (2) Chapter 135, Article XVII, §135-163.C – establishment of an industrial use not specifically referenced by §135-162.E
 - (3) Chapter 135, Article XVII, §135-163.E – establishment of an industrial park
 - (4) Chapter 135, Article XXVIII, §135-383.B(7) – extension of time in which to obtain a zoning permit and complete construction

The hearing resumed with testimony from applicant's witness Joshua Hoffman. Attorney Yoder distributed an updated Exhibit A-10 to better reflect the application exhibits and a marked-up site plan as Exhibit A-26. Mr. Hoffman then proceeded with his testimony.

- Access to the site will require a permit from PennDOT. Within that application process, the applicant will work to provide physical barriers restricting turning movements. If necessary, PennDOT will require road improvements to ensure traffic is handled in a safe and efficient manner.
- The landowner will have to dedicate additional right-of-way along the frontage of Mount Pleasant Road and install improvements as required by the Township's SALDO.
- He referenced Exhibit A-9 when detailing internal access management. A shared access point into the site will extend through Lot 1 to Lot 2. Truck traffic will be separated from employees and emergency vehicles; truck parking and passenger vehicle parking are also separated. Each lot has an access point to Mount Pleasant Road and are connected by an internal service road.
- Shipping and receiving will only occur where the dock doors are specified on the plan. Dock doors on buildings 2 & 3 are located on the north side, internal to the site and away from the nearby residences. Homes on

Stauffer Road are zoned Agriculture. There are no dock doors within 600' of a residential zoning district. A 600' radius from the nearest residential structure and two other residential structures are shown on the site plan. All shipping and receiving will take place at least 600' from all dwelling units. Four or five dock doors are situated within 600' of the closest driveway to a residential structure.

- No shipping and receiving will be permitted within 600' of existing residential development from 9:00 pm – 8:00 am. If the Board interprets the ordinance such that driveways are considered “residential development”, the applicant will restrict shipping and receiving from any dock doors located within 600'. Alternatively, minor modifications could be made to the affected building for compliance. This is documented in plan note #15.
- Parking facilities will comply with the access, surface, and location requirements of Section 135-342. They will be paved and located on the same lot as the facility in need of those parking spaces. Building 1 on Lot 1 has parking on each end of the building. 316 spaces are provided for each employee on the largest shift as well as shift overlap. Based on his experience, Mr. Hoffman believes the design provides more than adequate parking capacity. Buildings 2 & 3 on Lot 2 are designed with enough spaces to accommodate warehousing as well as light manufacturing. Trailer storage can be converted to passenger vehicle parking if the use of these buildings warrants.
- As shown on Exhibit A-26, at least 5% of the interior parking area is landscaped in accordance with the ordinance. The exhibit contains markups from the Township Engineer's review, to which Mr. Hoffman responded to each comment. Most of the comments relate to providing additional data and notes related to zoning requirements. Landscaping islands were reduced in size but provided at a greater frequency to break up parking areas. Additional changes were made to the landscaping plan.
- Off-street loading and unloading spaces are designed to meet ordinance requirements. All loading docks are located in the side and rear yards. They are accessed by concrete or bituminous surfaces and surrounded by a 15' minimum landscaping strip with screening. An access drive of at least 24' in width connects the parking areas with Mount Pleasant Road.
- A truck turning exhibit was submitted as Exhibit A-22. It shows maneuvers entering and exiting the site as well as internal to the site. Large vehicles can navigate these routes without crossing the centerline of access drives or the roadway. The truck entrance accommodates multiple trucks on the interior access drive instead of stacking onto Mount Pleasant Road.
- A comprehensive landscape plan was provided as Exhibit 4 to the application. Residential buffer strips are provided with the required landscaping and screening.
- A lighting plan was provided as Exhibit 5 to the application. Mr. Hoffman reviewed the plan to ensure compliance with the ordinance. All parking areas are properly illuminated for night use. All lighting is reflected away from residential development.
- Steep slopes are identified on the existing conditions plan and will be excavated during the course of one construction season. Any disturbed steep slope areas will not be left bare or exposed during the winter and spring season, as required by the NPDES permit. Permanent vegetated cover will be planted within three days of grading. Finished slopes will not exceed 3:1 unless a waiver is requested during the land development process.
- Fill will be stabilized, and retaining walls will be used as identified on the site plan and grading and drainage plans. They will be constructed of durable materials and designed to meet the PA Uniform Construction Code. Retaining walls are located outside of a public street or other legal right-of-way. Walls exceeding 8' in height are set back a minimum of 15' from a lot line of an existing dwelling. Mr. Hoffman walked through the various retaining walls shown on Exhibit A-9, confirming that none will block the view of motorists on a public road or driveway. Design drawings and geotechnical reports will be submitted for each wall during the land development review process.
- Mr. Hoffman confirmed that the site plan will protect watershed areas from soil runoff. A utilities and easements plan is provided as Exhibit A-23, depicting streams and wetland areas. Zoning ordinance requirements for riparian corridors are addressed by the plan's conservation easements surrounding waterways on the subject property. No wetlands were delineated along the stream. An existing pond is

