



# MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

## Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.:	<b>25-11-LLCP</b>	Date of Receipt/Filing:	<b>July 18, 2025</b>
School District:	<b>X Donegal</b>		Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

### Plan & Project Information

Plan Name:	<b>Lot-line Change</b>		
Plan No.:	<b>1212-004</b>	Plan Date:	<b>07-07-2025</b>
Location:	<b>1607 &amp; 1759 Harrisburg Ave., Mount Joy</b>		
Property Owner:	<b>Vistablock Westmount, LLC c/o Vistablock, LLC, Attn. Brandon Conrad, CEO</b>		
Owner Address:	<b>150 Farmington Lane, Lancaster, PA 17601</b>		
Telephone No.:	<b>(717) 682-8775</b>		
E-mail:	<b>brandon@vistablock.com</b>		
Deed Reference:	<b>6682246 &amp; 5594/178</b>	Tax Parcel No.:	<b>461-15182-0-0000 &amp; 461-60955-0-0000</b>
Plan Type:	<input type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
	<input checked="" type="checkbox"/> Lot Line Change	<input type="checkbox"/> Minor Agricultural or Land Development	
Description:	<b>Proposing a lot-line change between two subject parcels. Change will involve the conveyance of 1.8-acres from Parcel C to Parcel B. The resultant lot areas will be 16.20-acres for new Lot 1 and 3.52-acres for new Lot 2.</b>		
Zoning District:	<b>R-2 Medium Density Residential District</b>		
Is a zoning change necessary?	<b>No</b>	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	<b>No</b>	If yes, attach ZHB decision.	
Total Acreage:	<b>19.904 - Gross Acres for both parcels</b>		
Name of applicant (if other than owner):			
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	<b>ELA Group, Inc.</b>		
Address:	<b>4139 Oregon Pike, Ephrata, PA 17522</b>		
Phone No.:	<b>717-626-7271</b>		
Person responsible for plan:	<b>Brent Good, RLA</b>		
E-mail:	<b>bdgood@elagroup.com</b>		

♦ SUPERVISORS ♦ PARK & RECREATION BOARD ♦ PLANNING COMMISSION ♦ ZONING HEARING BOARD

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022

PHONE (717) 367-8917 -FAX (717) 367-9208

[www.mtjoytp.org](http://www.mtjoytp.org)

### Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
<b>Total #</b>	<b>2</b>	<b>1</b>	Mixed Use		
Agricultural			Single Family Detached	<b>1</b>	<b>1 Exist</b>
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other: Exist. cultivated field w/ pole barn	<b>1</b>	<b>N/A</b>
Total Square Feet of Ground Floor Area (building footprint):			<b>4,000 SF Pole Barn, 1,506 SF Single-Family</b>		
Total Square Feet of Existing Structures (all floors):			<b>4,000 SF Pole Barn, 3,006 SF Single-Family</b>		
Total Square Feet of Proposed Structures (all floors):			<b>N/A</b>		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			<b>N/A</b>		
Linear feet of new street:			<b>N/A</b>		
Identify all street(s) not proposed for dedication:			<b>N/A</b>		

### Type of water supply proposed: **N/A**

	Public (Live)		Community
	Public (Capped)		Individual

### Type of sanitary sewage disposal proposed: **N/A**

	Public (Live)		Community
	Public (Capped)		Individual

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.



o.b.o. Owner

July 18, 2025

Signature of Landowner of Applicant

Date

RECEIVED

Sep 03 2025

MOUNT JOY TOWNSHIP

**WAIVER REQUESTS**  
**FOR**

**Lot-Line Change Plan**

1607 & 1759 Harrisburg Ave.

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA

July 18, 2025

Rev. September 3, 2025

**As to the Mount Joy Township Subdivision and Land Development Ordinance and on behalf of the Owner, the following two (2) Waivers are respectfully requested:**

1. Sec. 119-23.B Multiple Plan Applications

The Lot-Line Change Plan is a simple plan and with its approval and recording the involved property owners can execute a pending agreement sooner than later to transfer land area. This execution will allow deed transfer before the separate and more complicated Preliminary and Final Plans are approved. This Lot-Line Change directly correlates with the overall subdivision and final design and will not hinder the Preliminary or Final Plan's approval.

