

**Mount Joy Borough Council Meeting
Agenda
7:00 PM, Monday, October 2, 2023**

- 1) Call to Order – President Hall
- 2) Roll Call—Councilors, Castaldi, Eichler, Fahndrich, Ginder, Greineder, Hall, Haigh, Ruschke, Youngerman, and Mayor Bradley
- 3) Invocation- Mayor Bradley
- 4) Pledge of Allegiance – Mayor Bradley
- 5) Announcement of Executive Sessions – No Executive Sessions by full Council held outside of regular Council meeting between September 11, 2023, and October 2, 2023. There will be an executive session tonight to deal with the hiring of an individual for Public Works/Parks.
- 6) Consider a motion to approve the October 2, 2023, Borough Council Meeting Agenda.
- 7) Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes will be strictly enforced.
- 8) Reports
 - a. Mayor
 - b. Police Chief
 - c. Fire Department Mount Joy
 - d. PSH Life Lion LLC.
 - e. Northwest EMS Report
 - f. EMA
 - g. Library
 - h. Zoning, Code, & Stormwater Administrator
 - i. Grants, Projects, and Community & Economic Development Administrator
 - j. Public Works Department
 - k. Borough Authority Manager
 - l. Assistant Borough Manager/Finance Officer
 - m. Borough Manager
- 9) Approval of Minutes of the Regular Borough Council Meeting held on September 11, 2023.
- 10) Building Ad Hoc Committee
 - a) Updates Josh Deering

If you are a person requiring accommodation to participate, please contact
Borough staff to discuss how we may best accommodate your needs.

21 East Main Street, Mount Joy, PA 17552 • (717) 653-2300
Fax (717) 653-6680

• Borough@mountjoypa.org • www.mountjoyborough.com

11) Administration and Finance Committee

- a) Consider a motion to authorize Council President and Manager to ratify the documents for a bus shelter at Old Standby Park.
- b) Consider a motion to award the contract for the RRFB and Street markings as part of the MTF Grant to Herr Signal & Lighting in the amount of \$370,800.00.
- c) Consider a motion to acknowledge receipt of MMO of both the Police and Non-Uniform Pension Plans.
- d) Consider a motion to release the remaining Financial Securities in the amount of \$22,904.35 to Square Deal 950 LLC, upon satisfying all Borough obligations.
- e) Consider a motion authorizing enforcement action in the form of a non-traffic summary citation against the property owner and/or renter of 124 N Angle St by Codes/Zoning Officer or the Borough Solicitor.
- f) Sketch Submission waiver request for 30 Orchard Way.
- g) Briefing of Zoning Hearing Board cases 23-07 & 23-08
 - i) Consider a motion that Council be represented by both the Zoning/Codes Officer and Borough Solicitor before the Zoning Hearing to voice Councils opposition to cases 23-07 & 23-08
- h) Consider a motion setting the base salary for non-uniform employees at 2% with up to an additional 2% merit pay based upon the employee's performance appraisal.

12) Public Works Committee

- a) Discussion on request to waive the 10% administrative fee for sidewalks on the Iacobacci Property on Pinkerton Rd.
- b) Consider a motion to approve the use of Memorial Park by St. Lukes Episcopal Church on 10/29/2020 from 11:00 am until 12:30 pm.
- c) Discussion on "downspouts & rain gutters."
- d) Update on Wood Street.

13) Public Safety Committee

- a) Consider a motion to approve the trade-in of the 2018 Dodge Charger for the amount of \$10,500 towards the purchase of the 2024 Dodge Durango Pursuit AWD police vehicle.

14) Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes strictly enforced.

15) Any other matter proper to come before Council.

16) Authorization to pay bills.

17) Meeting and Dates of importance, see the attached calendar.

18) Executive Session- to discuss a personnel matter regarding the hiring of an individual for Public Works/Parks Department.

19) Adjourn

The next regular Borough Council meeting is scheduled for 7:00 PM, on Monday, November 6, 2023.

