

## **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.:	25-11-LLCP	Date of Receipt/Filing:	July 18, 2025
School District:	X Donegal	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:	Plan Name: Lot-line Change							
Plan No.:	1212-004			Pla	n Date	: 07-0	07-2025	
Location:	Location: 1607 & 1759 Harrisburg Ave., Mount Joy							
Property Own	ner:	Vistabloo	k Westmount, L	LC	c/o Vistab	lock, L	LC, Attn	. Brandon Conrad, CEO
Owner Addre	ess:	150 Farm	nington Lane, La	nca	ster, PA 17	601		
Telephone No	э.:	(717) 682	-8775					
E-mail:		brandon	@vistablock.co	m				
Deed Referen	ice:	6682246 &	5594/178		Tax Parcel	No.:	461-151	82-0-0000 & 461-60955-0-0000
Plan Type:			Sketch			Prelin	ninary	Final
		X	Lot Line Chan	ge		Mino	r Agricu	ltural or Land Development
Description:	con	veyance o		Par	cel C to Pa	rcel B.	The resu	hange will involve the ultant lot areas will be
Zoning Distri	ct:	R-2 Medi	um Density Res	iden	tial District	t		
Is a zoning ch	nange	necessary	7? <b>No</b>	If y	es, please s	specify	:	
Is/was a zonii	ng va	riance, spe	ecial exception,	or c	conditional		No	If yes, attach ZHB decision.
use approval								
Total Acreage	e: <b>1</b>	9.904 - Gr	oss Acres for bo	oth p	parcles			
Name of app	licant	(if other t	han owner):					
Address:								
Telephone No	o.:							
E-mail:								
Firm which prepared plan: <b>ELA Group, Inc.</b>								
Address: 4139 Oregon Pike, Ephrata, PA 17522								
Phone No.: <b>717-626-7271</b>								
Person responsible for plan: Brent Good, RLA								
E-mail:	k	odgood@e	elagroup.com					

#### Proposed Lots and Units

	# of Lots	# of Units			# of Lots	# of Units
Total #	2	1	Mixed Use			
Agricultural			Single Family Det	ached	1	1 Exist
Commercial			Multifamily (attach	ed-sale)		
Industrial			Multifamily (attache	d-rental)		
Institutional			Other: Exist. cultivated field	w/ pole barn	1	N/A
Total Square Feet of Ground	Floor Area	(building f	footprint): 4,000 SF Po	le Barn, 1	,506 SF Sing	le-Family
Total Square Feet of Existing	Structures	(all floors):	4,000 SF Pc	ole Barn, 3	,006 SF Sing	le-Family
Total Square Feet of Proposed Structures (all floors):						
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:					N/A	
Linear feet of new street:					N/A	
Identify all street(s) not prop	N/A					

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

Public (Live)	Community
Public (Capped)	Individual

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

	3.	 
	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.

ment by o.b.o. Owner	July 18, 2025
Signature of Landowner of Applicant	

**RECEIVED** 

Sep 03 2025

#### WAIVER REQUESTS FOR

MOUNT JOY TOWNSHIP

#### **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

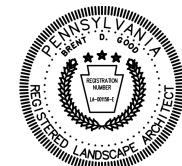
Parcel C, proposed Lot 2, at 1759 Harrisburg Ave. has existing 169' road frontage with no other road improvements nearby. Harrisburg Avenue (SR 4018) is classified as a Collector Road without on-street parking. The existing 60' (30' from C.L.) right-of-way complies with the Ordinance but there is no 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.

1212-004 Westmount Development\Project Files\Project Documents\Correspondence\2025-09-03 Lot-line Chage Plan - Rev Waivers.docx

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 119, SUBDIVISION AND LAND DEVELOPMENT,

SEPTEMBER 3, 20 25



## PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

\_ 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 II9, 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 \_\_\_, 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

COUNTY OF LANCASTER ON THIS THE \_\_\_\_ DAY OF \_

COMMONWEALTH OF PENNSYLVANIA

TO THE PUBLIC USE.

