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ELIZABETHTOWN, PA 17022
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OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

March 19, 2025

VIA EMAIL

Kimberly Kaufman, Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 3
Our File No. 10221-1

Dear Kim:

We have been provided with a copy of the Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 3 (the “Phase 3 Plan”). The Phase 3 Plan relates to a development now known as Klein Mills and proposes the development of single family detached dwellings, storm water management facilities, and recreational facilities on portions of Lots 3 and 5 created by the Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 1A (the “Phase 1A Plan”) recorded at Document No. 2024-0333-J. The Phase 3 Plan also subdivides Lots 2 and 4 from Lot 5 created by the Phase 1A Plan. This letter will set forth our comments on the Phase 3 Plan.

The Phase 3 Plan includes the entirety of Brooklyn Drive, a street extending southward from Ella Way, making a 90 degree turn, heading westward and terminating in a cul-de-sac turnaround. It also includes an extension of South Conifer Drive extending from Ella Way southward to Brooklyn Drive. The Phase 3 Plan at Sheet 5 includes an area identified as “future right-of-way; area to be maintained by land owners” which extends from Brooklyn Drive to the property line. This area is not designated on other sheets of the Phase 3 Plan. For example, Sheet 15 has South Conifer Drive to its intersection with Brooklyn Drive and no indication of the potential future extension through Lot 5 onto the lands of Daniel Raffensperger. This area should be consistently shown. There should also be notes on the Phase 3 Plan indicating that the developer of the lands of Daniel Raffensperger will have the right to enter upon the area and construct the extension of South Conifer Drive.

The cover sheet of the Phase 3 Plan should be updated to include all recorded plans. For example, the Phase 2 Plan has been recorded, but there is a blank for the recording reference. The Phase 3 Plan should also be updated to correctly indicate the Lancaster County Tax Account

Number for the area being developed, which is now Tax Account No. 460-56627-0-0000. The address is no longer 1376 Campus Road.

The information concerning adjoining property owners should be updated. Meridian Heights Partners, LLC, purchased the land identified as 1925 Sheaffer Road in 2023 by a deed recorded at Document No. 6765985. Sheet 3 indicates that this land is owned by Chiosi, LLC and Schiavoni, Ltd., by a deed recorded at Document No. 6686431. I have not reviewed the other adjoining landowners to determine whether they are correct, but this should be done.

Lot 4 to be created by the Phase 3 Plan is identified as a “pocket park.” Sheet 2 indicates that 1376 Campus Road Associates LLC (“Developer”) will receive a credit of \$50,000 toward the required fee in lieu of dedication of park and recreation land. The Township should confirm that this credit is accurate.

Sheet 2 of the Phase 3 Plan includes a heading Specific Rights of Mount Joy Township. Notes 1 and 2 under this heading relate to “Lot 1 and Lot 9 created by this Plan”. Lot 1 and Lot 9 were created by the Phase 1A Plan, and the apartment dwelling units proposed for Lot 1 and Lot 9 were authorized by the Final Land Development Plan for 1376 Campus Road Phase 1B (the “Phase 1B Plan”) recorded at Document No. 2025-0555-J. These notes should be updated to include a specific identification of the Plan 1A Plan which created those lots and the Phase 1B Plan which authorized development of the apartment buildings.

The Phase 3 Plan will require a Storm Water Management Agreement and Declaration of Easement. The operations and maintenance requirements on Sheet 38 of the Phase 3 Plan must be included as an exhibit. There will have to be a joinder or joinders by mortgagee by the entities holding mortgages against the land shown on the Phase 3 Plan at the time the Phase 3 Plan is approved. There must also be a joinder by Klein Mills Homeowners Association, Inc. (the “Association”).

Sheet 5 of the Phase 3 Plan shows numerous snow easements. There will have to be an Agreement Providing for Grant of Road Maintenance Easement to convey these easements to the Township if the Township accepts dedication of the applicable streets. The Township should confirm that the number and location of these easements are acceptable.

There is a trail shown through Lot 4 which is to be developed with a pocket park. I assume that Lot 4 will eventually be conveyed to the Association. If the public will have the right to use the trail within the pocket park, there should be an Agreement Providing for Grant of Non-Motorized Trail Easement.