Police Activity Statistics

2023

	Citation Charges	Criminal Charges	Incidents	Total Incidents YTD	Total Incidents Previous YTD
Jan	68	20	825	825	566
Feb	105	15	629	1,454	1,069
Mar	105	13	675	2,129	1,654
Apr	69	32	672	2,801	2,340
May	76	31	682	3,483	2,976
June	39	25	680	4,163	3,605
July	20	34	718	4,881	4,270
Aug	50	13	734	5,615	4,944
Sept					5,656
Oct					6,377
Nov					7,068
Dec					7,632
TOTAL					7,632

New Detective Cases-August 2023

	2015	2016	2017	2018	2019	2020	2021	2022	2023
January	6	6	7	5	3	4	2	2	18
February	12	6	9	5	3	7	2	0	12
March	11	6	8	7	7	6	2	8	12
April	5	8	6	6	4	6	3	5	12
May	13	2	3	14	5	7	2	2	12
June	10	2	7	3	10	5	5	1	13
July	8	3	20	12	4	9	4	4	7
August	10	12	7	3	3	6	5	2	4
September	6	4	6	4	3	7	5	7	
October	6	13	7	6	6	9	5	6	
November	4	10	7	4	10	1	6	14	
December	6	10	9	4	3	5	2	15	

Active Cases	17
Cases at District Attorney's Office	8
Inactive Cases	0



MOUNT JOY POLICE DEPARTMENT

Calls for Service
Year 2023 August

Code	Call for Service	Totals
0440	AGGRAVATED ASSAULT/HANDS AND FEET	1
0613	THEFT SHOPLIFTING	1
0614	THEFT FROM VEHICLE (INSIDE)	1
0619	THEFT ALL OTHERS	3
0800	SIMPLE ASSAULT	1
1130	FRAUD ALL OTHERS	7
1440	CRIMINAL MISCHIEF ALL	3
1711	SEX OFFENSE ALL OTHERS	4
1810	DRUG POSSESSION OFFENSE	3
2020	FAMILY OFF-CHILD ABUSE	2
2040	FAMILY OFFENSES - DOMESTIC	12
2111	DUI-ALCOHOL/UNDER INFL	3
2310	PUBLIC INTOXICATION / DRUNKENESS	1
2410	FIGHT	2
2450	NOISE COMPLAINT	2
2480	DISORDERLY PERSONS / NOISE ALL OTHERS	2
2640	MUN ORD VIOLATIONS	5
2654	DISTURBANCE	5
2656	THREATS	2
2657	HARASSMENT	4
2660	TRESPASSING	4
2811	CURFEW-MALE	1
4012	GAS LEAKS/EXPLOSIONS GENERAL POLICE	2

4014	OPEN DOORS/WINDOWS GENERAL POLICE	1
4018	STREET LIGHTS-OUT/REPAIRS	5
4020	SUSPICIOUS AUTO	2
4021	SUSPICIOUS ACTIVITY	24
4028	OTHER NON-CRIMINAL INV GENERAL POLICE	5
4051	ALARM BURGLARY OR HOLD UP RESIDENCE	1
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	9
4100	ALARMS (FIRE ALARMS)	1
4101	FIRES (ALL WORKING FIRES)	1
4510	UNATTENDED DEATHS	1
5004	FOUND ARTICLES	7
5008	LOST ARTICLES	4
5010	MISSING PERSON	1
5506	LOST / FOUND / STRAY ANIMALS	2
5510	ANIMAL COMPLAINTS ALL	9
6008	REPORTABLE MV CRASH NO INJURIES	11
6015	REPORTABLE MV CRASH HIT & RUN	4
6016	NON REPORTABLE MV CRASH	7
6303	TRAFFIC OFFENSE ALL OTHER	10
6305	SELECTIVE ENFORCEMENT TRAFFIC	14
6308	TRAFFIC MV COMPLAINT	1
6310	TRAFFIC ENFORCE / STOP	63
6335	TRAFFIC HAZARD	1
6336	DISABLED MV	1
6511	PARKING VIOLATION COMPLAINT	5
6602	ABANDONED IMPOUND/TOWAWAY	4
6612	SIGNALS SIGNS OUT	1
6615	TRAFFIC COUNTER DEPLOYMENT / RADAR SIGN	1

