

# Mount Joy Borough Council Building Ad Hoc Committee Meeting Minutes February 12, 2023

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Monday, February 13, 2023.

Committee Chair Deering called the meeting to order at 5:30 pm.

**Roll Call:** Present were Chair Deering, Council President Hall, Councilman Ruschke, Authority Manager Ardini, and Borough Manager Pugliese,

Todd Vukmanic of Crabtree, Rohrbaugh & Associates was also present.

**Approval of the Agenda:** On a motion made by Ruschke and seconded by Hall, agenda was approved as posted.

## **Public Input**

Councilor Haigh advised the Committee that he feels it should be considering 1) a list of Borough Police programs & what is needed to fulfill those programs, 2) Set dates for Public Meetings, 3) Price per square foot, and 4) updated costs on infiltration testing.

Ned Sterling commented that since we would need a variance for the Grandview Park Lot 1 due to lot coverage, the Committee should consider keeping the Borough and Authority Administration at its current location.

**Approval of the Minutes:** Motion by Ruschke and seconded by Ardini to approve the Building Ad Hoc Committee minutes from January 16, 2022. Motion Carried.

## **Discussion on Program Updates**

- a) Vukmanic stated that the geotechnical testing will not be complete until the variance is received. Additionally, the civil engineering will be completed at the same time.
- b) Vukmanic stated that the CPM is based upon the Zoning Hearing Board granting the variance at the March 22<sup>nd</sup> hearing and no delays.
- c) General discussion on the need for a variance. Pugliese advised that per the Borough Solicitor, if the Zoning Hearing Board were to deny the variance request, the Borough could challenge the ruling in the County Court of Common Pleas. That process would take a year or more before we receive a final ruling. Pugliese further stated that the solicitor is recommending that Council change the zoning ordinance giving the Borough the authority for Borough projects on Borough property. Hall mentioned that it is strange that the Borough would need to go to the Borough appointed Zoning Hearing Board

Vukmanic advised that the current plans call for roughly 28,000 sq ft. There would need to be drastic cuts in order to meet zoning requirements.

Discussion over possible options including Variance, re-zoning, combining the 2 lots, and ordinance change. Committee felt that re-zoning may be the best option. Pugliese to seek advice from solicitor.

## **Discussion of Structural Survey of Current Facility**

Vukmanic stated that a preliminary survey was completed. There were some concerns with the foundation of the Admin area but the basement to the PD only showed minor deterioration of some concrete beams. Concern was if we get to a renovation in excess of 42%, it becomes a level 2 reconstruction which would be very costly.

**Recommendations for Council-** Pugliese to look at re-zoning and advice from solicitor.

**Public Input Period –**

Ned Sterling asked if he could get pictures or plans. Pugliese to get the information from Vukmanic and pass it on to him.

Councilor Haigh stated that if we were to re-zone Lot 1 and possibly a portion of Lot 2 to a commercial zone, there would be enough space to completed what we wanted.

**Any Other Matter Proper to Come Before Committee**

None

**Adjournment**

Having no further business, motion by Ruschke seconded by Hall to adjourn at 6:30 pm, motion carried

Next meeting is scheduled for Monday, March 20, 2023, at 5:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'MGI', written in a cursive style.

Mark G. Pugliese I  
Borough Manager/Secretary