

April 5, 2023

HAND DELIVERY

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

**RE: Application of Elizabethtown Mount Joy Associates, LP, to the Mount Joy
Township Zoning Hearing Board; 2395 Main Street
Our reference No. 14393.009**

Dear Mr. Evans:

As you know, I represent Elizabethtown Mount Joy Associates, L.P. and Pennmark Properties (collectively herein “**Pennmark**”), the owner of the approximately 22.12-acre (+/-) tract of land located to the northeast quadrant of the intersection of Cloverleaf Road and State Route 230 (“**Property**”). Pennmark proposes to develop the Property as an approximately 111,000 s.f. (+/-) retail shopping center to include, inter alia, a wawa convenience store with accessory gas pumps, an Aldi’s grocery store, along with additional inline and pad-site retail (“**Proposed Development**”). By letter dated March 8, 2023, Pennmark submitted an application to the Mount Joy Township Zoning Hearing Board seeking the relief necessary to permit the Proposed Development (“**Application**”). Subsequent to filing the Application, Pennmark received letters from the Township’s consultants reviewing the Application. We also had the opportunity to discuss the Application with the Township’s staff. As a result, Pennmark has determined it is appropriate to make certain revisions to its plans for the Proposed Development. The revisions are depicted on the attached plan prepared by DC Gohn, Associates, Inc, entitled “Proposed Site Plan for Mount Joy Town Center”, dated March 30, 2023 (“**Amended Site Plan**”), and include, *inter alia*:

- Removal of proposed Access Drive “A” and in lieu thereof construction of the portion of Norlanco Drive located on the Property and/or on the property owned by Pennmark adjacent thereto. The Amended Site Plan demonstrates consistency with the Township’s official map and would provide the opportunity to connect to the existing cul-de-sac of Norlanco Drive located on the adjacent Property;

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- Revision of proposed Access Drive “D” at its intersection with Cloverleaf Road limiting this access to Right-in/Right-out movements only; and
- Addition of numerous additional pedestrian improvements.

In addition to the Amended Site Plan I am enclosing herewith an Amended Addendum to the Application correcting a couple of noted inconsistencies including, but not limited to the miss-designation of the Cloverleaf Road/Access Drive “A” intersection as being “signalized. Lastly, I am enclosing additional elevations depicting the proposed Wawa convenience store (Exhibit “I”), and the proposed Aldi’s grocery store (Exhibit “J”). Enclosed herewith are six copies of each of the above noted materials.

While the above materials shall be considered an amendment to the Application, the noted revisions do not alter the requested relief. Therefore, we believe the remainder of the materials submitted with the Application remain accurate and relevant to the Zoning Hearing Board’s consideration the Application as amended hereby.

We look forward to presenting the Application, as amended, to the Zoning Hearing Board on May 3, 2023. If you have any questions or require anything further, please contact me at your convenience.

Best Regards,



Craig R. Lewis

cc (via e-mail w/ enclosures): Josele Cleary, Esquire
Penmark Properties