2. Sec. 119-52.J (3)(a) Improvements of an existing road along a Subdivision

Parcel C, proposed Lot 2, at 1759 Harrisburg Ave. has existing 169' road frontage with no other road improvements nearby. Harrisburg Avenue (SR 4018) is classified as a Collector Road without on-street parking. The existing 60' (30' from C.L.) right-of-way complies with the Ordinance but there is no curb or sidewalk in the vicinity. The road cartway is required to be 28' wide with curbing. The existing cartway is approximately 28' without curb or sidewalk. Any required curb and sidewalk for only 169' would be fragmented from the remainder of the roadway. Therefore, with the simple lot-line change proposed, we respectfully request a deferral of road frontage improvements.



# LOT LINE CHANGE PLAN

## FOR WESTMOUNT

MOUNT JOY TOWNSHIP - LANCASTER COUNTY - PENNSYLVANIA

### CERTIFICATE OF ACCURACY (SURVEY)

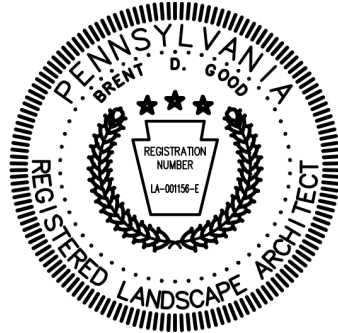
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 114, SUBDIVISION AND LAND DEVELOPMENT,

\_\_\_\_\_, 20\_\_\_\_

### CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 114, SUBDIVISION AND LAND DEVELOPMENT,

SEPTEMBER 3, 2025



### PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON \_\_\_\_\_, 20\_\_\_\_, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. \_\_\_\_\_ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 114, SUBDIVISION AND LAND DEVELOPMENT.

\_\_\_\_\_  
\*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

### LANCASTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON \_\_\_\_\_, 20\_\_\_\_, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN L.C.P.C. FILE NUMBER \_\_\_\_\_. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

### CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION - CORPORATION

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ BEING \_\_\_\_\_ OF \_\_\_\_\_ WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE \_\_\_\_\_ OF THE PROPERTY SHOWN ON THE PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_

### CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION - INDIVIDUAL

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO BEING DULY SWORN OR AFFIRMED ACCORDING TO THE LAW, DEPOSES AND SAYS THAT HE IS THE \_\_\_\_\_ OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_

### UTILITY LISTING

CONTACT PA ONE CALL AT 1-800-462-1776 FOR  
INDIVIDUAL UTILITY TELEPHONE NUMBERS.  
AT&T  
1100 3RD AVE  
ALTOONA, PA. 16602  
PAT SUTTON  
PS4364@ATT.COM

COMCAST  
334 BALTIMORE RD  
SHIPPENSBURG, PA. 17251  
WILLIAM MAYS  
william\_mays@cable.comcast.com

ELIZABETHTOWN AREA WATER AUTHORITY  
211 W HUMMELSTOWN STREET  
ELIZABETHTOWN, PA. 17022  
DEB BECKER

ELIZABETHTOWN REGIONAL SEWER  
AUTHORITY  
295 ERSB DR  
ELIZABETHTOWN, PA. 17022  
STEVEN RETTEH  
stevens@ersa.org

FIRST ENERGY PENELEC  
21 S MAIN ST  
AKRON, OH. 44308  
CARA WARREN  
CARAHWARREN@FIRSTENERGYCORP.COM

VERIZON BUSINESS  
FORMERLY MC1400 INTERNATIONAL  
PARKWAY  
RICHARDSON, TX. 75081  
DEAN BOYERS  
investigations@verizon.com

MOUNT JOY TOWNSHIP  
LANCASTER COUNTY  
8095 ELIZABETHTOWN RD  
ELIZABETHTOWN, PA. 17022

### ZONING DATA

ZONING DISTRICT: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

AREA AND BULK REGULATIONS:  
(PER SECTIONS 135-105, 135-106, 135-216 AND 135-262)

