



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Mount Joy Township Board of Supervisors December 19, 2022 @ 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 an Executive Session prior to tonight's meeting to discuss legal matters/potential litigation. Any official action to be taken based upon discussion held during the Executive Session will occur at an open public meeting.
4. Old Business:
  - a. Waste Management – Lancaster Landfill LLC – Zoning Text Amendment Petition Resubmission:
    - (1) Presentation of the Petition for Zoning Text Amendment by representatives of Waste Management.
    - (2) Discussion on and, if appropriate, a motion to accept/deny the petition; authorize preparation and advertising of the ordinance for the Zoning Text Amendment Resubmission submitted by Waste Management – Lancaster Landfill LLC; and forwarding to the Lancaster County Planning Commission and Mount Joy Township Planning Commission for review and comment.
  - b. Panattoni Development Company, Inc. – Warehouses: Update on the proposed ordinance to amend the zoning ordinance to allow for the construction of several warehouses.
  - c. Pennmark – Commercial Development: Update on the proposed ordinance to amend the zoning ordinance to allow for commercial development.
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:

The following agenda items will be acted on by a single motion unless any member of the Board of Supervisors wishes to consider an item separately and for that item to be voted on separately:

  - a. Approve and ratify the minutes of the November 10, 2022 and November 21, 2022 meetings.
  - b. Approve payment of all bills via Bill List #24-2022 in the amount of \$218,042.93; Bill List #25-2022 in the amount of \$364,505.53; and ratify the payment of all payrolls for the period of November 18, 2022 through December 15, 2022 inclusive, in the amount of \$47,076.52, which represents two pay periods.
  - c. Calendar Year 2023 Meeting Dates and Holiday Schedule: Approve the calendar year 2023 meeting dates and holiday schedule and authorize the Township Secretary to advertise the same.

- d. Appointment of Certified Public Accountant: Adopt a resolution whereby, upon adoption, the firm of White, Rudy LLC is appointed to serve as Mount Joy Township's independent auditor for Calendar year 2022 in accordance with the firm's proposal dated September 20, 2022, whereby the scope of the annual audit to be performed of the calendar year 2022 is set forth.
  - e. Park & Recreation Fee-in-Lieu of Mandatory Dedication: Adopt a resolution whereby, upon adoption the Park & Recreation Fee-in-Lieu of Mandatory Dedication is set at \$3,216.00 per dwelling unit or residential lot for park & recreation purposed during the calendar year 2023.
  - f. Fee Schedule: Adopt a resolution whereby, upon adoption, fees for copies of ordinances, maps and various other documents generated for the public are established effective January 1, 2023.
  - g. Rental Registration Program: Adopt a resolution whereby, upon adoption, the fees for the issuance of residential rental unit licenses, the performance of residential rental unit inspections and the administration of the rental property management code within Mount Joy Township are established effective January 1, 2023.
  - h. Short-Term Rental Units Program: Adopt a resolution whereby, upon adoption, the fees for the issuance of zoning permits pertaining to short-term lodging units are established effective January 1, 2023.
  - i. Trash & Recycling Program: Approve the tipping fee increase from \$25.00 per ton to \$35.00 per ton for the use of the Mount Joy Borough composting facility for all woody yard waste, leaf, and Christmas tree disposal for calendar year 2023.
  - j. Messick, Neil & Kristin.: 190098-SWMP-MAJ: Approve a release in Escrow from its current amount of \$1,521.33 to guarantee the proper installation of all improvements excluding public sewer and public water facilities, associated with the stormwater management plan located at 385 Greentree Road.
  - k. Bellia, Salvatore; 210081-SWMP-MAJ: Approve a reduction of Letter of Credit #3756, in its current amount of \$35,575.35 to \$9,666.72 as issued by First National Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the land development plan located at 927 Spring Road.
  - l. Elizabethtown Road Self-Storage; 19-14-FLDP: Approve a reduction of Letter of Credit #7095029, in its current amount of \$83,883.07 to \$17,262.98 as issued by Jonestown Bank & Trust Co. (JBT) to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the self-storage land development plan located along Elizabethtown Road.
  - m. Morris Run (Radio Road); 19-13-FLDP: Approve a reduction of Letter of Credit #13244723, in its current amount of \$452,984.55 to \$292,151.12 as issued by Univest to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the Morris Run land development plan located along Radio Road.
7. 1376 Campus Road – Park & Recreation Fee-in-Lieu:  
Representatives from Catalyst will be in attendance to discuss Park & Recreation Fee-in-Lieu of money required for the property located at 1376 Campus Road.
8. Emergency Medical Services Authority:  
Discussion on and, if appropriate, a motion to enact an ordinance whereby, upon enactment, the intention and desire of the Board of Supervisors of Mount Joy Township to organize an Authority for the purpose of administering emergency medical services on behalf of Mount Joy Township under the Pennsylvania Municipality Authorities Act jointly with the Borough of Elizabethtown and Marietta,

and the Townships of Conoy, East Donegal, Elizabeth, Penn and West Donegal, in Lancaster County; designating the entirety of Mount Joy Township as a service district of the Authority; setting forth and authorizing execution of articles of the incorporation; appointing and fixing the term of the first member of the Board appointed by Mount Joy Township; and taking all other necessary action

9. Mount Joy Township Calendar Year 2023 Budget:

- a. Open public hearing.
- b. Motion to close public hearing
- c. Motion to adopt proposed 2023 Operating Budget as a final budget for fiscal year 2023
- d. Motion to adopt 2023 Tax Rate Resolutions:
  - (1) General Fund purposes – 2.34 mills.
  - (2) Fire Protection purposes – 0.90 mills.

10. Administrative staff reports:

11. Supervisor reports and comments:

12. Reports: \*Written – on file

Administrator*	Milanof-Schock Library
Code Enforcement/Rental Inspections*	Northwest EMS, Inc.*
Elizabethtown Area Water Authority*	Park and Recreation Board*
Elizabethtown Public Library	Planning Commission*
Elizabethtown Chamber of Commerce	Public Works Department*
Elizabethtown Regional Sewer Authority*	Regional Police Department*
Engineer	Rheems Fire Department Co.*
Fire Department Mount Joy*	Sewage Enforcement Officer
Friendship Fire & Hose Co.*	Zoning Hearing Board*
GEARS*	Zoning Officer*
Mastersonville Fire Co.*	

13. Correspondence:

- a. Letter from Gerald G. Cole, Chairman, GEARS Board, dated November 17, 2022; re: Notification that GEARS will pursue funding opportunities to renovate the 2<sup>nd</sup> floor of the GEARS Community Center. (E-mailed to Supervisors 12-07-2022.)
- b. Letter from Scott W. Merryman, PA Department of Labor & Industry, dated December 5, 2022; re: Report of Uniform Construction Code Accessibility Audit completed on March 2, 2022. (E-mailed to Supervisors 12-05-2022.)
- c. Inspection Report from PaDEP, dated December 5, 2022; re: Routine inspection of Lancaster Landfill. (E-mailed to Supervisors 12-08-2022.)

14. Other Business:

15. The reorganizational meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Tuesday, January 3, 2023 beginning at 7:00 p.m. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, January 16, 2023, beginning at 7:00 P.M

16. Adjournment.