\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

. WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE \_\_ 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

MY COMMISSION EXPIRES \_

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 \_\_\_\_\_

UTILITY LISTING

CONTACT PA ONE CALL AT 1-800-242-1776 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS 1100 3RD AVE ALTOONA, PA. 16602 PAT SUTTON PS4364@ATT.COM

COMCAST 339 BALTIMORE RD SHIPPENSBURG, PA. 17257 WILLIAM MAYS william\_mays@cable.comcast.com

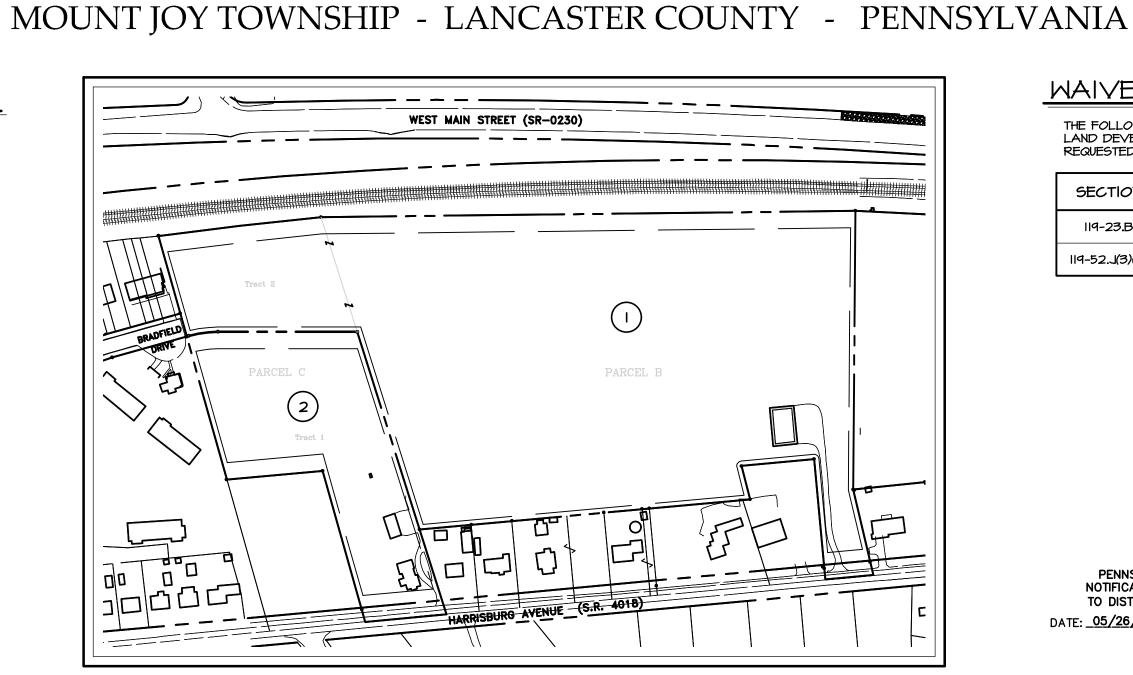
ELIZABETHTOWN AREA WATER AUTHORITY 211 W HUMMELSTOWN STREET ELIZABETHTOWN, PA. 17022 DEL BECKER

ELIZABETHTOWN REGIONAL SEWER 235 ERSA DR ELIZABETHTOWN, PA. 17022 STEVEN RETTEW steve@ersapa.com

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

YERIZON BUSINESS FORMERLY MCI400 INTERNATIONAL RICHARDSON, TX. 75081 DEAN BOYERS investigations@verizon.com

MOUNT JOY TOWNSHIP LANCASTER COUNTY 8853 ELIZABETHTOWN RD ELIZABETHTOWN, PA. 17022



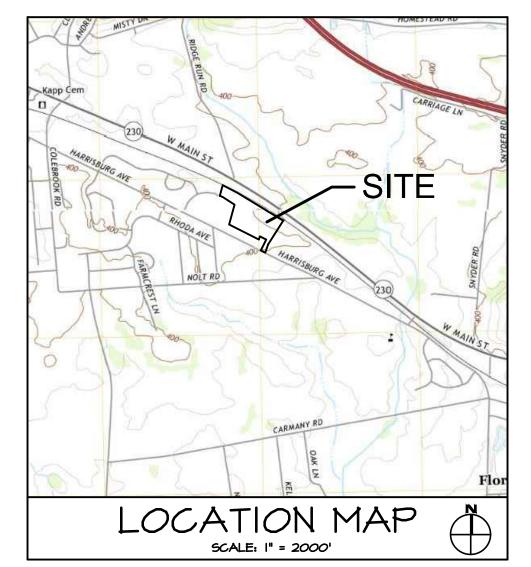
## WAIVERS

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
119-23.B	MULTIPLE PLAN APPLICATIONS	PENDING
119-52.J(3)(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.



