

**Craig R. Lewis**  
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June 20, 2024

**FEDERAL EXPRESS**

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**

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Dear Mr. Evans:

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**"). Development of the Property for the Proposed Development requires special exceptions in accordance with the Mount Joy Township Zoning Ordinance. Therefore, enclosed herewith is an application to the Mount Joy Township Zoning Hearing Board seeking such special exceptions ("**Application**"). The Application consists of an executed form application along with an addendum to Application with noted exhibits. As required, I am enclosing an original and five copies of the Application and supporting materials for your use. I am also enclosing an additional copy of the Application. Please timestamp and return this additional copy in the enclosed self-addressed envelope for my records. Lastly, I am enclosing a check in the amount of \$750.00 representing the required application fee.

As recently discussed, I understand a hearing on the Application will be noticed for July 30, 2024. Please provide a copy of such notice once issued. Please also provide copies of any review letters, memoranda or other materials produced by the Township, its staff and/or consultants concerning the Application.

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If you require anything further, please contact me at your convenience.

Best Regards,

A handwritten signature in blue ink, appearing to read "Craig R. Lewis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Craig R. Lewis

cc (via e-mail w/ enclosures): Penmark Properties

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