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659 E WILLOW STREET
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717-361-8524

OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

April 17, 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 4
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 4 (the “Phase 4 Plan”). The Phase 4 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 5, 11 and 12 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. This letter will set forth our comments on the Phase 4 Plan.

I received an email from Andrew Miller of Catalyst Commercial Development on April 1 which stated in part:

We are doing a tax sale from our current entity “1376 Campus Road Associate, LLC” to a new entity “Klein Mills Development, LLC”, effective 4/1/2025.

Mr. Miller further requested, “For plans (landowner name, title blocks), applications, please reference this new entity name.”

As of today, the land included on the Phase 4 Plan is still owned of record by 1376 Campus Road Associates LLC. According to the Corporation Bureau website 1376 Campus Road Associates LLC and Klein Mills Development LLC are separate and distinct legal entities. Unless and until there is a deed recorded from 1376 Campus Road Associates LLC to Klein Mills Development LLC, 1376 Campus Road Associates LLC remains the record owner and must execute all documents required for the pending plans. If necessary, 1376 Campus Road Associates LLC can be identified as the record owner and Klein Mills Development LLC can be identified as the developer.

Although the heading of the cover sheet indicates that the Phase 4 Plan is for Phase 4, the title block at the sides of all of the 42 sheets indicates that it is a phase 3 plan. There must be a resubmission having a uniform identification of Phase 4 on every sheet of the Phase 4 Plan.

The cover sheet of the Phase 4 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 4 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.

Sheet 2 of the Phase 4 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 4 Plan will require a Storm Water Management Agreement and Declaration of Easement. The operations and maintenance requirements on Sheet 41 of the Phase 4 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 4 Plan at the time the Phase 4 Plan is approved. There must also be a joinder by Klein Mills Homeowners Association, Inc. (the "Association").

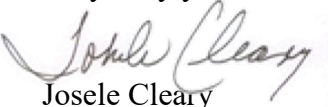
The Phase 4 Plan proposes an extension of the trail system. Sheet 6 of the Phase 4 Plan shows a trail extending southward from the intersection of Sarah Drive and Gianna Drive. There must be an Agreement Providing for Grant of Nonmotorized Trail Easement for the Phase 4 Plan. The Association and all mortgage holders will have to execute joinders.

Sheet 8 of the Phase 4 Plan shows a snow easement for Diane Court on Lot 5. There will have to be an Agreement Providing for Grant of Road Maintenance Easement to convey this easement to the Township if the Township accepts dedication of the applicable streets with joinders by the mortgage holders. The Township should confirm that the location of this easement is acceptable.

Kimberly Kaufman, Township Manager
April 17, 2025
Page 3

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

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(711)\250321\2\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
★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Re: 1376 Campus Road
Final Subdivision and Land Development Plan – Phase 4
Township Permit No. 25-06-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 4) revised July 30, 2025
- Stormwater Management Report for NPDES Module 1 and 2 dated March 7, 2025
- Drainage Areas Maps revised July 30, 2025
- Opinion of Probable Cost (Phase 4 Single-Family) dated July 30, 2025
- Opinion of Probable Cost (Phase 4 Shared within ROW) dated July 30, 2025
- Phase 4 Right-Of-Way Legal Descriptions
- Phase 4 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. 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).
4. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
5. Financial security shall be provided in the amount of \$393,065.57 (Single-Family) and \$680,697.60 (Within Right-of-Way) prior to final plan approval (119-41 & 113-60).

6. 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).
7. 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).
8. Recreational areas and facilities shall be provided (119-61). The minimum lot area which shall be dedicated is 3.510 acres (65 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 (less the approved reduction for Phase 4) shall be computed and paid prior to approval of the final plan (119-61.C(2)).

Stormwater Management Ordinance


9. 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)).

Traffic

10. 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.