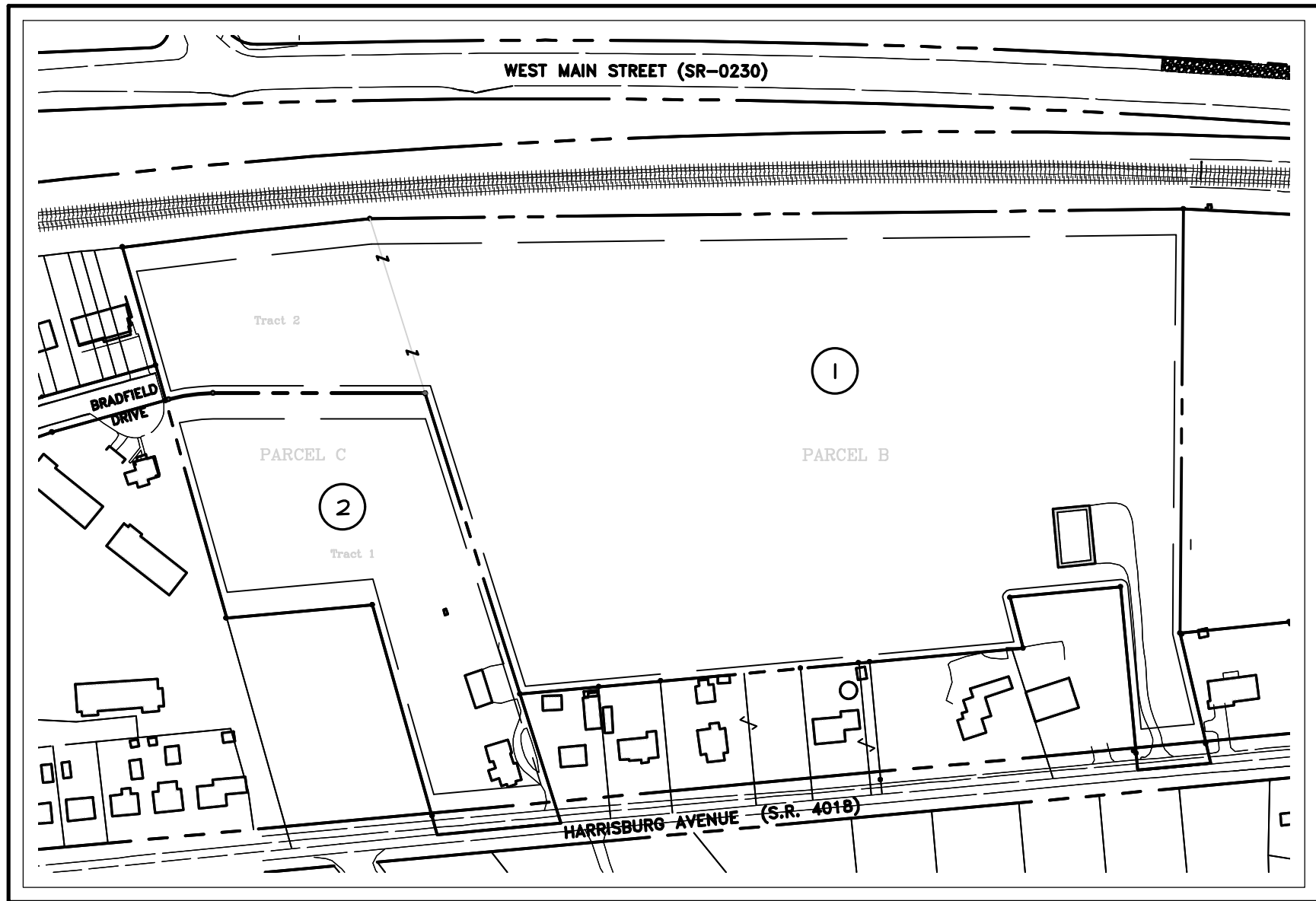
BUILDING SETBACKS	
FRONT:	25 FEET, 40 FEET FOR ACCESSORY BUILDING
SIDE:	10 FEET FOR SINGLE-FAMILY DETACHED
SIDE:	20 FEET FOR SINGLE-FAMILY ATTACHED
SIDE:	35 FEET FOR APARTMENTS
SIDE:	6 FEET FOR ACCESSORY BUILDING
REAR:	35 FEET, 6 FEET FOR ACCESSORY BUILDING
MAXIMUM IMPERVIOUS COVERAGE:	30% FOR APARTMENTS
MAXIMUM BUILDING COVERAGE:	60% FOR TOWNHOUSES
MAXIMUM BUILDING HEIGHT:	25%
MINIMUM LOT AREA	35 FEET, 20 FEET FOR ACCESSORY BUILDING
SINGLE-FAMILY:	
APARTMENT:	15,000 S.F.
TOWNHOUSES:	20,000 S.F. FOR 3 UNITS, 6,000 S.F. FOR EACH ADDITIONAL UNIT
MINIMUM LOT WIDTH	3,000 S.F. PER DWELLING UNIT 1/4 MIN. 2 ACRE TRACT
SINGLE-FAMILY:	
APARTMENTS:	75 FEET
TOWNHOUSES:	100 FEET
MINIMUM LOT DEPTH	20 FEET PER DWELLING UNIT W/ MIN. 150' LOT WIDTH
SINGLE-FAMILY/APARTMENTS:	
TOWNHOUSES:	125 FEET
MINIMUM INTERIOR BUILDING SEPARATION	120 FEET
ON COMMON LOT (TOWNHOUSES)	
FRONT TO REAR:	70 FEET
END WALLS:	35 FEET
END WALL TO REAR OR FRONT:	35 FEET
MINIMUM INTERIOR BUILDING SEPARATION	
ON COMMON LOT (APARTMENTS)	
PARALLEL FACES:	100 FEET*
END WALLS:	30 FEET
90° END WALLS:	15 FEET
END WALLS & FACES:	30 FEET