designated as a wetland. They will need to work through the Chapter 105 process with DEP to impact the wetland and mitigate it. A wetland delineation report was submitted with the application as Exhibit 6. A suitable riparian corridor will be planted with additional native plantings in areas where such vegetation does not exist. The applicant will enter into a recordable conservation easement with the Township for the protection of these areas.

Attorney Cluck spoke out against the format of Mr. Hoffman's testimony, which has been responding to Attorney Yoder's leading conclusory questions versus testifying. Mr. Hoffman then continued his testimony.

- Mr. Hoffman confirmed his direct involvement in the preparation of the plans and submittal package, notably as the professional who sealed the plans. He also reviewed the plans and studies prepared by others but under his direction. Sufficient plans, studies, and data have been submitted to support the special exception application for Lots 1 & 2 with credible evidence. He confirmed the plans will be updated if the Board interprets any zoning ordinance sections differently. Additionally, the sketch plan may be revised based on Township staff's comments.
- The proposed use of Lots 1 & 2 can be adequately accommodated with respect to public services including police protection, fire protection, and utilities. A satisfactory police department review is provided as Exhibit A-24. The applicant will provide the police department with the name and telephone number of an emergency contact person prior to issuance of an occupancy certificate or upon change of the emergency contact.
- Two fire departments were provided with plans to review with respect to fire trucks and equipment serving the site, as reflected in Exhibit A-25. No comments were received. All buildings will have automatic fire suppression systems with sprinklers. A fire water tank and pump house will be constructed. A fire mitigation plan will be prepared and reviewed by emergency responders prior to issuance of any occupancy permits. Training can be provided upon request.
- An offsite improvements plan for public water and sewer service was provided with the application.
- Lots 1 & 2 have been properly designed with respect to landscaping, lighting, internal circulation, parking, and buffering.
- Multiple cross sections depict the finished grading elevations and proposed elements at various points on the site. Several areas could be fitted with 2:1 slopes instead of the required maximum 3:1 slopes, though either will have a landscaped berm on top for screening. He identified plants shown in green on the plan, which will be planted on day one at a height of 6-7'. Light gray-shaded symbols depict what those plantings will look like at maturity. Sight lines from several nearby residences as well as from vehicles on Mount Pleasant Road are shown for perspective.
- The applicant is prepared to provide architectural elements on top of buildings 2 & 3 as needed to screen rooftop units.
- Exhibit A-28 details the various design elements used to help safeguard surrounding properties. Topics include access management for trucks, loading areas situated away from existing residences, fire suppression, extension of public utilities, and the creation of Lot 3 for additional buffer area between the site and residential areas. Lighting and landscaping plans were prepared by the appropriate licensed designers. Other reports were prepared by experts to demonstrate compliance.
- The proposed uses on Lots 1 & 2 will not create a significant hazard to the public health and safety such as fire and toxic and explosive hazards. There is nothing unusual or unique about the design that would generate impacts greater than a typical warehouse or industrial development. Additional buffering and access management considerations are above and beyond.

Mr. Hoffman concluded his testimony. Attorney Yoder asked to admit exhibits up through A-28 into the record without objection. Solicitor Cleary cross-examined Mr. Hoffman.

Who is preparing the plans in the future? Mr. Hoffman's CV lists Kimley Horn as his employer but the plans are labelled with Pennoni as the design firm. He oversees the plans, acknowledging Pennoni as his former employer. She noted that the edited plans still state Pennoni. Mr. Hoffman marked up the original plans to submit as an exhibit. The plans were sealed prior to the markups. Future plan submissions will come through him as an employee of Kimley Horn.