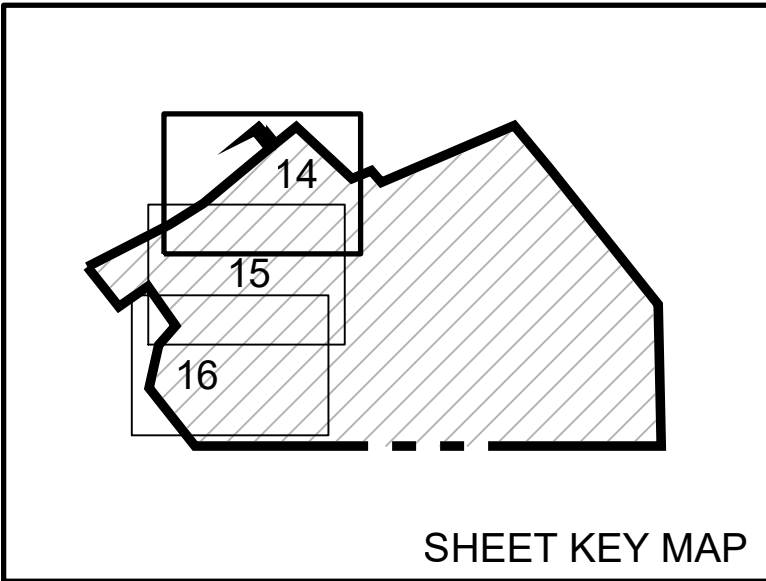
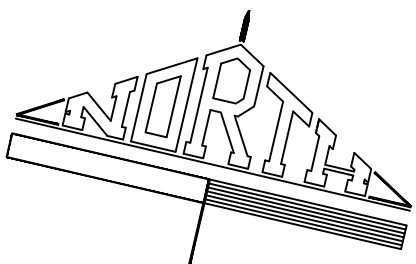
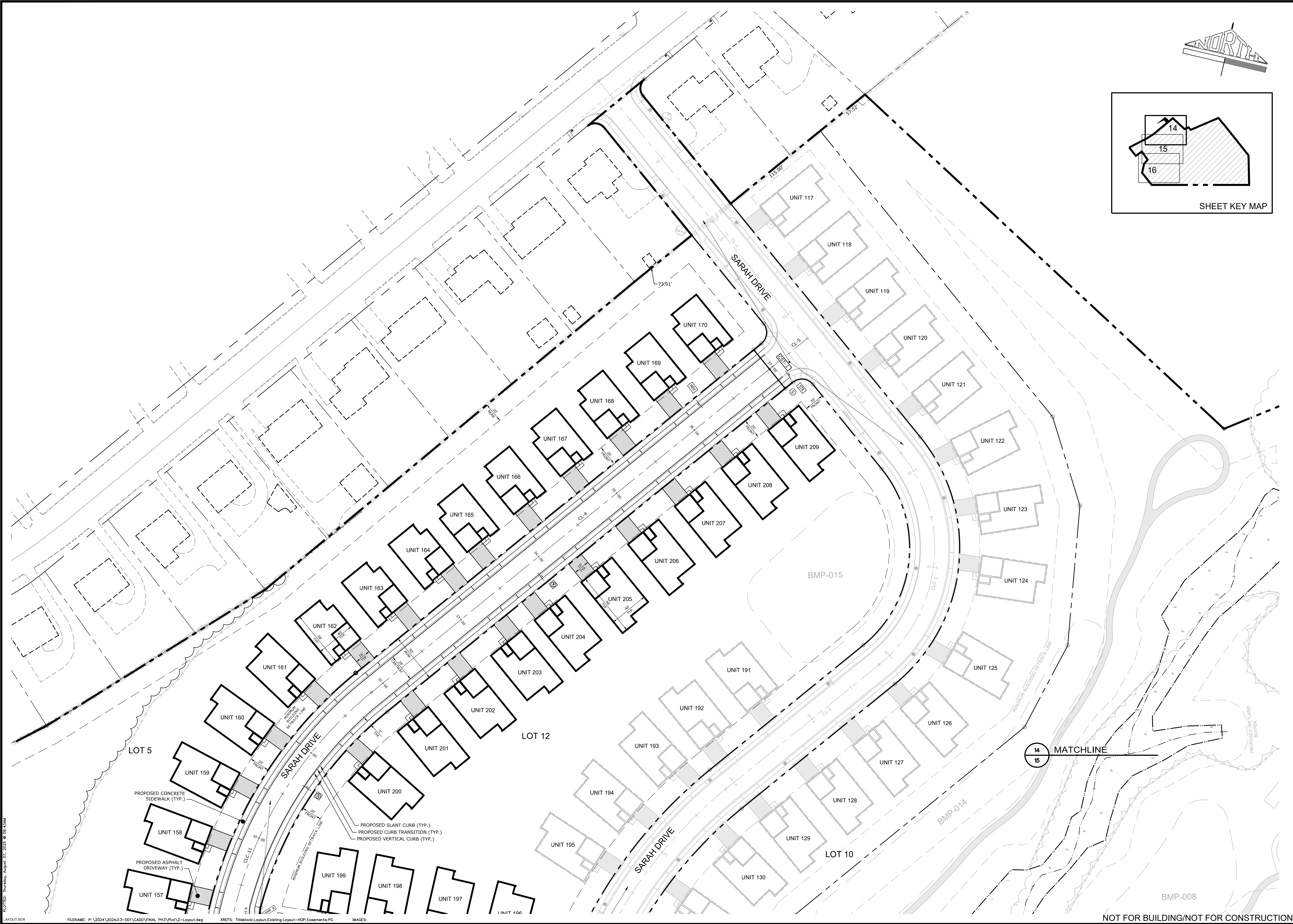
Sincerely,