## PROJECT SITE ADDRESS

1349 HARRISBURG AVENUE MOUNT JOY, PA 17552

### SURVEYOR OF RECORD

**REVISIONS PER:** 

LAND GRANT SURVEYORS 3904 ABEL DRIVE COLUMBIA, PA 17512 (717) 285-7872

### 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

REAR:

SIDE: SIDE:

25 FEET, 40 FEET FOR ACCESSORY BUILDING IO FEET FOR SINGLE-FAMILY DETACHED 20 FEET FOR SINGLE-FAMILY ATTACHED 35 FEET FOR APARTMENTS 6 FEET FOR ACCESSORY BUILDING 35 FEET, 6 FEET FOR ACCESSORY BUILDING

30% FOR APARTMENTS

60% FOR TOWNHOUSES

125 FEET

120 FEE1

30 FEET

16.20 ACRES (NET)

3.52 ACRES (NET)

0 / N/A

15 FEET

MAXIMUM IMPERVIOUS COVERAGE: MAXIMUM BUILDING COVERAGE:

35 FEET, 20 FEET FOR ACCESSORY BUILDING

MINIMUM LOT AREA SINGLE-FAMILY: APARTMENT:

MAXIMUM BUILDING HEIGHT:

20,000 S.F. FOR 3 UNITS, 6,000 S.F. FOR EACH ADDITIONAL UNIT 3,000 S.F. PER DWELLING UNIT W/ MIN. 2 ACRE TRACT

TOWNHOUSES: MINIMUM LOT WIDTH SINGLE-FAMILY: APARTMENTS: TOWNHOUSES:

75 FEET IOO FEET 20 FEET PER DWELLING UNIT W/ MIN. 150' LOT WIDTH

MINIMUM LOT DEPTH SINGLE-FAMILY/APARTMENTS: TOWNHOUSES:

MINIMUM INTERIOR BUILDING SEPARATION ON COMMON LOT (TOWNHOUSES) FRONT TO REAR: ENDWALL TO REAR OR FRONT: 35 FEET

MINIMUM INTERIOR BUILDING SEPARATION ON COMMON LOT (APARTMENTS) PARALLEL FACES: END WALLS: 90° END WALLS:

END WALLS & FACES: 30 FEET \* MAY BE REDUCED BY 10 FEET IF OBLIQUELY ALIGNED

## SITE DATA

OVERALL SITE AREA: EXISTING / PROPOSED USES:

19.904 ACRES (GROSS) (PARCELS B & C DEED AREAS) PARCEL B: CULTIVATED FIELD W/ POLE BARN PARCEL C: SINGLE-FAMILY RESIDENCE

NUMBER OF LOTS: LOT AREAS PROPOSED LOT 2:

UNITS OF OCCUPANCY/DENSITY LOT 2:

1 / 0.28 DU/AC SANITARY SEWER: PUBLIC

PROPOSED LOT DATA						
LOT	LOT AREA	LOT COVERAGE	BUILDING COVERAGE	LOT WIDTH	LOT DEPT	
LOT I	16.20 AC NET (705,797 S.F.)	1.7% (11,815 S.F.)	0.6% (4,017 S.F.)	93 FEET	736 FEET	
L <i>O</i> T 2	3.52 AC NET (153,287 S.F.)	4.4% (6,732 S.F.)	4.4% (6,732 S.F.)	I68 FEET	575 FEET	