The Elizabethtown Regional Sewer Authority Engineer sent Mr. Hoffman a letter submitted as Exhibit A-21. This letter states that capacity is not currently available until an upgrade project is completed. Do you know who is constructing the project? He did not. Solicitor Cleary referenced an agreement between ERSA and Meridian Heights Partners dated April 1, 2026 concerning the project. He was not aware of the agreement or the fact that Meridian Heights Partners is not obligated to proceed if they do not pursue the rest of their development.

If Meridian Heights Partners does not complete the public sewer upgrade, how will sewer service be provided for this project? He did not have a concrete answer but noted that on-lot sewer could be pursued. However, no testing has been conducted. He assumed that the Township prefers public sewer versus on-lot facilities.

Do you recall the Elizabethtown Area Water Authority capacity letter presented as Exhibit A-20, which is dated more than seven months ago and does not guarantee capacity? Yes. Have plans been submitted to EAWA? Not yet. Has the ability to serve letter been updated since the original letter? No. Do you know how much capacity is available? No.

Attorney Cluck cross-examined Mr. Hoffman.

Referencing Exhibit 3 attached to the application, he asked about the date of plan preparation and who prepared it. Mr. Hoffman stated the plans are dated 11/14/2025 and sealed by the surveyor. What company's identity is on the plan? Pennoni. The surveyor who conducted the survey sealed the plan and he was part of preparing it when employed by Pennoni. He began work at Kimley Horn on January 30, 2026.

Exhibit A-18, a letter from the PA State Historic Preservation Office dated March 23, 2026 begins "Dear Submitter". Who is the submitter? An employee who works for Pennoni. What information did Pennoni submit? A survey plan and application, though Mr. Hoffman was unsure of the complete submission package contents. What does "Re: ER Project" in the subject line refer to? Environmental review, though not completely sure. Typically, an environmental permit submission requires a clearance letter from this agency. This step was conducted during the due diligence period and not yet part of a DEP permit submission. What resources are part of this review? Historic and archaeological resources, including buildings and architectural features of historic value. Do you consider this to be an environmental review under Article 1, Section 27?

Attorney Yoder objected to the question since it is a legal matter. Article 1, Section 27 is a State Constitution issue and Mr. Hoffman cannot state how this letter relates to the law. Attorney Cluck revised his question to ask if this is an environmental review. Attorney Yoder objected; Solicitor Henry asked Mr. Hoffman if, in his professional opinion, this letter constitutes an environmental review. Mr Hoffman stated that this is a clearance letter that could have requested an archaeological study or an above-ground resource study. This letter is then used in a Chapter 105 permit application to DEP.

Exhibit A-19 contains zoning data from the site plan. What exhibit in the application did this come from? Sheet CS-1001, the third page in Exhibit 3. You received a letter dated April 9, 2026 from the Township Engineer and certain revisions have been made to that plan sheet, correct? Yes, we marked them up in Exhibit A-26. Does Exhibit A-19 reflect the current data, or does it pre-exist the Township review letter? It is pre-existing.

Exhibit A-20, the EAWA letter dated December 4, 2025 identified earlier is addressed to you at Pennoni. How did you determine the need to request 12,012 gallons of water per day? That flow is based on the estimated number of employees per building multiplied by an estimated flow rate per employee of 13-15 gallons/day/employee for this type of use. How many employees are you projecting? 395 in building 1, 405 in building 2, and 200 in building 3. How did you determine these numbers? ITE trip generation estimates from the traffic study were used to estimate the number of employees per building. This was calculated by dividing the number of employee trips by 2. His professional experience and other industry standards can also be used to check that estimate.

Does Exhibit A-20 confirm EAWA's capacity to serve the proposed buildings? As with most projects, this process begins with a request for an "ability to serve" letter from the water or sewer authority. They must then go through the land development process to design the extension that serves the site. Attorney Cluck referenced paragraph 4 of the letter and asked if it provides a commitment of reservation of any capacity. No. They would go through that process during land development. Is there any guarantee they can provide water? No. This is the first step in the development process.

Exhibit A-21 appears to be identical to application Exhibit 1, correct? Yes. Is this the October 31 letter from Rettew to you at Pennoni? Yes. Attorney Cluck asked to confirm his prior testimony stating that the expansion project would be done well in advance of the project needing public sewer. He confirmed. There is no other documentation regarding

the timing of availability. Mr. Hoffman reached out to ERSA's engineer well in advance of submitting the application and this letter was provided in response. There has not been an update since October.

