



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Mount Joy Township Board of Supervisors

March 16, 2026 @ 7:00 p.m.

AGENDA

Meeting will be held at the
Elizabethtown Area Middle School Auditorium

Doors Open at 6:30 p.m.

[The School District does NOT allow food or drinks in the auditorium](#)

1. Call meeting to order, moment of silence and pledge of allegiance.
2. Roll call of the Supervisors.
3. The Board of Supervisors held an Executive Session on February 24, 2026 to discuss personnel issues and again prior to tonight's meeting to discuss legal issues. Any official action to be taken based upon discussion held during the Executive Sessions will occur at an open public meeting.
4. Calendar Year 2025 Financial Audit:
 - a. Philip O. Rudy, White, Rudy. LLC will be in attendance to present the 2025 Financial Audit.
 - b. Discussion on and, if appropriate, a motion to approve the Calendar Year 2025 Township Audit.
5. Public Comment:

An opportunity for the public to make comments on items included or not included on the agenda. The Board requests each person to offer comments to state their name and address for the record. All remarks are to be limited to five minutes.
6. Old Business:
 - a. Elizabethtown Crossings – Petition to Amend Zoning Ordinance (Chapter 135)

Discussion on and, if appropriate, a motion to enact an ordinance whereby, when enacted, the Code of Ordinances of the Township of Mount Joy, Chapter 135, Zoning, is amended as follows: to define a Planned Mixed-Use Development, to permit Planned Mixed-Use Developments by Special Exception in the Mixed-Use Zoning District, to increase the maximum impervious coverage for apartment houses within Planned Mixed-Use Developments in the Mixed Use District, to increase the maximum building height for Planned Mixed-Use Developments in the Mixed Use District, to modify the specific criteria for apartment houses and townhouses in a Planned Mixed-Use Development, to establish specific criteria for the construction of a Planned Mixed-Use Development, and to clarify that any future extension of Buckingham Boulevard will be classified as a collector street.
7. Chapter 135 – Traditions of America - Zoning Ordinance Amendment
 - a. Traditions of America presentation.

- b. Open public hearing. All remarks will be limited to 5 minutes.
- c. Close public hearing.
- d. Discussion on and, if appropriate, a motion to enact an ordinance whereby, when enacted, the Mount Joy Township Zoning Ordinance of 2012; Article XXVI, Section 135-352, Active-Adult Community Design Options, to modify Minimum Density, building setback, and vehicular circulation standards; Article XXV, Section 135-343, minimum off-street parking requirements, to establish parking standards for certain Active-Adult communities is amended; and to amend the Official Zoning Map of Mount Joy Township to rezone approximately 85 acres of land identified as Tax Map Parcel Nos. 461-78979-0-0000 and 461-06116-0-0000 located along Snyder Road from Agricultural District (A) to Low Density Residential District (R-1).