7002	BUILDING CHECK	74
7008	MEDICAL ASSISTANCE	80
7014	OTH PUB SERV/WELFARE CHK	5
7015	ASSIST CITIZEN	15
7025	EMOTIONALLY DISTURBED PERSON (EDP)	6
7502	ASSISTING-FIRE DEPT	4
7504	ASSISTING-OTHER POLICE DP	13
7506	ASSISTING-OTHER AGENCIES	1
7522	ASSISTING OTHER OFFICER	2
8010	WARRANTS-LOCAL	7
9002	ADMINISTRATIVE DUTIES	1
9008	COURT	23
9012	OTHER MAINTENANCE	2
9020	POLICE INFORMATION	55
9021	TRAINING	5
9025	FIELD CONTACT INFORMATION	13
9028	FINGERPRINT	2
9029	CIVIL MATTER	5
9030	SPECIAL DETAIL ASSIGNMENT	6
9034	REPOSSESSION	1
9068	COMMUNITY RELATIONS ACTIVITY	1
911	911 HANG UP / CHK WELFARE	1
9112	FOOT PATROL	9
9115	FOLLOW UP	110
9137	EVIDENCE DUTIES	2
9192	VEHICLE MAINTENANCE	6
9989	CALL BY PHONE	9
9999	NON-CAT DATA	9

Grand Total **734**

MOUNT JOY POLICE DEPARTMENT

21 E MAIN ST, MOUNT JOY,
PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

Citation Output By Charge

Starting Issue Date 8/1/2023

to Ending Issue Date 8/31/2023

Charge	Total
1301 A - DR UNREGIST VEH	8
4703 A - OPERAT VEH W/O VALID INSPECT	1
1301 - 1301 A - Dr Unregist Veh	9
1332 - 1332 B5 - Obscured Plates - Tinted Plate Cover	1
1371 - 1371 A - Veh Reg Suspended	2
1501 - 1501 A - Driving W/O A License	3
1543 - 1543 A - Driv While Oper Priv Susp Or Revoked	2
1786 - 1786 A - Required Financial Responsibility	1
1786 - 1786 F - Oper Veh W/O Req'd Financ Resp	5
3112 - 3112 A3I - Failure To Stop At Red Signal	2
3361 - 3361 - Driving at Safe Speed	1
3362 - -	4
3714 - 3714 A - Careless Driving	1
4107 - 4107 B2 - Oper/Perm Op W/Unsafe Eqmt/	1
4703 - 4703 A - Operat Veh W/O Valid Inspect	7
4706 - 4706 C5 - Evidence Of Emission Inspection	2
Total:	50

MOUNT JOY POLICE DEPARTMENT

21 E MAIN ST, MOUNT JOY,
PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

Criminal Charges by Charge Type

Starting Issue Date 8/1/2023

to Ending Issue Date 8/31/2023

Charge Type: ARREST

Charge	Total
1543 B1III - DRG LIC SUS/REV PURS TO SEC 3802/1547B1-3RD OR SUB	1
2702 A3 - PA TITLE 18, SECTION CS-2702 (A)(3): AGGRAVATED ASSAULT.	1
3126 A7 - IND ASSLT PERSON LESS 13 YRS AGE	1
3304 A5 - CRIMINAL MISCHIEF - DAMAGE PROPERTY - SUMMARY CASE	1
3502 A1 II - BURGLARY	1
5503 A4 - DISORDER CONDUCT HAZARDOUS/PHYSI OFF	1
6312 B2 - PHOTOGRAPH/FILM/DEPICT ON COMPUTER SEX ACT - KNOWI	1
6312 D - POSSESSION OF CHILD PORNOGRAPHY	1
6318 A1 - CONTACT/COMM.W/MINOR-SEXUAL OFFENSES	1
Total:	9

Charge Type: COMPLAINT

Charge	Total
116.5 - CURFEW	2
5503 A4 - DISORDER CONDUCT HAZARDOUS/PHYSI OFF	2
Total:	4

FDMJ Monthly Incident Report Summary August 2023

Responded to **54 alarms** for the month of August 2023 – 391 total alarms for 2023.