## PLAN NOTES

- I. NO ONE SHALL SCALE FROM THESE PLANS TO CONSTRUCT OR LAYOUT ANY PART OF THIS PROJECT.
- 2. ELA GROUP, INC. MAKES NO REPRESENTATIONS AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE INCLUDING DEPTH OF BEDROCK, GEOLOGICAL CONDITIONS, SOIL STABILITY, ETC.
- 3. A HIGHWAY OCCUPANCY PERMIT IS NOT REQUIRED FOR THIS PROJECT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT, AND THE MUNICIPALITY APPROVAL OF THIS PLAN IN NO MAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
- 5. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- 6. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR AND BEAR THE SOLE COST OF THE INSTALLATION OF ALL IMPROVEMENTS SHOWN ON THIS PLAN. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORM WATER MANAGEMENT ORDINANCE.
- 7. THE OWNER/DEVELOPER SHALL OBTAIN ALL APPROVALS AS NECESSARY FROM THE APPLICABLE BUILDING CODE AGENCY PRIOR TO CONSTRUCTION OF ANY BUILDINGS OR STRUCTURES. 8. ANY REVISIONS TO THESE PLANS AFTER THE DATE OF THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF ELA
- GROUP, INC. SUBSTITUTIONS FOR ANY MATERIALS, OR CHANGES TO THE PLAN, REQUIRES APPROVAL OF ELA GROUP, INC., THE MUNICIPALITY, OR THE AUTHORITY HAVING JURISDICTION (AS APPLICABLE).
- 9. WETLAND INVESTIGATIONS WERE PERFORMED ON-SITE 4/2/2020, 5/17/2022, 7/31/2023 & 2/9/2025 AND CONCLUDED THAT NO WETLANDS EXIST WITHIN THE PROJECT AREA. A WETLAND REPORT DATED, 1/22/2025 IS AVAILABLE.

## SURVEYING AND BASEMAPPING

- I. THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MAP THE BOUNDARY AND TOPOGRAPHY OF PARCEL 461-15182-0-0000 AT 1607 HARRISBURG AVENUE AS DESCRIBED IN DEED INSTRUMENT #6682246 AS DIRECTED BY THE CLIENT. THE LAST DATE OF FIELD SURVEY WAS ON JUNE 1, 2022.
- 2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) BASED ON GPS OBSERVATIONS AND CALIBRATING TO A PREVIOUS SURVEY BY THIS FIRM OF ADJOINING PROPERTY TO THE EAST OF THE SUBJECT PARCEL, PROJECT NUMBER 20002-06, DATED 5/27/2020.
- 3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GPS OBSERVATIONS MADE BY THIS FIRM. PROJECT BENCHMARK: A CAPPED STRAUSSER REBAR NEXT TO UTILITY POLE #33593/S28983 ON THE NORTH SIDE OF HARRISBURG AVENUE, EAST OF THE SUBJECT PROPERTY AND IS DEPICTED AND LABELED HEREON, ELEVATION=395.18' (NAVD 88).
- 4. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".

5. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP

- 6. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY
- RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (LAND GRANT SURVEYORS, LLC. CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART
- 7. RIGHT OF WAY FOR HARRISBURG AVENUE (S.R. 4018) (FORMERLY L.R. 36148) WAS DETERMINED FROM COMMENTS RECEIVED FROM PENNDOT REFERENCING THE ACT OF MARCH 5, 1804 AND THE ORIGINAL "HARRISBURG PIKE" ALIGNMENT AS SHOWN ON A PREVIOUS SURVEY BY THIS FIRM OF ADJOINING PROPERTY TO THE EAST, PROJECT NUMBER 20002-06, DATED 5/27/2020, AND ALSO FROM A SURVEY BY LAKE ROEDER HILLARD & ASSOCIATES ON THE SOUTH SIDE OF HARRISBURG AVENUE, DATED NOVEMBER I, 2010, PROJECT NO. IOLO62A, RECORDED IN SUBDIVISION PLAN 2011-0099-J ON 04/18/2011, SAID RIGHT OF WAY SHOWN THEREON AS HAVING A SIXTY FOOT (60') TOTAL WIDTH.
- 8. OTHER DOCUMENTATION USED IN PREPARING THIS SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY OF 1349 HARRISBURG AVENUE BY THIS FIRM, DATED 5/27/2020, PROJECT NO. 20002-06, RIGHT-OF-WAY SURVEY OF CREAMERY ROAD BY D.C. GOHN ASSOCIATES, INC., DATED JANUARY 23, 1975, DRAWING NO. CG-275, PROPERTY SURVEY FOR ABRAM H. WEIDMAN BY D.C. GOHN ASSOCIATES, DATED JANUARY 21, 1975, DRAWING NO. CG-274 AND UPDATED ON DRAWING NO. CG-274A ON JULY I, 1977, FINAL PLAN FOR JUDITH M. WEIDMAN, BY D.C. GOHN ASSOCIATES, INC, DATED NOVEMBER 14, 1990, RECORDED AS PLAN BK. J-172, PG. 78, PENNSYLVANIA RAILROAD VAL MAP V-2.3/14, J233-47.