\* MAY BE REDUCED BY 10 FEET IF OBLIQUELY ALIGNED

### SITE DATA

OVERALL SITE AREA:	14.904 ACRES (GROSS) (PARCELS B & C DEED AREAS)
EXISTING / PROPOSED USES:	PARCEL B: CULTIVATED FIELD W/ POLE BARN PARCEL C: SINGLE-FAMILY RESIDENCE
NUMBER OF LOTS:	2
LOT AREAS PROPOSED	
LOT 1:	16.20 ACRES (NET)
LOT 2:	3.52 ACRES (NET)
UNITS OF OCCUPANCY/DENSITY	
LOT 1:	0 / N/A
LOT 2:	1 / 0.28 DU/AC
SANITARY SEWER:	PUBLIC
WATER:	PUBLIC

PROPOSED LOT DATA				
LOT	LOT AREA	LOT COVERAGE	BUILDING COVERAGE	LOT WIDTH
LOT 1	16.20 AC NET (105,141 S.F.)	1.7% (11,815 S.F.)	0.6% (4,017 S.F.)	43 FEET
LOT 2	3.52 AC NET (153,281 S.F.)	4.4% (6,732 S.F.)	4.4% (6,732 S.F.)	168 FEET



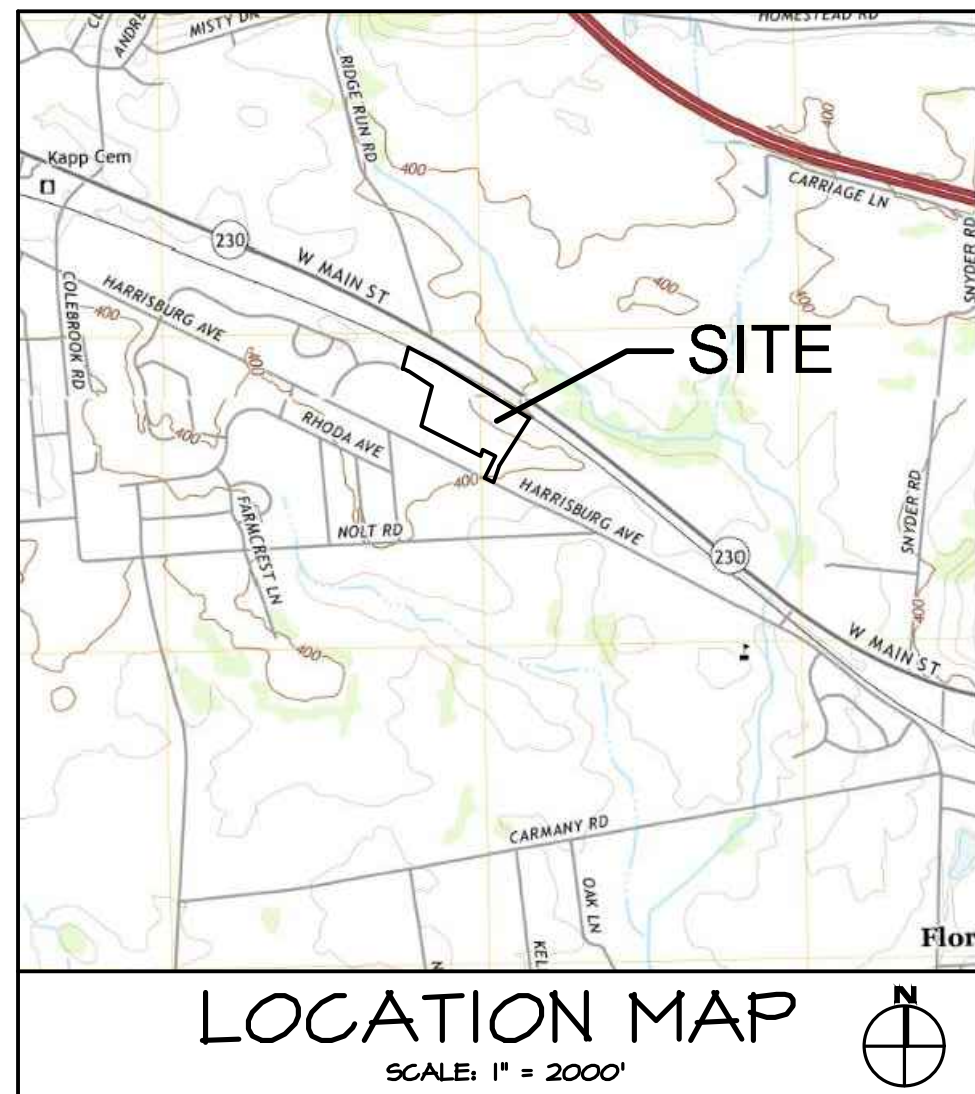
### WAIVERS

THE FOLLOWING ARE WAIVERS TO THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE & STORMWATER ORDINANCE AS REQUESTED/GRANTED ON DATE INDICATED.

SECTION	WAIVER REQUEST	DATE APPROVED
114-23.B	MULTIPLE PLAN APPLICATIONS	PENDING
114-52.13(a)	IMPROVEMENTS OF AN EXISTING ROAD ALONG A SUBDIVISION	PENDING "DEFERRAL"



PENNSYLVANIA ACT 287 AS AMENDED BY ACT 50 (2017) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.  