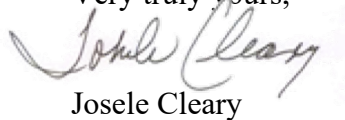
Sheets 14 and 15 of the Phase 3 Plan show an improvement along the tree line at the rear of units 12 through 24 and BMP-001. There is no legend for this item. Is it a permanent or temporary construction fence? If it is a permanent fence, it is located within swales 1 and 2.

Kimberly Kaufman, Township Manager
March 19, 2025
Page 3

The Declaration for Klein Mills has been recorded at Document No. 20246810580. Exhibit F to the Declaration proposes the conveyance of South Conifer Drive from Campus Road to Natalie Drive. There must be an amendment to the Declaration to address the portion of South Conifer Drive from Natalie Drive to Brooklyn Drive and also the eventual extension of South Conifer Drive from Brooklyn Drive onto the lands of Daniel Raffensperger. WE should be provided with that amendment for review.

If you have any questions concerning these comments, please contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Josele Cleary", is written over a light pink rectangular background.

Josele Cleary

JC:sle
MUNI\10221-1(711)\250318\71

cc: Justin S. Evans, AICP, Assistant Zoning Officer (via email)
Patricia J. Bailey, Township Secretary (via email)
Benjamin S. Craddock, P.E. (via email)
Chris Venarchick, RLA (via email)

September 17, 2025

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

Via email: justin@mtjoytwp.org



LANCASTER CIVIL
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Re: 1376 Campus Road
Final Subdivision and Land Development Plan – Phase 3
Township Permit No. 25-05-FLDP
LCEC Project No: 25-100

Dear Mr. Evans,

We have received a final subdivision and land development plan submission from RGS Associates Inc. for the above-referenced project. The submission consisted of the following documents (received August 14, 2025):

- Comment response letter dated July 30, 2025
- Final Subdivision and Land Development Plan (Phase 3) revised July 30, 2025
- Stormwater Management Report for NPDES Module 1 and 2 dated February 24, 2025
- Drainage Areas Maps revised July 30, 2025
- Opinion of Probable Cost (Phase 3 Shared within ROW) dated July 30, 2025
- Opinion of Probable Cost (Phase 3 Single Family) dated July 30, 2025
- Phase 3 Right-of-way Legal Descriptions
- Easement Legal Descriptions

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Subdivision and Land Development Ordinance

1. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
2. All certificates shall be executed prior to final plan approval (119-35.E & 113-41.B).
3. The legal descriptions for Snow Drainage Easement “3C” and Snow Easement F shall be corrected (119-35.E(4)(a)). Please see markups provided under separate cover.
4. A Stormwater Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor shall be executed and recorded (119-35.E(4)(c), 119-56.E & 113-62).
5. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).

6. Financial security shall be provided prior to final plan approval (119-41 & 113-60). The “Soil Amendment and Restoration” cost in the “Shared (Within ROW)” cost estimate shall be corrected. The applicant should clarify whether the “Recreation Improvements” can be removed from the “Shared (Within ROW)” cost estimate, since recreation improvements no longer appear to be proposed as part of Phase 3. The quantities for the 15” SLCP storm pipe shall be corrected. There appear to be multiple line items that are unnecessarily included in both cost estimates (e.g. DW Endwall).
7. Deeds to lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (119-52.L).
8. The area within the future right-of-way shall be included in the deeds of the abutting lots with an easement in favor of the Township and the landowners of the land in which the future right-of-way will extend to permit the use of the future right-of-way for public street purposes should the adjoining lands be developed (119-52.N(1)).
9. The deed shall contain the requirement that nothing shall be placed, planted, set or put within an easement that would adversely affect the function of the easement or conflict with the easement agreement (119-56.B).
10. Recreational areas and facilities shall be provided (119-61). The minimum lot area which shall be dedicated is 2.538 acres (47 dwelling units x 0.054 acre per dwelling unit). The applicant has indicated the intent to provide a fee in lieu of dedicating park and open space. This fee shall be computed and paid prior to approval of the final plan. (119-61.C(2)).