## CLEAN AND GREEN NOTE:

"NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY MAY BE SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L. 973; 72 P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE PROVISION THAT: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS, (B) IF A CHANGE IN THE USE OCCURS, OR IF A CONVEYANCE, TRANSFER SEPARATION, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR NOTIFYING THE COUNTY ASSESSOR WITHIN 30-DAYS: (C) THE PAYMENT OF ROLL-BACK TAX, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED 7-YEARS, WHICHEVER IS LESS, MAY BE REQUIRED; (D) IF THE PROPERTY OWNER FAILS TO NOTIFY THE COUNTY ASSESSOR WITHIN THE 30-DAY PERIOD, PRIOR TO THE LAND CONVEYANCE, THE PROPERTY OWNER MAY BE SUBJECT TO A \$100.00 CIVIL PENALTY; (E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT TAX

## OWNER / APPLICANT

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

## OWNER

PARCEL C HENRY & KRISTINA WERNER 1759 HARRISBURG AVENUE MOUNT JOY, PA 17552

## SOURCE OF TITLE

461-15182-0-0000

461-60955-0-0000

J-172, PAGE 78

6682246

5594 / 178

PARCEL B ACCOUNT NO .: DEED INST.: PLAN BOOK:

PARCEL C ACCOUNT NO .: DEED BK./PG.:

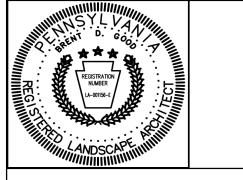
LIST OF DRAWINGS

COVER SHEET .

TOWNSHIP COMMENTS 09/03/2025 BDG

DATE:





#### EXISTING CONDITIONS PLAN. 2 OF 3 ·3 OF 3

LOT LINE CHANGE PLAN

## PRIOR RECORDED PLANS AND MUNICIPAL APPROVALS

I. 2016 STORMWATER MANAGEMENT AGREEMENT BETWEEN CLARENCE E. RAFFENSPERGER AND MOUNT JOY TOWNSHIP, NO 6295640. 2. 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