DATE: 05/26/2022 BY: TS SERIAL NO.: 20221462227



### PROJECT SITE ADDRESS

1341 HARRISBURG AVENUE  
MOUNT JOY, PA 17552

### SURVEYOR OF RECORD

LAND GRANT SURVEYORS  
3404 ABEL DRIVE  
COLUMBIA, PA 17512  
(717) 285-1812

### OWNER / APPLICANT

PARCEL B  
VISTABLOCK WESTMOUNT, LLC  
150 FARMINGTON LANE  
LANCASTER, PA 17601

### OWNER

PARCEL C  
HENRY & KRISTINA WERNER  
1754 HARRISBURG AVENUE  
MOUNT JOY, PA 17552

### SOURCE OF TITLE

PARCEL B	461-15182-0-0000
ACCOUNT NO.:	6682246
DEED INST.:	J-172, PAGE 78
PLAN BOOK:	
PARCEL C	461-60455-0-0000
ACCOUNT NO.:	5544 / 178
DEED BK./PG.:	

### LIST OF DRAWINGS

COVER SHEET ..... 1 OF 3  
EXISTING CONDITIONS PLAN ..... 2 OF 3  
LOT LINE CHANGE PLAN ..... 3 OF 3

### PRIOR RECORDED PLANS AND MUNICIPAL APPROVALS

- 2016 STORMWATER MANAGEMENT AGREEMENT BETWEEN CLARENCE E. RAFFENSPERGER AND MOUNT JOY TOWNSHIP, NO. 6225640.
- 2022 RAFFENSPERGER AS-BUILT PLAN, NO. 2022-0123-J

TO MY KNOWLEDGE, THE ABOVE LIST OF PRIOR MUNICIPAL APPROVALS AND PLAN IMPROVEMENTS INVOLVING THE SITE ARE COMPLETE AND CORRECT.