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)
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 4 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 VENARCHICK DESIGN BY: NGG DRAWN BY: NGG CHECKED BY: CV CHECKED BY: CV		NO BY DATE REVISIONS PER TOWNSHIP & WATER AUTHORITY 1 2 2024-07-30 2024-06-24	
SHEET TITLE LAYOUT PLAN		SHEET TITLE LAND DEVELOPMENT PLAN		SCALE 1" = 40' 0' 40' 120'		SEAL	
Land Planning Landscape Architecture Civil Engineering 53 West Java Street • 11003 (717) 715-3388 FAX (717) 335-6977 221 W. Philadelphia Street (717) 864-0315 (717) 869-7515 E-mail: info@grassrootsinc.com www.grassrootsinc.com		PROJECT NO.: 2024/13-001 LOPC NO.: 21-49-2C DATE: MARCH 7, 2025		ASSOCIATES		SHEET NO.: 14 OF 42	

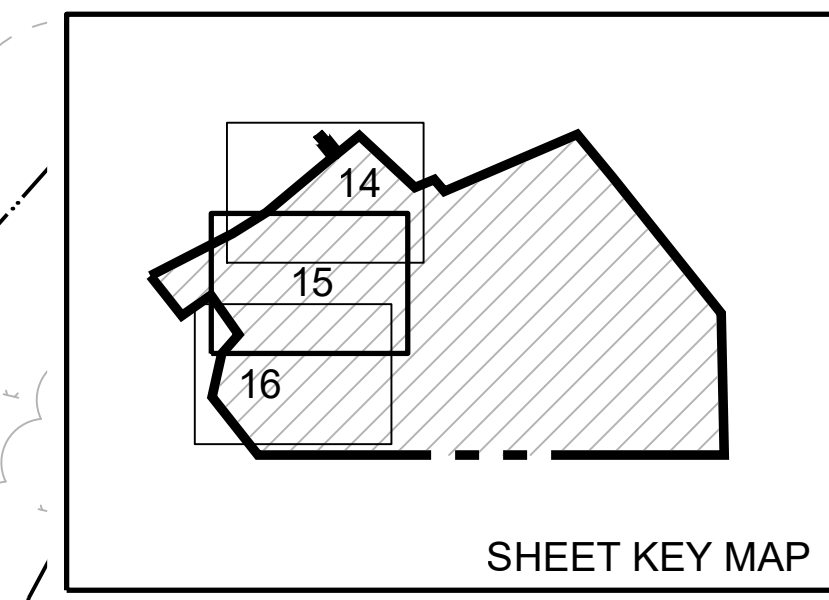
PLOTTED: Thursday, August 07, 2025 @ 09:43AM
LAYOUT SCR