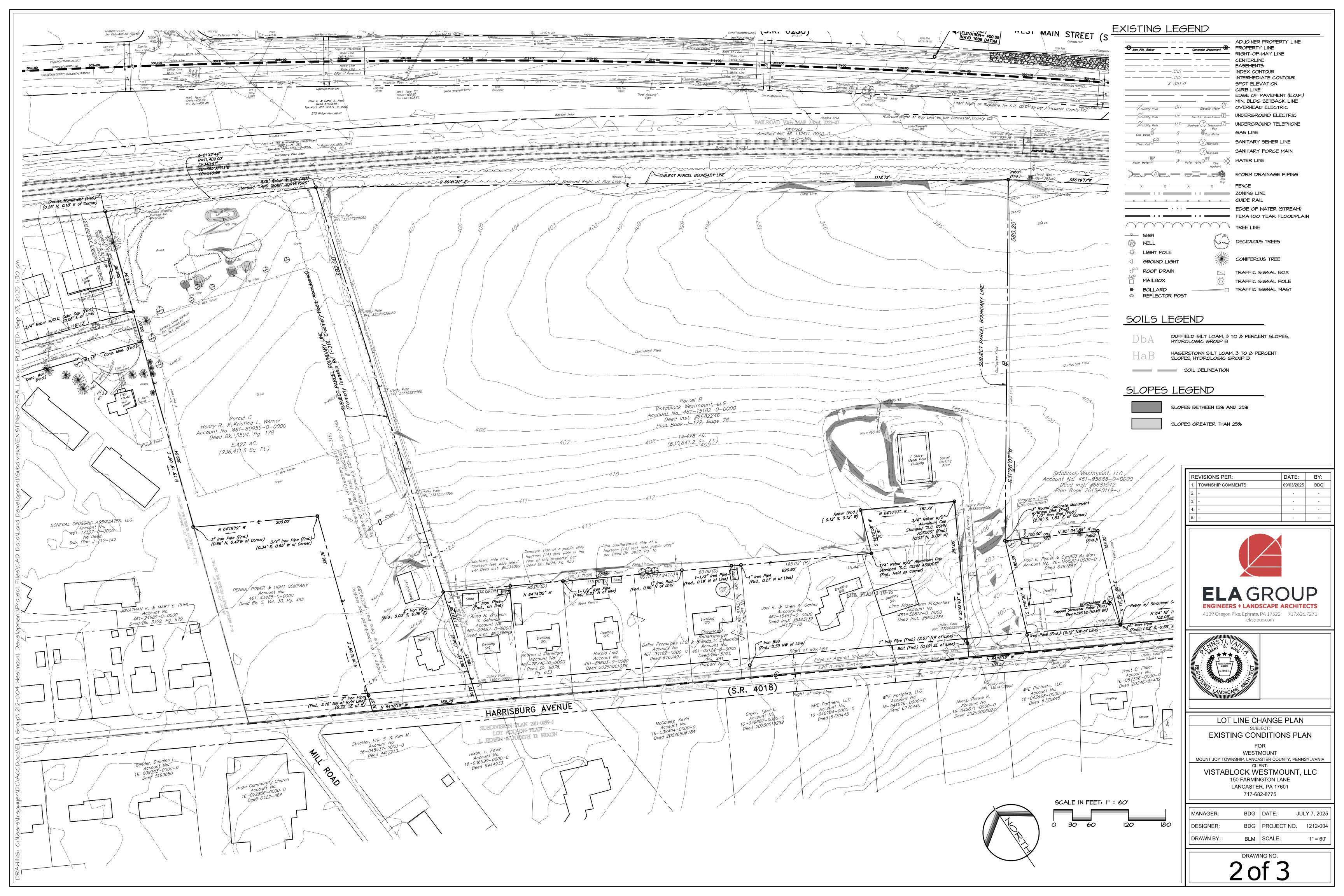
LOT LINE CHANGE PLAN COVER SHEET

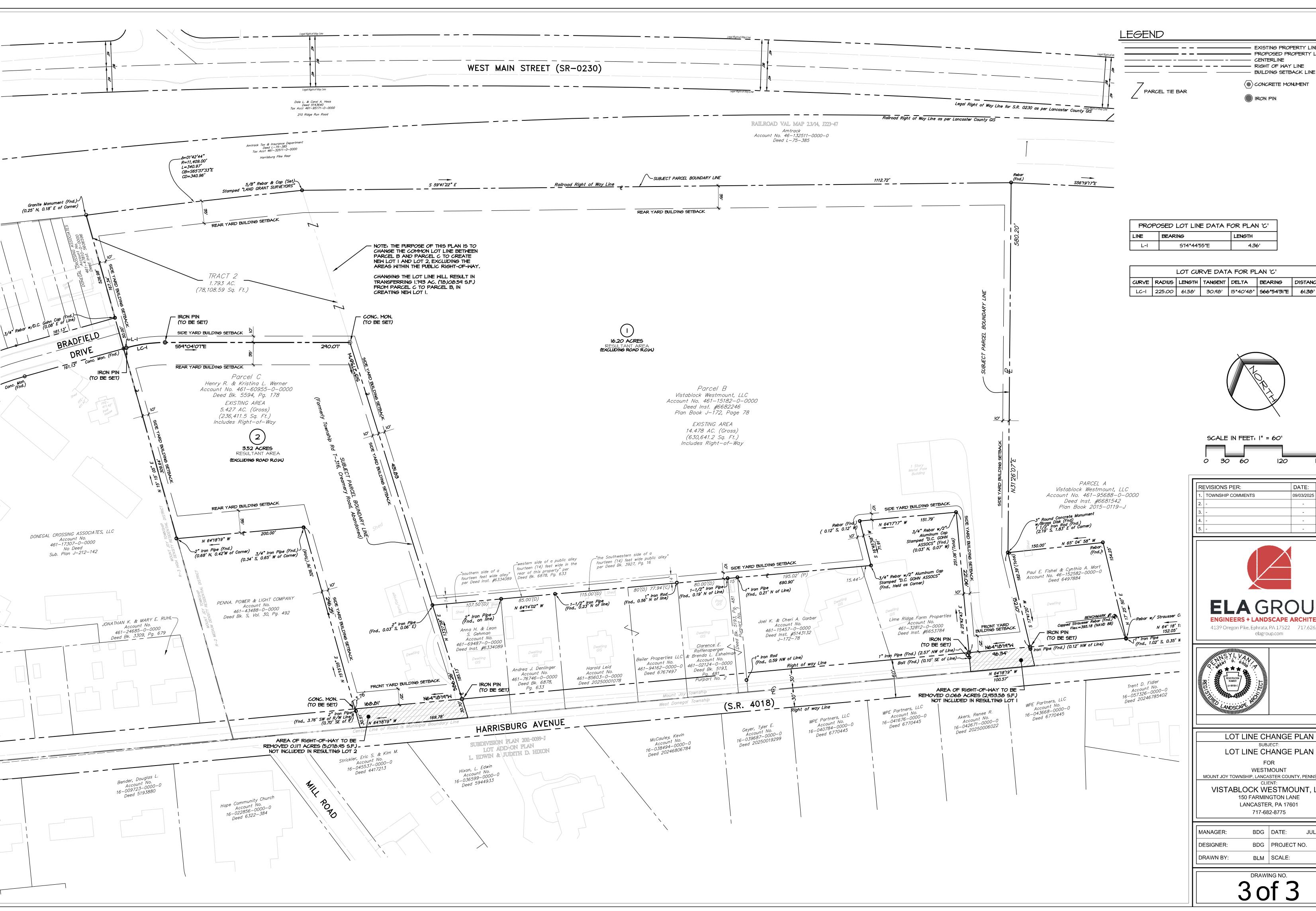
WESTMOUNT MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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.

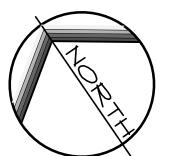


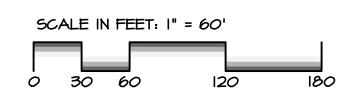


EXISTING PROPERTY LINE PROPOSED PROPERTY LINE - BUILDING SETBACK LINE

RON PIN

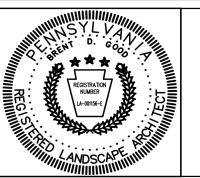
LOT CURVE DATA FOR PLAN 'C'						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
16-1	225.00	61581	30 98'	15°40'48"	566°54'31"E	61381





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





LOT LINE CHANGE PLAN LOT LINE CHANGE PLAN

WESTMOUNT MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA CLIENT: VISTABLOCK WESTMOUNT, LLC 150 FARMINGTON LANE

	MANAGER:	BDG	DATE:	JULY 7, 2025
	DESIGNER:	BDG	PROJECT NO.	. 1212-004
	DRAWN BY:	BLM	SCALE:	1" = 60'

3 of 3

#### LAW OFFICES

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

WILLIAM C. CROSSWELL

RANDALL K. MILLER

OF COUNSEL

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

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

GEORGE J. MORGAN (1971 - 2021)

<u>RETIRED</u> 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

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

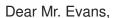
Via email: justin@mtjoytwp.org

Re: Westmount

Lot Line Change Plan

Township Permit No. 25-11-LLCP

LCEC Project No: 25-134



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.

<u>Waiver response:</u> 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.

<u>Deferral response:</u> 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 <a href="mailto:bencraddock@lancastercivil.com">bencraddock@lancastercivil.com</a> or via telephone at 717-799-8599.

Sincerely,

Benjamin S. Craddock, PE, President

LANCASTER CIVIL

Bayamin S Gaddack

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)

# 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
	Titla