\_\_\_\_\_, 20\_\_\_\_

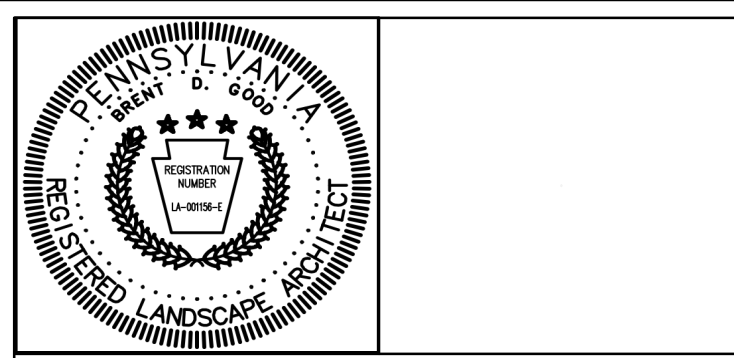
REVISIONS PER:	DATE:	BY:
1. TOWNSHIP COMMENTS	09/03/2025	BDG
2. -	-	-
3. -	-	-
4. -	-	-
5. -	-	-



## ELA GROUP

ENGINEERS + LANDSCAPE ARCHITECTS

4139 Oregon Pike, Ephrata, PA 17522 717.626.7271  
elagroup.com



### LOT LINE CHANGE PLAN

SUBJECT

### COVER SHEET

FOR  
WESTMOUNT  
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:

### VISTABLOCK WESTMOUNT, LLC

150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	JULY 7, 2025
DESIGNER:	BDG	PROJECT NO.:	1212-004
DRAWN BY:	BLM	SCALE:	AS SHOWN

DRAWING NO.  
**1 of 3**









LAW OFFICES

**MORGAN, HALLGREN, CROSSWELL & KANE, P.C.**

ANTHONY P. SCHIMANECK  
JOSELE CLEARY  
ROBERT E. SISK  
JASON M. HESS

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

[WWW.MHCK.COM](http://WWW.MHCK.COM)

FAX (717) 299-6170

E-MAIL: [attorneys@mhck.com](mailto:attorneys@mhck.com)

GEORGE J. MORGAN  
(1971 - 2021)

RETIRED  
CARL R. HALLGREN  
MICHAEL P. KANE

700 NORTH DUKE STREET  
LANCASTER, PA 17602  
717-299-5251

1536 W MAIN STREET  
EPHRATA, PA 17522  
717-733-2313

659 E WILLOW STREET  
ELIZABETHTOWN, PA 17022  
717-361-8524

OF COUNSEL  
WILLIAM C. CROSSWELL  
RANDALL K. MILLER

July 29, 2025

**VIA EMAIL**

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

Re: Lot Line Change Plan for Westmount  
Our File No. 10221-1

Dear Kim:

I have reviewed the Lot Line Change Plan for Westmount (the "Lot Line Plan") prepared by ELA Group, Inc. ("ELA"). The Lot Line Plan relates to the land shown on the Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (the "2024 Preliminary Plan") and essentially accomplishes the "Lot Add-On" proposed by the 2024 Preliminary Plan. This letter will set forth comments on the Lot Line Plan.

The labeling of land on the Lot Line Plan is unusual, and the Lot Line Plan lacks information. It proposes to take land from what it identifies as "Parcel C" identified as "Tract 2" and add that land to what is labeled as "Parcel B". Parcel C is an existing lot owned by Henry R. Werner and Kristina L. Werner identified as 1759 Harrisburg Avenue (the "Werner Lot"). The Lot Line Plan states on Sheet 2 that Parcel C (i.e. the Werner Lot) contains 5.427 acres, and the Lot Line Plan states that Parcel C after removal of Tract 2 will have 3.52 acres. The only way to know how much land is being removed from the Werner Lot is to subtract 3.52 acres from 5.427 acres.

Parcel B is held of record by Vistablock Westmount, LLC (the "Vistablock Lot"). It is identified as 1607 Harrisburg Avenue. Sheet 2 of the Lot Line Plan states that Parcel B (i.e. the Vistablock Lot) contains 14.478 acres, and Sheet 3 states that Parcel B plus Tract 2 will contain 16.20 acres.

Subtracting 14.478 acres – the area of Parcel B – from the resultant area of 16.20 acres indicates that the Vistablock Lot is being enlarged by 1.722 acres. However, subtracting 3.52 acres, the remainder of the Werner Lot, from the existing 5.427 acres of the Werner Lot results in a difference of 1.907 acres. This discrepancy must be addressed.



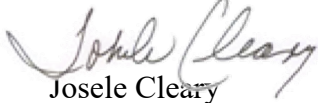
Kimberly Kaufman, Township Manager  
July 29, 2025  
Page 2

Vistablock has requested a deferral of the requirements of the Subdivision and Land Development Ordinance to place lot monuments and make improvements along the existing road frontage. There must be a Deferred Improvements Agreement executed and recorded for this deferral if the Planning Commission grants the requested deferral. The Deferred Improvements Agreement must also require that Vistablock make the required improvements along the frontage of the Werner Lot that Mr. and Mrs. Werner will retain. Please let me know if I should prepare such a Deferred Improvements Agreement.