Stormwater Management Ordinance

11. The landscape plan shall include the number of proposed plugs within BMP-001 and BMP-003 shown in the Plug Plant Schedule on Sheet 25 of the plans (113-31.N & 113-37-A.(4)(d)).
12. The “Collar Spacing” in the Reinforced Concrete Anti-Seep Collar detail (10 feet) is inconsistent with the spacing of the anti-seep collars in the I-B7 to EW-B3 vertical profile (113-43.J(5)).
13. The 17” soil media depth shown in the Underdrain Section Detail is inconsistent with 21” soil media depth shown in the Cleanout with Pea Gravel Window detail and the 18” amended soil depths shown elsewhere (i.e. Bio-Retention Facility Standard Detail) (113-43.J(5)).
14. The invert elevation of the 4” PVC Gate Valve in the Bio-Retention Facility Standard Detail (498.50) and the invert elevation of the 4” Dewatering Device in the Basin Outlet Structure (498.83) are inconsistent (113-43.J(5)).

Traffic

15. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. The developer is constructing the Campus Road roundabout in lieu of paying the Impact Fees in accordance with the terms and conditions set forth in the Agreement for Construction of Roundabout.

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lancastercivil.com or via telephone at 717-799-8599.

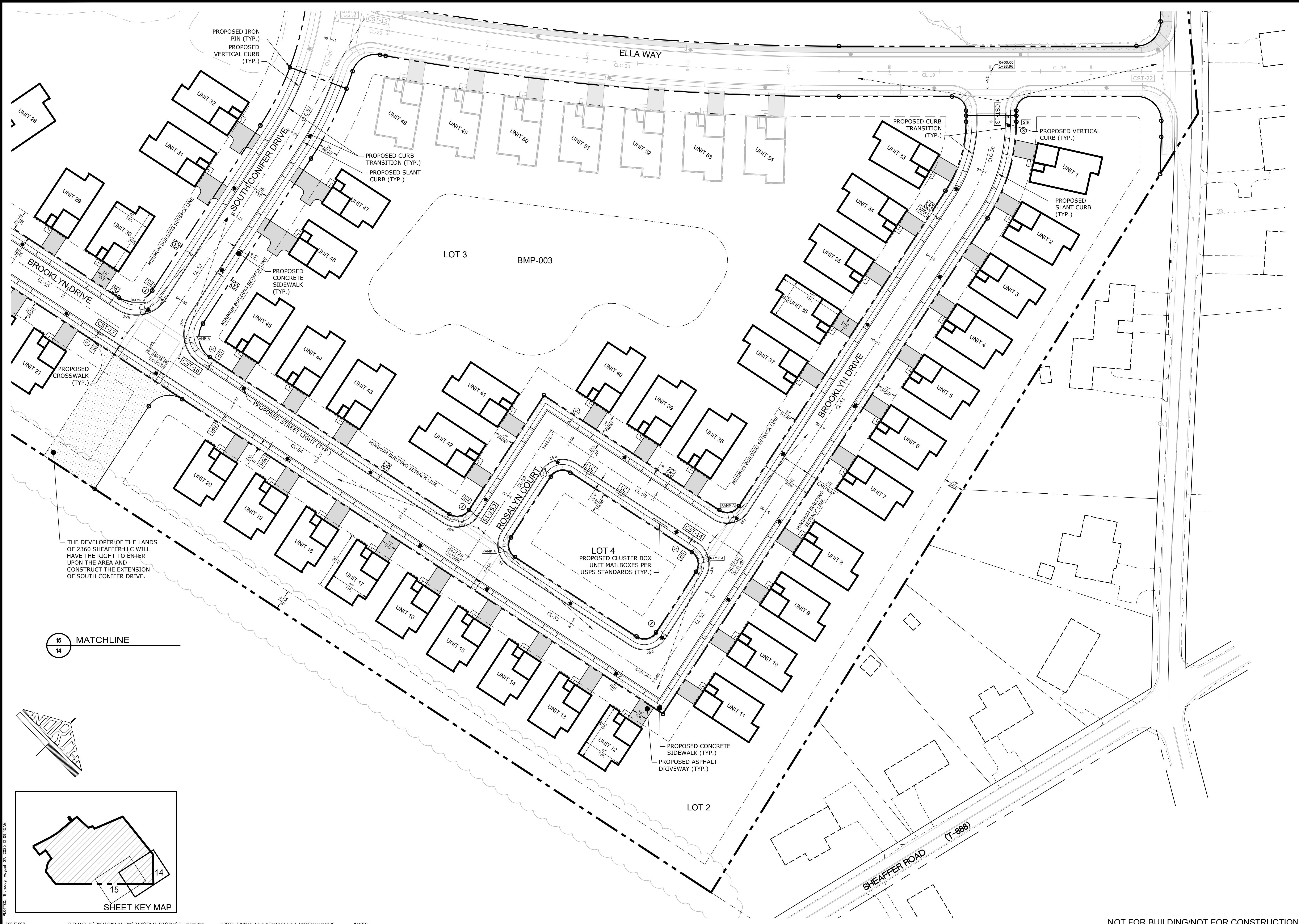
Sincerely,

A handwritten signature in blue ink that reads "Benjamin S. Craddock".

Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Patricia Bailey, Township Secretary/ Assistant Zoning Officer (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Renee Addleman, Planner, LCPC (via email)
Christopher Lincoln, PE Traffic Planning & Design (via email)
Austin Calaman, EAWA (via email)
Michele Powl, EAWA (via email)
Steve Rettew, ERSA (via email)
Abraham King, RETTEW (via email)
Chris Venarchik, RLA, RGS Associates Inc. (via email)
Nick Grandi, RLA, RGS Associates Inc. (via email)
Andy Miller, PE, Catalyst Commercial Development, LLC (via email)