Time in service for month: **37 hours and 17 minutes**

Average manpower per incident: **9 members per call for month - (6a-4p 24 calls/5.5 members per call) – response time – 5 min & 8 sec. and arrival time - 10 min & 35 sec. (w/FP calls)**

Total Man-hours: **299 hours & 4 minutes**

Calls by Municipality First Due: 33 first due alarms – **21** mutual aid alarms

- Mount Joy Borough - 12
- Rapho Township -14
- Mount Joy Township – 3
- East Donegal Township – 6

Apparatus used:

- Engine 75-1 - 18
- Engine 75-2 - 14
- Truck 75 - 21
- Squad 75-1 - 5
- Traffic 75 - 13
- POV (Fire Police) - 20
- Duty Chief Vehicle - 22
- Duty Officer Vehicle – 19

Property pre-incident value: \$ 1,119,000.00

Property fire loss: \$499,000.000

Property post incident saved: \$620,000.00

2023 FDMJ responded to a call on average every - 14 hours & 54 minutes

Total Training hours of 27 members trained for 123 hours & 15 minutes

Fire Prevention Details – 1 smoke detector installation for the month of August

Community Service Details for the month – FDMJ members assisted with Elizabethtown fair (Fire police), 1 fireworks standby, 23 duty crew events and 3 knox box inspections and attended the national night out event in August

Notable First Due Calls: -

- 8/5 – Dwelling fire – RT - Oak Leaf Dr - \$49,000.00
- 8/5 – Apartment building fire – MJB – W Main St - \$450,000.00

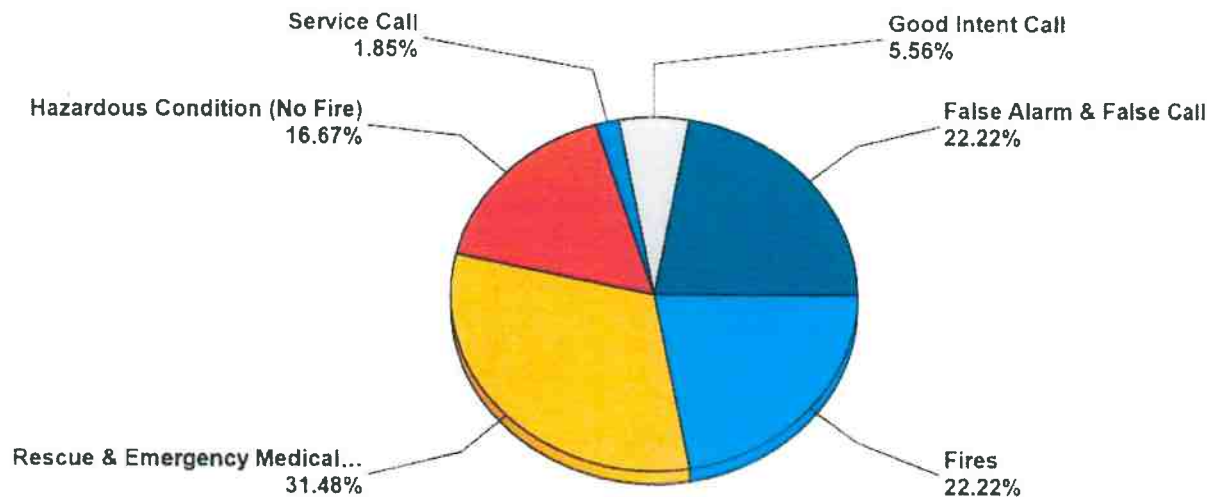
Fire Department Mount Joy

Mount Joy, PA

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 08/01/2023 | End Date: 08/31/2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	12	22.22%
Rescue & Emergency Medical Service	17	31.48%
Hazardous Condition (No Fire)	9	16.67%
Service Call	1	1.85%
Good Intent Call	3	5.56%
False Alarm & False Call	12	22.22%
TOTAL	54	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	11	20.37%
131 - Passenger vehicle fire	1	1.85%
311 - Medical assist, assist EMS crew	2	3.7%
322 - Motor vehicle accident with injuries	6	11.11%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	1.85%
324 - Motor vehicle accident with no injuries.	5	9.26%
352 - Extrication of victim(s) from vehicle	2	3.7%
353 - Removal of victim(s) from stalled elevator	1	1.85%
412 - Gas leak (natural gas or LPG)	6	11.11%
440 - Electrical wiring/equipment problem, other	1	1.85%
444 - Power line down	2	3.7%
550 - Public service assistance, other	1	1.85%
611 - Dispatched & cancelled en route	1	1.85%
651 - Smoke scare, odor of smoke	2	3.7%
730 - System malfunction, other	2	3.7%
733 - Smoke detector activation due to malfunction	1	1.85%
735 - Alarm system sounded due to malfunction	1	1.85%
736 - CO detector activation due to malfunction	1	1.85%
745 - Alarm system activation, no fire - unintentional	7	12.96%
TOTAL INCIDENTS:	54	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Fire Department Mount Joy