I strongly recommend that there be a condition imposed that Mr. and Mrs. Werner record a new deed for the Werner Lot after the removal of Tract 2 with a perimeter legal description. I would normally also recommend a condition that Vistablock record such a deed, but the pending 2024 Preliminary Plan proposes the further development of Parcel B and the adjoining lot which does not have a street address held by Vistablock.

If you have any questions concerning these comments, please contact me. I will await the direction of the Township before taking any further action concerning the Lot Line Plan.

Very truly yours,



Josele Cleary

JC:sle  
MUNI\10221-1(700)\250728\71

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



September 18, 2025

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

Via email: [justin@mtjoytwp.org](mailto:justin@mtjoytwp.org)



**LANCASTER CIVIL**  
★ ★ engineering company ★ ★  
p.o. box 8972, lancaster, pa 17604-8972  
[www.lancastercivil.com](http://www.lancastercivil.com)

Re: Westmount  
Lot Line Change Plan  
Township Permit No. 25-11-LLCP  
LCEC Project No: 25-134

Dear Mr. Evans,

We have received a lot line change plan submission from ELA Group, Inc. for the above-referenced project. The submission consisted of the following documents:

- Comment response letter dated September 3, 2025
- Lot Line Change Plan revised September 3, 2025
- Waiver requests revised September 3, 2025
- Legal descriptions dated July 16, 2025
- DEP No Planning Needed letter dated September 2, 2025

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

**Subdivision and Land Development Ordinance**

1. An applicant may not submit multiple applications for approval of a plan for the same property (119-23.B). This lot line change plan has been submitted concurrently with a preliminary plan. The applicant has request a waiver of this requirement.  
Waiver response: This lot line change plan is consistent with the preliminary plan that is also currently under review, and approval of this plan will not have an adverse effect on the preliminary plan review. Based on these considerations, I have no objection to a waiver of this requirement.
2. All certificates shall be executed prior to final plan approval (119-35.E).
3. A construction cost estimate and financial security shall be provided (119-41). The cost estimate shall include the costs for setting the proposed lot markers and monuments. The response letter indicates that the proposed lot markers and monuments will be set prior to the recording of the plan. If this is completed and the plan is revised to include the set markers and monuments, then financial security would not need to be posted.
4. The frontage along Harrisburg Avenue (S.R. 4018) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater.



Improvements shall include pavement widening, concrete curbing, and concrete sidewalk (119-52.J(3)(a)). The applicant has requested a deferral of this requirement.

Deferral response: The current plans propose only the relocation of lot lines; no improvements or development is proposed. Based on this consideration, I have no objection to a deferral of this requirement with the condition that a deferral agreement be executed in a form acceptable to the Township Solicitor.

5. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lancastercivil.com](mailto: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)  
Brent Good, RLA, Westmount (via email)  
Brandon Conrad, Vistablock (via email)



**PROPOSED MOTION FOR THE LOT LINE CHANGE PLAN  
FOR WESTMOUNT  
M.J.T.P.C. File # 25-11-LLCP**

I move that the Township Planning Commission grant waivers of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows:

- (1) §119-23.B – Multiple Plan Applications
- (2) §119-52.J(3)(a) – Road Frontage Improvements (deferral)

And having granted such waivers, grant approval of the Lot Line Change Plan for Westmount (the “Plan”) prepared by ELA Group, Drawing No. 1212-004, dated July 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 18, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated July 29, 2025.
3. Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for road widening and installation of curb and sidewalk along proposed Lot 1 and Lot 2. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
4. If the required lot line markers and monuments are not set prior to the release of the plan for recording, Applicant shall submit financial security to guarantee their proper installation in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with a construction cost opinion approved by the Township Engineer.
5. A new deed with a perimeter legal description shall be recorded for Lot 2 (Werner) within 30 days of the recordation of the Plan.
6. 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.



**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A  
LOT LINE CHANGE PLAN  
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP  
FOR**

**WESTMOUNT  
M.J.T.P.C. File # 25-11-LLCP**

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 Lot Line Change Plan for Westmount, prepared by ELA Group, Drawing No. 1212-004, dated July 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