8. Consent Calendar:

- a. Approve and ratify the minutes of the February 16, 2026 meeting.
- b. Approve payment of all bills via Bill List #4-2026 in the amount of \$91,176.98; in the amount of \$397,780.71; and ratify the payment of all payrolls for the period of February 6, 2026 through March 5, 2026 inclusive, in the amount of \$43,101.71 which represents two pay periods.
- c. Personnel: Approve a wage increase for Tracey M. Weaver, Township Treasurer/Human Resources Coordinator effective March 1, 2026 as per the Board of Supervisors executive session held on February 24, 2026.
- d. Personnel – Codes Compliance Official: Adopt a resolution whereby, upon adoption the Codes Compliance Job Description in the Mount Joy Township Personnel Handbook, Policies and Procedures, dated December 21, 2015, is amended.
- e. Lancaster County Conservancy – Letter of Support: Approval of a letter of support for the Lancaster Conservancy’s Grant application for funding through DCNR for the acquisition and preservation of an 18-acre tract of land known as the Shaw Addition, which will expand the existing Shaw Family Nature Preserve located adjacent to the Conewago Recreational Trail in Mount Joy Township.
- f. Lancaster County Drug Enforcement Task Force – 2026 Invoice: Authorize payment of an invoice dated March 6, 2026, in the amount of \$10,721.00 to the Lancaster County Drug Enforcement Task Force.
- g. 1376 Campus Road (Klein Mills), Phase 1 A (Shared) 22-15-FLDP; Phase 1A (SFD) 22-15-FLDP; Phase 2 (Shared) 24-20-FLDP; and Phase 2 (SFD) 24-20-FLDP: Approve release of letters of credit posted as financial security for the Klein Mill/1376 Campus Road plans when substitute financial security in the following amounts and in forms acceptable to the Township Solicitor are received: (1) Final Subdivision & Land Development Plan for 1376 Campus Road Phase 1A, recorded at Document No. 2024-0333-J, issued by Peoples Bank, a division of Orrstown Bank, Letter of Credit No. 6000023066, with a balance of \$176,230.29; (2) Final Subdivision & Land Development Plan for 1376 Campus Road Phase 1B, recorded at Document No. 2024-0555-J, issued by Peoples Bank, a division of Orrstown Bank, Letter of Credit No. 6000023009, with a balance of \$674,895.31; (3) Final Subdivision & Land Development Plan for 1376 Campus Road Phase 2 recorded at Document No. 2025-0763-J, issued by Orrstown Bank, Letter of Credit No. 25-06, with a balance of \$149,427.91; (4) Final Subdivision & Land Development Plan for 1376 Campus Road Phase 2 recorded at Document No. 2025-0763-J, issued by Orrstown Bank, Letter of Credit No. 25-07, with a balance of \$132,829.11.
- h. Sheetz, Inc.; 24-22-FLDP: Authorize the signing of the Deed of Right-of-Way and Easement between Mount Calvary Church of Elizabethtown, Township of Mount Joy and Sheetz, Inc. for

the Sheetz land development plan and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.

- i. IES PA RE LLC (Greiner Industries); 250163-SWMP-MAJ: Authorize the execution of the Co-Applicant Agreement for a Highway Occupancy Permit for Enclosed Surface Storm Water Facilities for the former Greiner Industries creation of additional storage space located on Steel Way Drive.
 - j. Beiler Properties, LLC; 240065-SWMP-MAJ: Accept, approve and sign the Escrow Agreement in the amount of \$22,986.70 to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Beiler stormwater management plan for property at 1675 Harrisburg Ave.
 - k. Beiler Properties, LLC; 240065-SWMP-MAJ: Approve and sign the Stormwater Management Agreement and Declaration of Easement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
 - l. Brandt, Adam J.; 25-13-MLDP: Accept Letter of Credit #2901134562, in the amount of \$149,606.15, as issued by First Citizens Community Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Brandt land development plan located along Elizabethtown Road.
 - m. Brandt, Adam J.; 25-13-MLDP: Approve and sign the Stormwater Management Agreement and Declaration of Easement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
 - n. Martin, Abner; 230047-SWMP-MAJ: Approve a release in Escrow from its current amount of \$2,211.35 to guarantee the proper installation of all improvements excluding public sewer and public water facilities, associated with the Martin stormwater management plan located at 541 Snyder Road.
 - o. Lancaster Seed; 25-07-FLDP: Approve and sign the Escrow Agreement in the amount of \$115,901.60 whereby the escrow funds will be held by First Citizens Community Bank, to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Lancaster Seed land development plan at 2914 Homestead Road.
 - p. Lancaster Seed; 25-07-FLDP: Approve and sign the Stormwater Management Agreement and Declaration of Easement and the Agreement Providing for Grant of Conservation Easement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
 - q. Bailey Family Limited Partnership; 25-14-MSDP: Approve and sign the Deferred Improvements Agreement and the Agreement Providing for Grant of Public Right-of-Way and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
9. Chapter 88, Nuisances – Proposed Noise Ordinance:
- a. Dan Ford, Codes Compliance Official will be in attendance to discuss the proposed draft ordinance and some possible changes.
 - b. Discussion on and, if appropriate, a motion to authorize the Solicitor to advertise the Noise Ordinance for action at the April 20, 2026 meeting.