Mount Joy, PA

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Incident Statistics

Zone(s): All Zones | Start Date: 08/01/2023 | End Date: 08/31/2023

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		17	
FIRE		37	
TOTAL		54	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$1,119,000.00		\$499,000.00	
CO CHECKS			
736 - CO detector activation due to malfunction		1	
TOTAL		1	
MUTUAL AID			
Aid Type		Total	
Aid Given		21	
Aid Received		8	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
2		3.7	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 75	0:10:52	0:10:01	
AVERAGE FOR ALL CALLS		0:10:35	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 75	0:05:52	0:04:44	
AVERAGE FOR ALL CALLS		0:05:08	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Fire Department Mount Joy		41:44	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.



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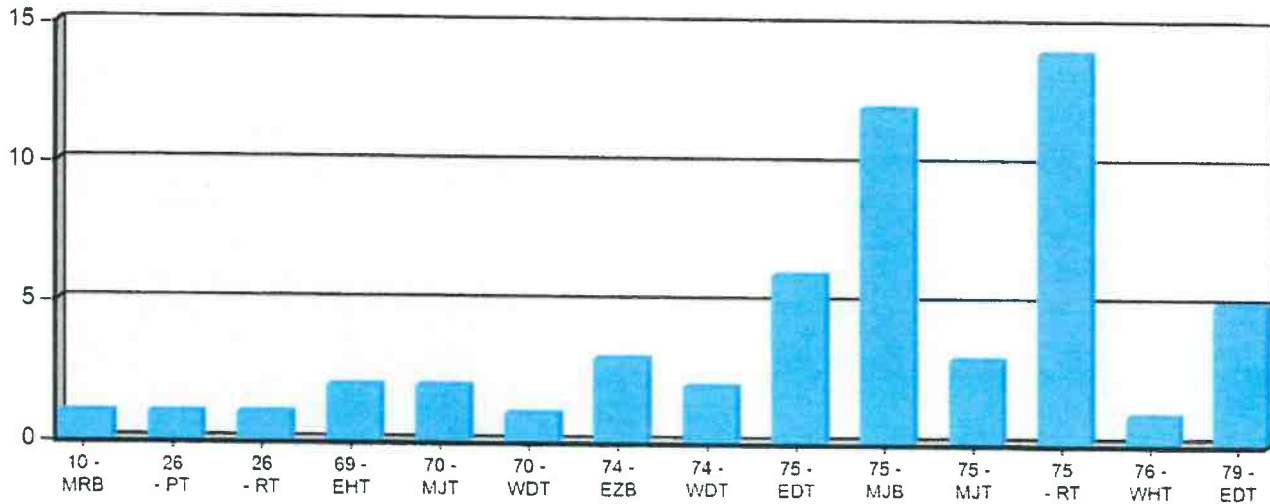
Fire Department Mount Joy

Mount Joy, PA

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Incident Count per Zone for Date Range

Start Date: 08/01/2023 | End Date: 08/31/2023



ZONE	# INCIDENTS
10 - MRB - 10 Marietta Borough	1
26 - PT - 26 Penn Township	1
26 - RT - 26 Rapho Township	1
69 - EHT - 69 East Hempfield Township	2
70 - MJT - 70 Mount Joy Township	2
70 - WDT - 70 West Donegal Township	1
74 - EZB - 74 Elizabethtown Borough	3
74 - WDT - 74 West Donegal Township	2
75 - EDT - 75 East Donegal Township	6
75 - MJB - 75 Mount Joy Borough	12
75 - MJT - 75 Mount Joy Township	3
75 - RT - 75 Rapho Township	14
76 - WHT - 76 West Hempfield Township	1
79 - EDT - 79 East Donegal Township	5
TOTAL:	54

Zone information is defined on the Basic Info 3 screen of an incident. Only REVIEWED incidents included. Archived Zones cannot be unarchived.