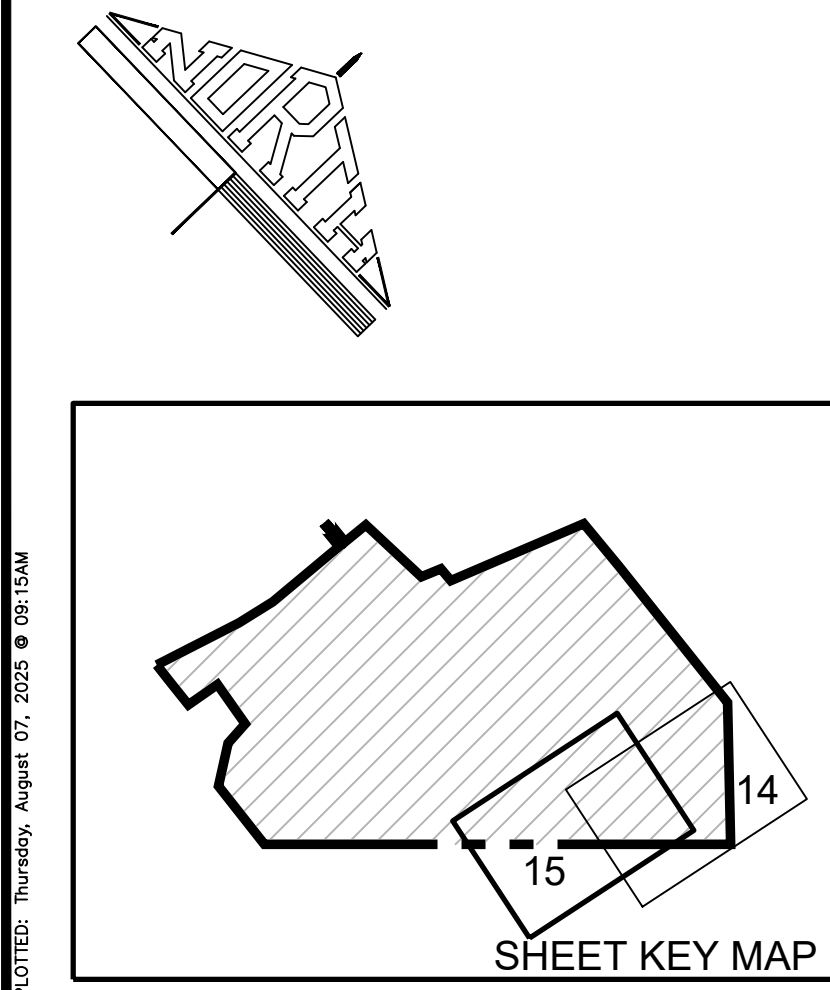