FILENAME: P:\2024\2024J13-001\CADD\FINAL PH3\Plot\2-Layout.dwg

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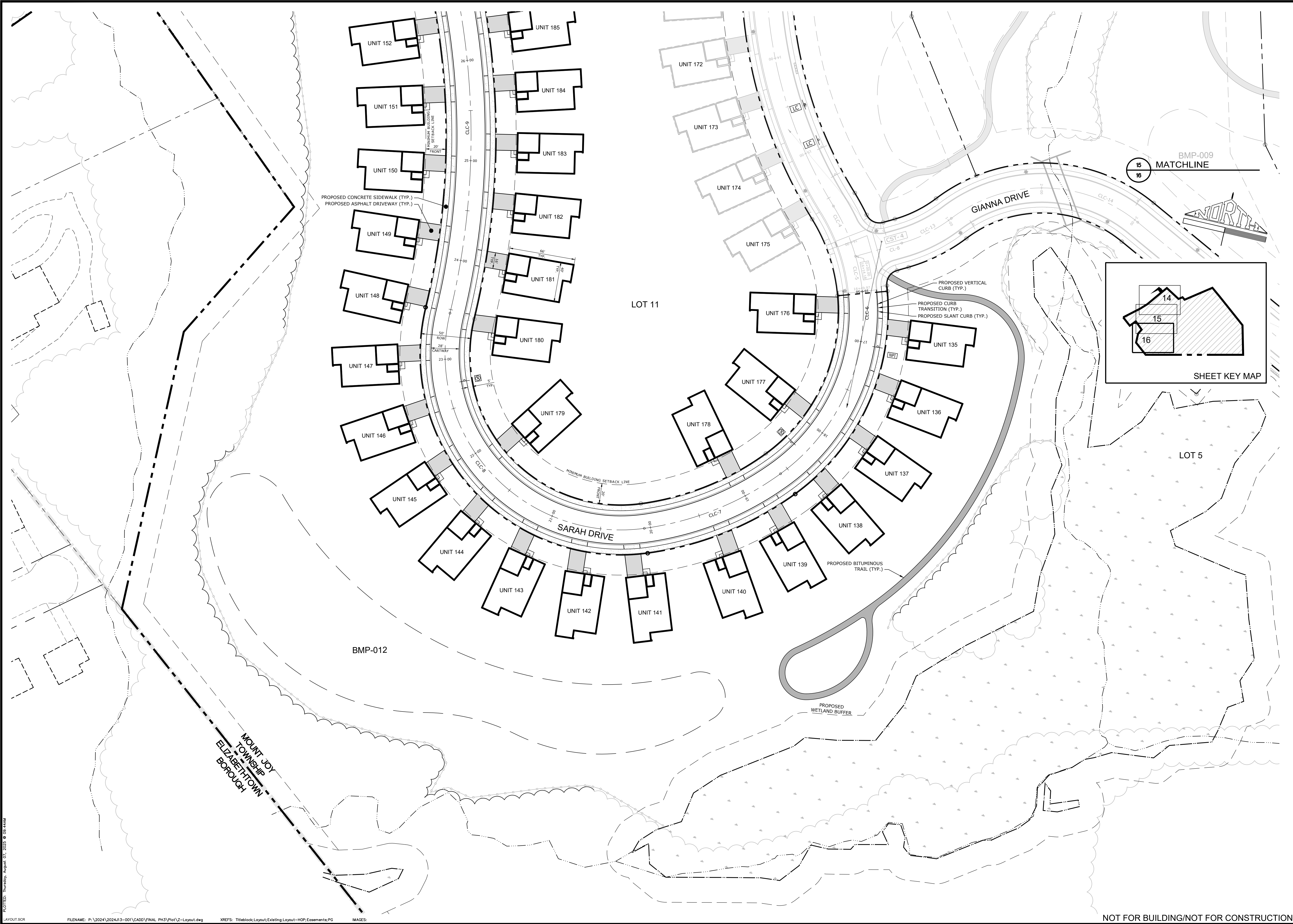
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NOT FOR BUILDING/NOT FOR CONSTRUCTION



