



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors September 21, 2026 @ 7:00 p.m. AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.

2. Roll call of the Supervisors.

3. 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.

4. Introduction of Matthew Peak, new Community Development Director/Zoning Officer

5. Old Business:

Bellia, Sal - 210081-SMP-MAJ – 927 Spring Road - Waiver Request:

Andy Weaver, from Envalue Engineering, will be in attendance to discuss a modification of Section 113-37.C(1)(d)[1] Minimum freeboard for swales, which is to be 6 inches for Swales located outside the street right of way that are not subject to vehicular loading. This request applies to the swales (as defined in the Storm Water Management Ordinance) along the south side of the driveway on 927 Spring Road.

6. Consent Calendar:

a. Approve and ratify the minutes of the August 17, 2026 meeting.

b. Approve payment of all bills via Bill List #17-2026 in the amount of \$230,901.91 and Bill List #18-2026 in the amount of \$458,981.94; and ratify the payment of all payrolls for the period of August 20, 2026 through September 17, 2026 inclusive, in the amount of \$71,903.19 which represents three pay periods.

c. Personnel Administrative Staff: Acceptance of Patricia J. Bailey's retirement letter effective 1/29/2027 and approval of the independent contractor agreement between Mount Joy Township and Patricia J. Bailey.

d. President's Day Holiday: Adopt a resolution recognizing President's Day as an official Mount Joy Township Holiday.

e. MJT Non-Uniformed Employee Pension Plan – Calculation of 2027 Minimum Municipal Obligation: Approve and ratify the Township Treasurer's transmittal of the 2026 Minimum Municipal Obligation Worksheet to the Pennsylvania Municipal Retirement System for non-uniformed employees.

f. Cove Outlook Park: Approve, ratify and confirm the Township Secretary's execution of the Water Quality Authorization form from the Lancaster County Conservation District to allow Kylie Payne to conduct a water monitoring program on Little Chique's Creek at Cove Outlook Park.

- g. Pennsy Supply: Approve the Township Treasurer, Tracey Weaver, to release funds in the amount of \$273,759.22 to Pennsy Supply for liquid fuels. This has been reviewed by Josh Brengel of Lancaster Civil Engineering Co. and recommends this be paid.
 - h. Vista Block Westmount, LLC Phase 1; 26-07-FLDP: Approve and sign the Co-Applicant Agreement for a Highway Occupancy Permit for Enclosed Surface Storm Water Facilities located on Harrisburg Avenue and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
 - i. Huber, Jonathan – 250136-SWMP-MAJ: Approve and sign 1) Stormwater Management Agreement and Declaration of Easement and Agreement Providing for Grant of Conservation and Riparian Buffer Easement and authorize the Township Solicitor to record the aforementioned documents in/at the Lancaster County Courthouse; and 2) Accept, approve and sign the Escrow Agreement in the amount of \$30,860.25 to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Hubler land development plan for property at 202 Ridgeview Road N..
 - j. 2026-2027 Snow Season – Landscape Impressions: Accept the proposal from Landscape Impressions dated 9/1/2026 for the plowing of the developments during the 2026-2027 snow season.
 - k. Lancaster County Department of Public Safety: Approve and sign the Lancaster County Department of Public Safety Emergency Management Division's Commodity Flow Assessment request to document hazardous materials transported into, through and out of local communities. A Commodity Flow Observation Trailer will be placed at N. Colebrook Road at County Line Lane, PA 230 and PA 743, PA 283 and Hershey Road and 2385 N. Market Street (RTE 230).
 - l. Special Event – Mt Calvary School 50th Celebration: Approve the Application for Special Events as submitted by Mount Calvary School to hold their 50th Year Celebration on September 25th & 26th, 2026.
 - m. Hawthorne Electric, Inc.: Approve and sign the Deferred Improvements Agreement for Hawthorne Electric, Inc. located at 1892 West Main Street Mount Joy PA 17552.
 - n. Municipal Emergency Services Authority of Lancaster County (MESA): 1) Approve and sign Stormwater Management Agreement and Declaration of Easement and the Deferred Improvements Agreement and 2) to accept the Final Non-residential Land Development Plan for MESA Substation. and authorize the Township Solicitor to record the aforementioned documents in/at the Lancaster County Courthouse.
7. Lancaster Landfill Closure – Waste Management:
- Paul Bemillo from Waste Management will be attending to discuss the closure of the Lancaster Landfill.
8. Forino Co. L.P. – Sheaffer Road:
- Discussion on and, if appropriate, a motion to accept the Petition to Amend the Zoning Ordinance of 2012, **1)** Accept the petition to amend the Mount Joy township Zoning Map to rezone property along Sheaffer road with a tax parcel number of 460-87482-0-0000 from Mixed Use District (MU) to the Medium Density Residential District (R2); **2)** authorize the Township Solicitor to prepare and advertise an ordinance; **3)** forward the Petition to the Mount Joy Township Planning Commission and Lancaster County Planning Commission for review and comment; and **4)** schedule a public hearing to be held during the November 16, 2026 Board of Supervisors meeting.
9. SM&B Enterprises LLC – Fairview Road:

Discussion on, and if appropriate, a motion to a waiver of installing a trail along Fairview Road as required by the Township Official Map related to the Subdivision Plan for SM&B Enterprises, LLC; conditioned upon execution and recordation of a deferral agreement in a form acceptable to the Township Solicitor.