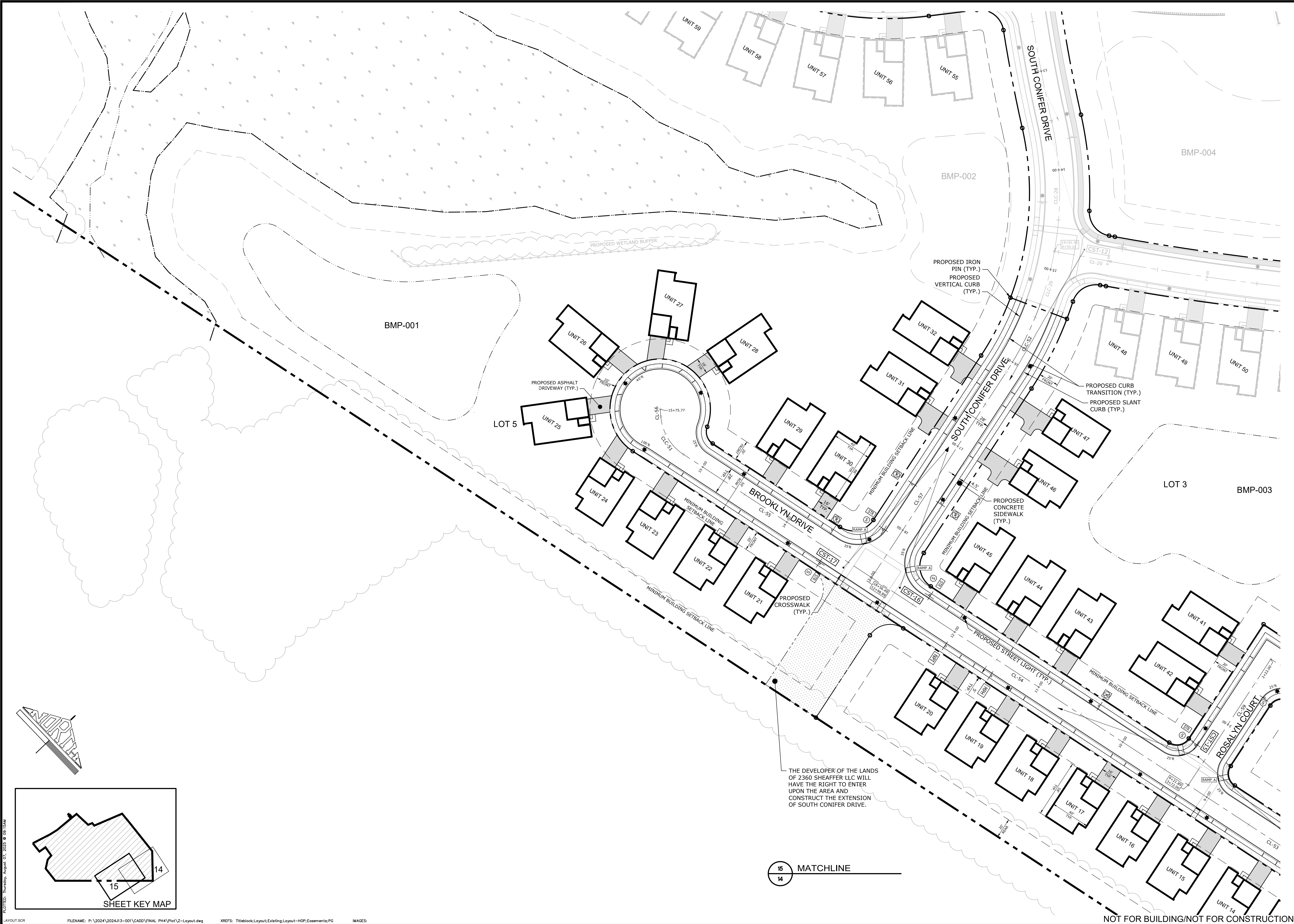


PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		MANAGER CHRIS VEMARCHICK		SEAL	
CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		DESIGN BY NGG		SEAL	
SHEET TITLE LAND DEVELOPMENT PLAN LANCASTER COUNTY, PA		DRAWN BY NGG		SEAL	
DATE: FEBRUARY 24, 2025		CHECKED BY CV		REVISIONS PER TOWNSHIP & WATER AUTHORITY	
PROJECT NO.: 2024/13-001		CHECKED BY CV		REVISIONS PER SEWER AUTHORITY	
LOPC NO.: 21-49-2D		SCALE 1" = 40' 0' 40' 120'		NO BY DATE REVISION	
SHEET NO.: 14 OF 39		NOT FOR BUILDING/NOT FOR CONSTRUCTION			

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ASSOCIATES



15 MATCHLINE
14

NOT FOR BUILDING/NOT FOR CONSTRUCTION

PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		SEAL		SEAL		NO BY DATE		REVISION			
SHEET TITLE LAYOUT PLAN		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		SEAL		SEAL		NO BY DATE		REVISION	
Land Planning Landscape Architecture Civil Engineering 53 West Java Street (717) 715-1338 FAX (717) 335-6977 221 W. Philadelphia Street (717) 864-2015 328 N. Market Street (717) 860-7615 E-mail: info@grassassociates.com www.grassassociates.com		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		SEAL		SEAL		NO BY DATE		REVISION	
DATE: FEBRUARY 24, 2025 PROJECT NO.: 2024/13-001 LOPC NO.: 21-49-2D		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		SEAL		SEAL		NO BY DATE		REVISION	
SHEET NO.: 15 OF 39		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		SEAL		SEAL		NO BY DATE		REVISION	

**PROPOSED MOTION FOR THE FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FOR 1376 CAMPUS ROAD – PHASE 3
M.J.T.P.C. File # 25-05-FLDP**

I move that the Township Planning Commission grant approval of the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (the “Plan”) prepared by RGS Associates, Drawing No. 2024J13-001, dated February 24, 2025, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer’s review letter dated September 17, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated March 19, 2025.
3. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
4. Applicant shall submit a fully executed Agreement Providing for Grant of Road Maintenance Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a fully executed Agreement Providing for Grant of Non-Motorized Trail Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall be submitted and approved prior to the release of the final plan for recording.
6. Applicant shall pay a fee-in-lieu of dedication of recreation land in accordance with §119-61, as modified by the Mount Joy Township Board of Supervisors on December 19, 2022 and November 18, 2024. This fee, as modified, is in the amount of \$79,510.00 due to the removal of the proposed pocket park/tot lot. Applicant shall waive any right to request any refund of such fee is not expended within any required time period.
7. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
8. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
9. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.

10. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

[9/19/2025]

**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**1376 CAMPUS ROAD – PHASE 3
M.J.T.P.C. File # 25-05-FLDP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on September 22, 2025, upon the approval of the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (the “Plan”) prepared by RGS Associates, Drawing No. 2024J13-001, dated February 24, 2025. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer’s agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: _____

Signature

Printed Name

Title



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610.408.9011

September 18, 2025

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

**RE: 1376 Campus Road
Final Subdivision & Land Development Plan – Phase 3 Time to Act
Mount Joy Township
RGS Project No: 2024J13-001**

Dear Justin:

RGS Associates, on behalf of Klein Mills Development, LLC, is providing this letter to grant the township additional time to act on the Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 3. The property is located at 1376 Campus Road and is approximately 129 acres within the R-2 Medium Density Residential Zoning District. We understand the 90-day time to act on the final plan will expire on September 22, 2025. The applicant is working to address review comments for eligibility of plan approval. To ensure adequate time, this letter is provided to extend the time for the township to act on the plan to December 23, 2025

We request that this extension be on the September 22, 2025 Mount Joy Township Planning Commission meeting agenda, if required to obtain the extension.

Thank you for your assistance with this review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'CVenarchick', is written over a light blue horizontal line.

Chris Venarchick, RLA, ASLA
Principal

C: Patricia Bailey, Mt Joy Township
Andy Miller, Klein Mills Development, LLC
Ben Craddock, Lancaster Civil
Claudia Shank, MWN

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