What exhibit in the application does Exhibit A-22 match? This is the offsite improvements plan submitted as the first sheet in Exhibit 12, labeled as sheets CS7001 & CS7002. Is sheet 9801, truck turning plan contained in the notebook? Is it part of Exhibit 3 to the application? Yes it is. Does sheet CS10701, overall utilities and easement plan, match with the original application plans? Yes.

Are these emails contained in Exhibit A-24? Yes. The email request dated December 5 to Mr. Mayberry and Mr. Bryant of the Regional Police Department references several plan sheets attached to it. What were they? The overall site plan (Exhibit A-9) and overall utilities and easements plan showing the fire water tank and fire suppression system conceptual layout. Attorney Cluck noted the department's December 8 email that they see no police emergency response issue to the provided plans. Other than emergency response, is there anything else the police should be concerned about with this industrial park? Circulation in and out of the facility for emergency responders is about it. What is involved in police response to an industrial park and warehouse? Gate access, office location, guard shack location, and such are considerations.

Exhibit A-25 is the fire department response, correct? Yes. Your original email from December 5 notes the project will be provided with an on-site fire water tank/pump house and that the buildings will contain ESFR systems, which are common to these types of buildings. What is ESFR? Early suppression, fast response. Do the site plans identify the water tank and pump house? Yes, they are located between buildings 2 and 3 and building 1 as noted on Exhibit A-9. What is the capacity? The system will be designed based on the building sizes at a minimum of 150,000 gallons and as large as 250,000. The calculations have not been done at this point. This is not part of the public water demand since the tank water is stored and will be used for fire response.

Attorney Cluck referenced Exhibit A-21 and the sewage demand of 12,000 gallons per day. How did you determine that number? Similar to the estimated water demand, it is based on the number of employees then rounded to an equivalent dwelling unit, which is 52 EDUs. Does that mean there will be no drinking water for employees? The 13-15 gallons per employee includes drinking water and restroom use.

Exhibit A-26 was provided on June 11 and Attorney Cleary asked questions about it. You sealed it on November 14, 2025. Why did you seal it? Because it was submitted with the application and he is the engineer. Why was the plan with red markups not sealed as a revision? Mr. Hoffman noted the intent of Exhibit A-26 was to provide markup responses to the Township Engineer's letter. In a land development process, the plan would be resubmitted to the Township with edits and a revision date. This is just a marked-up version of the plan. Attorney Cluck noted that the site developer testified there was no response to the April 9 review letter. Mr. Hoffman said they reached out to the Township Engineer to discuss the comments. They provided the plan markups as a response as shown in the exhibit.

Attorney Cluck referenced a letter from Kimley Horn dated April 30, 2026 that was provided to him tonight. Why was this not included in Exhibit A-26 on June 11? Attorney Yoder stated it was mistakenly omitted so they provided it tonight. Attorney Cluck asked that general note #16 be read aloud. The language was taken from the Township Engineer's review letter. Township Engineer comment #4 says that the minimum lot area in the zoning information table should be corrected. Was this information corrected? Yes, the chart reflects a 15,000-sf minimum lot size for an industrial park. The label for the other use is correct. The original label for the industrial park's minimum lot size and width were to be corrected and lot depth and setback were to be added.

He asked what the original plan said with respect to the review comments. Attorney Yoder noted for the record that these are zoning ordinance minimum requirements, nothing to do with the plan itself. Mr. Hoffman confirmed there has been no substantial change to the design or performance standards, just a correction of clerical errors and addition of labels. Exhibit A-26 was prepared in conjunction with the response letter dated April 30, 2026. Attorney Yoder objected to the line of questioning regarding the first hearing because the applicant received the Township review letter two hours before that hearing.

How does Exhibit A-27, sheet CS2006 line up with the original application? The landscape cross section plan and cross sections align with the landscaping plan from the application. The cross sections were not in the original submission. What is the date of sheet CS2006 of Exhibit A-27? November 2025, which matches the date in the title block on the other plan sheets. The title block stays constant across the plan set. Mr. Hoffman noted the numbering of the three sheets comprising the landscape sections plan of Exhibit A-27 as CS2006 and CS2007. He confirmed that the plan date

does not necessarily reflect the date on which a sheet was prepared. Do they need to be sealed? The exhibit was not sealed. Attorney Yoder objected to the questioning; Attorney Cluck believed the authenticity and date of preparation is important. Objection was overruled.