10. Capital Construction Management – Project Management Plan – Phase 1 of the Municipal Complex Project:

Discussion on and, if appropriate, a motion to enter into an agreement not to exceed \$7,000.00 for assistance in submitting a Project Management Plan for the RACP funded Phase 1 of the Municipal Complex Project.

11. Lancaster County Act 167 Stormwater Management Plan:

Discussion on, and if appropriate, approve the request for Mount Joy Township's support of Phase 2 of the Lancaster County Stormwater Management Plan in the amount of \$1,100.00.

12. Update to Fees Assessed for Administrative Purposes:

Discussion on and, if appropriate, a motion to adopt resolutions for fees that are assessed for Storm Water Management, Subdivision and Land Development reviews and inspections, licenses and inspections of rental properties, zoning determination letters, administrative fees for the Zoning Hearing Board and fees charged for the usage of the ball fields at the community parks, beginning on January 1, 2027:

- a) Adopt a resolution whereby the Board of Supervisors establishes the fees to be imposed for the submission, review, processing, administering and implementation of storm water management, subdivision and land development plans and the inspection of improvements required to be constructed as a part of the subdivision or land development or by the stormwater management ordinance of Mount Joy Township.
- b) Adopt a resolution whereby the Board of Supervisors establishes fees for the issuance of residential rental unit licenses, the performance of residential unit inspections and the administration of the Rental Property Management Code within Mount Joy Township.
- c) Adopt a resolution whereby the Board of Supervisors establishes fees for the issuance of Zoning Permits pertaining to short-term lodging units.
- d) Adopt a resolution whereby the Board of Supervisors establishes fees to be charged in connection with the Zoning Hearing Board and the administration of the Zoning Ordinance of Mount Joy Township – 2012, as amended.
- e) Adopt a resolution whereby the Board of Supervisors establishes fees for the issuance of Zoning Determination Letters and the issuance of zoning, sign and use and occupancy permits in connection with the administration of the Mount Joy Township Zoning Ordinance of 2012, as amended.
- f) Adopt a resolution whereby the Board of Supervisors establishes fees for the reservation of and/or donations for park, recreational and other public facilities.

13. Engine Brake Retarders – Trail Road S and Elizabethtown Road:

Discussion on, and if appropriate, a motion (1) to restrict the use of engine brake retarders at the intersection of Elizabethtown Road and Trail Road S. and (2) to prohibit trucks from turning onto Trail Road from Elizabethtown Road and turning from Trail Road S. onto Elizabethtown Road.

14. Trash and Recycling:

Discussion on, and if appropriate, (1) approval of the execution of the trash and recycling contract beginning 1/1/2027 through 12/31/2029 and (2) to establish fees for the new trash and recycling contract.

15. Local Share Grant:

Discussion on, and if appropriate, authorization of the Township to apply for a local share grant for the purchase of a new public works vehicle.

16. Annual Budget Workshop:

Discussion on, and if appropriate, a motion to approve the advertisement of the annual Budget Workshop to be held on Wednesday, November 11, 2026, with the time to be determined.

17. Administrative staff reports:

18. Supervisor reports and comments:

19. Reports: *Written – on file

Administrator*
Code Enforcement/Rental Inspections*
Community Development Director
Elizabethtown Area Water Authority*
Elizabethtown Public Library
Elizabethtown Chamber of Commerce
Elizabethtown Regional EM Coordinator*
Elizabethtown Regional Sewer Authority*
Engineer
Fire Department Mount Joy
Friendship Fire & Hose Co.*
GEARS*

Mastersonville Fire Co.*
MESA*
Milanof-Schock Library*
Park and Recreation Board*
Planning Commission*
Public Works Department*
Regional Police Department
Rheems Fire Department Co.*
Sewage Enforcement Officer
Zoning Hearing Board*
Zoning Officer - Permits*

20. Correspondence:

- a. Tree Top Golf Course Notice of Application (E-mailed to Supervisors 8-27-2026).
- b. Letter from the Governor Josh Shapiro's office allowing the reallocation of transportation improvements. (Added to BOS Packet 9-14-2026).

21. Other Business:

22. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, October 19, 2026, beginning at 7:00 P.M.

23. Adjournment.