MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors
November 16, 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. Old Business:

   2360 Sheaffer Road LLC – Zoning Ordinance Amendment:

   a. 2360 Sheaffer Road LLC Presentation
   b. Open Public hearing.
   c. Close Public Hearing
   d. Discussion on, and if appropriate, a motion to amend the official Zoning map for Mount Joy Township to change the Zoning classification for Lancaster County Tax Parcel D No. 460-61744-0-0000 from the Rural District (R) to the Low-Density Residential District (R-1).

5. Consent Calendar:

   a. Approve and ratify the minutes of the October 19, 2026 meeting.
   b. Approve payment of all bills via Bill List #21-2026 in the amount of $186,596.07 and Bill List # 22-2026 in the amount of $266,113.89; and ratify the payment of all payrolls for the period of October 29, 2026 through November 12, 2026 inclusive, in the amount of $52,005.14 which represents two pay periods.
   c. Elizabethtown Crossings – 270001: Authorize the Township Solicitor to represent the Township for the Elizabethtown Crossing Zoning Hearing Board application.
   d. 1046 Old Elizabethtown Road: Authorize the Township Solicitor to represent the Township in a civil case pertaining to 1046 Old Elizabethtown Road.
   e. Change Order – 2026 Paving Improvements Project: Authorize the Township Manager to execute change order No. 1 from Pennsy Supply Inc. for an increase of $13,133.81 for the 2026 Paving Improvements Program.

f. 2026 Paving Improvements Project: Authorize the Township Manager to execute the application and certificate for payment in the amount of $30,417.69 to Pennsy Supply for the 2026 Paving Improvements Program.

g. Elizabethtown Area Water Authority Board Resignation -: Accept the resignation of Richard A. Erb as the Assistant Secretary for the Elizabethtown Area Water Authority (EAWA) Board. effective 11/30/2026.

h. Municipal Complex RACP Grant: Adopt a resolution, whereby upon adoption, 1) the Township is demonstrating proof of funds for the funding of the Municipal complex Project and 2) to authorize certain representatives to execute all necessary paperwork relative to the Redevelopment Assistance Capital Program (RACP) grant that was awarded for the expansion of the municipal complex.

i. Chapter 110 – Solid Waste: Authorize the Township Solicitor to advertise the amendment to Chapter 110, Solid Waste to revise the regulations governing collection of Municipal waste and designated recyclable materials within the Township.

j. Local Share Grant Support Letter: Authorize the Township Manager to submit a letter of support to the Local Share Account Statewide Fund Grant Program for the Mount Joy Borough Authority Wells 1 & 2 Rehabilitation Project.

k. American Cancer Society – Special Event - Approve the Application for Special Events as submitted by the American Cancer Society for their PA Hope Ride Against Cancer to be held on May 16, 2027.

l. Aberdeen Acres – 250124 – SWMP-MAJ: Approve and sign the Amendment to Stormwater Management Agreement and Declaration of Easement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse associated with the Aberdeen Acres Stormwater Management project.

m. Aberdeen Acres – 250124-SWMP-MAJ: Approve the release of the remaining funds of financial security in the amount of $13,593.39 contingent upon the recording of the as-built plan and the amended stormwater management agreement.

n. Bear Creek Estates -24-23-FLDP: Approve a reduction of Bond #CIC1973412, in the amount of $930,435.92 to $689.477.63, as issued by Capital Indemnity Corporation, to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Bear Creeks Estates land development plan.

6. Elizabethtown Area Water Authority – Waive or Reduce Permit Fees for New Well Station:

   Discussion on, and if appropriate, a motion to reduce and/or waive the permit fees for the Elizabethtown Area Water Authority's (EAWA) new well stations 6 & 7. Mike Krieger, project manager for GHD, will be in attendance on behalf of EAWA.

7. Local Service Tax Ordinance – Chapter 123:

   Discussion on, and if appropriate, a motion to enact an ordinance, whereby, Code of Ordinances Chapter 123, Taxation, would be amended to add a new Article V, Local Services Tax

8. Municipal Complex Phase 1 Project – Lancaster Civil Services Agreement:

Discussion on, and if appropriate, a motion to enter into an agreement with Lancaster Civil Engineering to provide the professional engineering services for Phase 1 of the Municipal Complex Project.

9. Environmental Assessment Agreement for the Municipal Complex Project:

   Discussion on, and if appropriate, a motion to enter into an agreement with Liberty Environmental in the amount of $2,250.00 to complete the Environmental review for the Municipal Complex Project.

10. PP&L Street Light LED Conversion Project:

    Discussion on, and if appropriate, a motion to authorize the Township Manager to notify PP&L and request a draft of the agreement for the Township Solicitors review regarding the street light LED conversion project.

11. Administrative staff reports:

12. Supervisor reports and comments:

13. 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*

14. Correspondence:

    a. Letter from Department of Environmental Protection regarding the minor permit modification to solid waste permit# 101559 (Emailed to Supervisors 10/27/2026).

15. Other Business:

16. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, December 21, 2026, beginning at 7:00 P.M.

17. Adjournment.