10. Old Trolley Line Park – Grant Administration:

Discussion on and, if appropriate, a motion to authorize the Chairperson to execute a proposal, dated February 23, 2026 from YSM Landscape Architects, 19 Sout Newberry Street, York, PA 17401, in the

amount of \$75,600.00 for the design, permitting and administration of the grants received from DCNR as well as the grant from the Greenway, Trails and Recreation Program through the Commonwealth Financial Authority.

11. GEARS Funding Agreement:

Discussion on and, if appropriate, a motion to authorize the Chairperson to execute the Funding Agreement between the Greater Elizabethtown Recreation and Community Services (GEARS), Elizabethtown Borough, the Township of Mount Joy, the Township of West Donegal, and the Township of East Donegal retroactive to January 1, 2026 through December 31, 2030.

12. Planning Commission Vacancy:

Discussion on and, if appropriate, a motion to fill the vacancy on the Planning Commission with a term expiring December 31, 2027.

13. Award Bids: 2026 Road Materials:

- a. Discussion on and, if appropriate, a motion to award bid to Pennsy Supply, 2400 Thea Drive, Suite 3A, Harrisburg, PA 17110 in the amount of \$115,402.50 for SuperPave Wearing and Binder course material with material coming from the Rheems Plant.
- b. Discussion on and, if appropriate, a motion to award bid to R.E. Pierson Materials, 5 Heisey Quarry Road, Elizabethtown, PA 17022, in the amount of \$32,000.00 for the stone with material coming from the Rheems Plant.

14. Award Bids: 2026 Road Improvement Projects:

- a. Discussion on and, if appropriate, a motion to award a bid to Pennsy Supply, Inc., 2400 Thea Drive, Suite 3A, Harrisburg, PA 17110, in the amount of \$291,043.10 for the 2026 paving of Aberdeen Road and Parkview Drive.
- b. Discussion on and, if appropriate, a motion to award a bid to Martin Paving, Inc., 531 East 28th Division Highway, Lititz, PA 17543, in the amount of \$304,637.76 for the 2026 Seal Coating for various street locations

15. Administrative staff reports:

16. Supervisor's reports and comments:

17. Reports: *Written – on file

Administrator*	Mastersonville Fire Co.*
Code Enforcement/Rental Inspections*	MESA*
Community Development Director	Milanof-Schock Library*
Elizabethtown Area Water Authority*	Park and Recreation Board*
Elizabethtown Public Library	Planning Commission*
Elizabethtown Chamber of Commerce	Public Works Department*
Elizabethtown Regional Sewer Authority*	Regional Police Department*
Engineer	Rheems Fire Department Co.*
Fire Department Mount Joy	Sewage Enforcement Officer
Friendship Fire & Hose Co.*	Zoning Hearing Board*
GEARS*	Zoning Officer - Permits*

18. Correspondence:

- a. E-mail from PSATS, received February 18, 2026; re: Free Workshop: Utility Scale Solar & Local Impact. (E-mailed to Supervisors 2-18-2026.)

- b. PSATS News Bulletin, February 2026; re: Monthly newsletter. (E-mailed to Supervisors 02-23-2026.)
- c. Letter from Christopher C. Flad, PE, District Traffic Engineer with PennDOT, dated February 27, 2026; re: Mount Gretna Road, Safety Study. (E-mailed to Supervisors 3-5-2026.)
- d. E-mail from Bruce Haigh, Mount Joy Borough Council, received March 12, 2026; re: Traditions of America public hearing. (E-mailed to Supervisors 3-12-2026.)
- e. Letter from Denise Grove, Executive Director, Elizabethtown Area Chamber of Commerce, dated March 2026: re: Information on the Foundation for Free Enterprise Education (FFEE). (E-mailed to Supervisors 3-12-2026.)

19. Other Business:

20. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, April 20, 2026, beginning at 7:00 P.M.

21. Adjournment.