<div>REVISIONS</div> <table><tr><th>NO</th><th>BY</th><th>DATE</th><th>REVISION</th></tr><tr><td>2</td><td>JJ</td><td>2025-07-30</td><td>REVISION PER TOWNSHIP & WATER AUTHORITY</td></tr><tr><td>1</td><td>JJ</td><td>2025-06-24</td><td>REVISION PER SEWER AUTHORITY</td></tr></table>		NO	BY	DATE	REVISION	2	JJ	2025-07-30	REVISION PER TOWNSHIP & WATER AUTHORITY	1	JJ	2025-06-24	REVISION PER SEWER AUTHORITY	<div>SEAL</div>	
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<div>PROJECT TITLE</div> <p>1376 CAMPUS ROAD - PHASE 4 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN</p> <p>MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.</p>		<div>CLIENT</div> <p>KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 500 WEST CONSHOHOCKEN, PA 19428</p> <p>MANAGER: CHRIS VEMARCHICK DESIGN BY: NGS DRAWN BY: NGS</p> <div>CHECKED BY: CV CHECKED BY: CV</div>													
<div>LAND PLANNING</div> <p>Land Planning Landscape Architecture Civil Engineering 53 West Java Street (717) 715-1338 FAX (717) 335-8277 221 W. Philadelphia Street (717) 854-2015 (717) 882-7515</p>		<div>SHEET TITLE</div> <p>LAYOUT PLAN</p>													
<div>DATE: MARCH 7, 2025 PROJECT NO.: 2024/13-001 LOPC NO.: 21-49-2C</div>		<div>SCALE</div> <p>1" = 40' 0' 40' 120'</p>													
<div>LANDSCAPE ARCHITECTS ASSOCIATES</div>		<div>NOT FOR BUILDING/NOT FOR CONSTRUCTION</div>													
<div>FILENAME: P:\2024\2024\13-001\CA00\FINAL PH3\Plot\Z-Layout.dwg XREFS: Titleblock;Layout;Existing;Layout-HOP;Easements;PG IMAGES:</div>		<div>LOT 13</div>													

PLotted: Thursday, August 07, 2025 @ 09:43AM
LAYOUT SCR



	DATE: MARCH 7, 2025	
	PROJECT NO.: 2024/13-001	
LOPC NO.: 21-49-2C		
SHEET NO.: 16 OF 42		
Land Planning Landscape Architecture Civil Engineering 53 West Java Street • 11003 (717) 715-1388 FAX (717) 335-6977 221 W. Philadelphia Street (717) 864-2010 328 N. Market Street (717) 589-7615 E-mail: info@rgsassociates.com www.rgsassociates.com		
PROJECT TITLE 1376 CAMPUS ROAD - PHASE 4 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.		
CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184	MANAGER: CHRIS VENARCHICK DESIGN BY: NGG DRAWN BY: NGG CHECKED BY: CV CHECKED BY: CV	
SEAL	SEAL	SCALE 1"= 40' 0' 40' 120'
NO BY DATE REVISION		
2 JI 2025-07-30 REVISIONS PER TOWNSHIP & WATER AUTHORITY		
1 JI 2025-06-24 REVISIONS PER SEWER AUTHORITY		

**PROPOSED MOTION FOR THE FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FOR 1376 CAMPUS ROAD – PHASE 4
M.J.T.P.C. File # 25-06-FLDP**

I move that the Township Planning Commission grant approval of the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 4 (the “Plan”) prepared by RGS Associates, Drawing No. 2024J13-001, dated March 7, 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 April 17, 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 \$85,211.00. 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 4
M.J.T.P.C. File # 25-06-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 4 (the “Plan”) prepared by RGS Associates, Drawing No. 2024J13-001, dated March 7, 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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York, PA 17401
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HARRISBURG
P.O. Box 841
Camp Hill, PA 17001
717.599.7615

PAOLI
41 Leopard Rd.
Suite 300
Paoli, PA 19301
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 4 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 4. 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,

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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