Do you intend for the warehouse to be open 24/7? Yes. Do you intend for the use of the industrial park to be 24/7? It has the potential to be. Will this be 365 days a year? It has the potential to be. Will there be operations inside the warehouse building between midnight and 6:00 am? Yes. Shipping and receiving will occur at the dock doors on the west side of buildings 2 & 3. Was an acoustic study prepared with this application? Yes. Did you participate in the acoustic study? He did not prepare that report. His testimony on that topic was limited to the buffering and berms; no opinion on the noise within the buildings.

Mr. Stevens cross-examined Mr. Hoffman.

He noted Mr. Hoffman's prior testimony regarding noise coming from Greiner Industries and the highway. What time of day was that? Approximately 8:30 or 9:00 am; they were on site for a period of time. What were the decibel readings and were they within the zoning ordinance requirements? He did not know. What times of day does the ordinance refer to? He did not know. What type of truck weights and sizes are allowed on the state road? That question is better answered by the traffic engineer, though he noted the process requires Highway Occupancy Permits for the proposed driveways and compliance with state regulations. They are designing the site so trucks cross over Mount Pleasant Road onto Archers Lane. That intersection will be reviewed and approved by PennDOT.

Without assurances from the water and sewer providers, how can you design capacity for fire suppression and other aspects without public water? The intent of the plan is to provide public utilities and fire suppression. Water demand is for daily usage; the fire tank is for storage.

Mr. Stevens called attention to the steep slopes and the potential for a waiver request. How does this affect the health and safety of the community? A waiver has not been requested; the site has been designed with the required 3:1 slope. If the Township grants a waiver during the land development process to construct 2:1 slopes, the berm could be higher.

He asked for clarification on Mr. Hoffman's testimony regarding 24-hour operation. It could be 24 hours, which is typical for these types of facilities. What is the ratio of vehicle parking spaces to employees? Unsure about the question, he reiterated the projected employee counts of 395 for building 1, 405 for building 2, and 200 for building 3.

Mr. Stevens asked to elaborate on the removal of the on-site pond. The pond and a downstream area delineated as wetlands would be impacted by the proposed development and will be part of their Chapter 105 permit. One option is to purchase mitigation credits to offset this impact. Does this consider wildlife impacts? There are approximately 15 requirements to address under that permit application process, including E&S plan approval, PHMC clearances, joint permit application, site plans, Act 14 notices, mitigation plan and alternatives analysis, etc.

Is there a timeframe for follow up with EAWA? There has been no communication since the original coordination, and such a timeframe is tough to estimate without knowing how long the hearing process will take. Sewer and water are concurrent conversations. Who submitted and received the various letters to the authorities? Attorney Yoder objected because the letters have been entered into evidence. Mr. Hoffman requested the letters and they were sent directly to him, as noted therein.

What is a reasonable response time to the water and sewer authority letters? The project is in a process that takes place prior to land development. Follow up typically occurs in the land development phase. Where does the water come from to fill or refill the fire suppression tank? Mr. Hoffman stated he is not the designer for that system. However, the tank is filled initially and some circulation of the water takes place so it does not become stagnant. There is a requirement for the tank to be refilled within a given period of time when utilized. One option is to refill with tanker trucks if not connected to the public water supply. How many gallons and flow is needed? Although tanks for a facility like this are typically 150,000 – 250,000 gallons, this system has not been designed yet but will be sized appropriately.

Ms. Edmond cross-examined Mr. Hoffman.

How many parking spaces are proposed? Building 1 has 319 parking spaces; 316 is required. Building 2 has 335 spaces and building 3 has either 161 or 181. These numbers would accommodate 80% of the estimated total employees plus handle shift overlap.

She referenced cross section 2 on Exhibit A-27, sheet 2 when asking about recent surveyor activity across Stauffer Road. Will the project extend to the other side of the road? Mr. Hoffman has no knowledge of that survey crew and confirmed that this project does not extend there. How will a water tower be buffered? The tower will be located between buildings 2 & 3, which sit higher in elevation than the water tower. The maximum building height is 50', which should block views of the tower. Is there anything that will buffer the view from Grandview Vineyards that sits at a higher elevation? Referencing cross section 1, Mr. Hoffman noted the top of building 3 may be visible but not vehicles and lights on site.

What is the traffic plan in case of an accident on Route 283? The traffic engineer would need to testify to that, acknowledging this is something that could happen. What are your qualifications for judging the impacts on the health and safety of humans and animals? No specific qualifications in that respect, though the design attempts to mitigate external impacts to the greatest extent possible.

Ms. Haines did not have questions for Mr. Hoffman. The Zoning Hearing Board then questioned Mr. Hoffman.

Mr. Newton asked for affirmation of his testimony regarding truck traffic accessing the site via Route 283. He confirmed the route will cross Mount Pleasant Road on Archers Lane to Steel Way to get to and from Route 283. The traffic engineer is working on specific designs to prohibit trucks from turning west from the site onto Mount Pleasant Road. Do you expect all trucks accessing the site to use 283? The traffic engineer will need to answer the question specifically. Are there improvements for the Cloverleaf Road/Steel Way intersection? Although the traffic engineer needs to answer that, he confirmed they must meet requirements of the Township for frontage and intersection improvements.

Mr. Hershey asked why testimony referred to providing additional parking on site during land development if the proposed amount is adequate. He clarified they are providing the maximum for the proposed uses, although something like a manufacturing use may lead to the rearrangement of parking areas from truck parking or another location. Mr. Hoffman believes they overparked the site to be safe. Will any of the proposed retaining walls impact wetland areas? They need a permit to impact one wetland area but are not affecting the stream. The walls are generally on the perimeter of the site, while the pond/wetland is located where a parking lot internal to the site will be.

Attorney Yoder conducted a redirect of Mr. Hoffman.

He clarified the process concerning the utility letters in Exhibits A-20 & A-21, which begins with outreach to the providers in the early stages, correct? Yes. Design then takes place during the land development stage with payment for capacity reservation. Does the first paragraph of the EAWA letter (Exhibit A-20) state the site is in their service area? Yes. Does paragraph 3 say the Authority has the ability to serve? Yes. It is the intent of the applicant to extend the main to the site. Does paragraph 3 of the ERSA letter (Exhibit A-21) speak to the Trunk A Interceptor project anticipated to be completed in 2026? Yes. Is the applicant willing to work with the Authority to make sure the necessary improvements are completed to provide access to the site? Yes. The goal is to use public water and sewer rather than on-lot utilities.

Were you made aware of the Township Engineer's review letter other than finding out about it on the day of the first hearing? No. It was not mailed or sent to the applicant, only posted to the Township website.

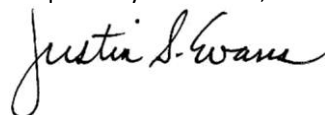
Do the cross sections in Exhibit A-27 depict the landscaping and buffering shown on the original plans? Yes, they reflect the design as submitted. Is it your understanding that the buffers as designed will help meet the Township requirements regarding lighting impacts? Yes.

Attorney Cluck followed up on the questioning. The April 9 letter came up in the June 11 cross-examination of Mr. Nunn, when he was asked if there was a response to the letter. Mr. Hoffman then testified about Exhibit A-26, the marked-up plan in response to the April 9 comments. Why was the April 30 letter not produced during testimony? Attorney Yoder stated that Mr. Hoffman's testimony did not conclude on June 11. Attorney Cluck expressed displeasure in not being able to review the exhibit prior to testimony and effectively conduct a cross-examination. Mr. Hoffman will be made available at a future hearing if Attorney Cluck has further questions specific to Exhibit A-26 upon review.

Upon reaching a stopping point for the night's hearing, Solicitor Henry announced a continuance to Thursday, September 17, 2026 at the Elizabethtown Area School District Middle School Auditorium (600 E. High Street) from 6:00 – 9:00 pm. Additional continuance dates were established for Tuesday, September 22, 2026 and Wednesday, October 14, 2026 at locations to be determined. Attorney Yoder agreed to extend the period of time in which to hold the continued hearing on September 17, 2026.

- 5) A motion was made by James E. Hershey and seconded by Robert F. Newton Jr. to adjourn the meeting at 8:58 P.M. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive style with a large, looping initial "J".

Justin S. Evans
Assistant Zoning Officer

For: Robert F. Newton, Jr., Secretary
Mount Joy Township Zoning Hearing Board