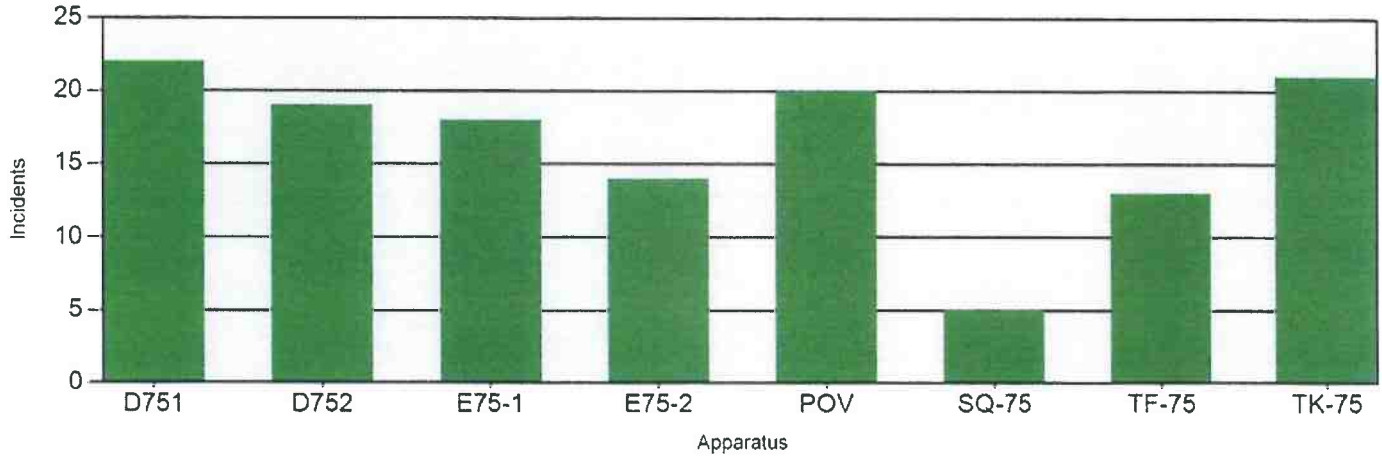
Fire Department Mount Joy

Mount Joy, PA

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Incident Count per Apparatus for Date Range

Start Date: 08/01/2023 | End Date: 08/31/2023



APPARATUS	# of INCIDENTS
D751	22
D752	19
E75-1	18
E75-2	14
POV	20
SQ-75	5
TF-75	13
TK-75	21

Canceled apparatus (per the THIS APPARATUS WAS CANCELLED checkbox on Basic Info 4) not included.
Only REVIEWED incidents included.



Fire Department Mount Joy

Mount Joy, PA

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Incident Count with Man-Hours per Zone for Date Range

Incident Type(s): All Incident Types | Start Date: 08/01/2023 | End Date: 08/31/2023

ZONE	INCIDENT COUNT	MAN-HOURS
10 - MRB - 10 Marietta Borough	1	5:44
26 - PT - 26 Penn Township	1	0:00
26 - RT - 26 Rapho Township	1	0:00
69 - EHT - 69 East Hempfield Township	2	13:50
70 - MJT - 70 Mount Joy Township	2	1:26
70 - WDT - 70 West Donegal Township	1	0:00
74 - EZB - 74 Elizabethtown Borough	3	7:21
74 - WDT - 74 West Donegal Township	2	6:23
75 - EDT - 75 East Donegal Township	6	19:09
75 - MJB - 75 Mount Joy Borough	12	71:18
75 - MJT - 75 Mount Joy Township	3	37:48
75 - RT - 75 Rapho Township	14	76:37
76 - WHT - 76 West Hempfield Township	1	21:12
79 - EDT - 79 East Donegal Township	5	38:19
TOTAL	54	299:07

NOTE that this report takes into consideration ONLY those Personnel that are associated with an Apparatus, and that only Reviewed incidents are included in the counts.



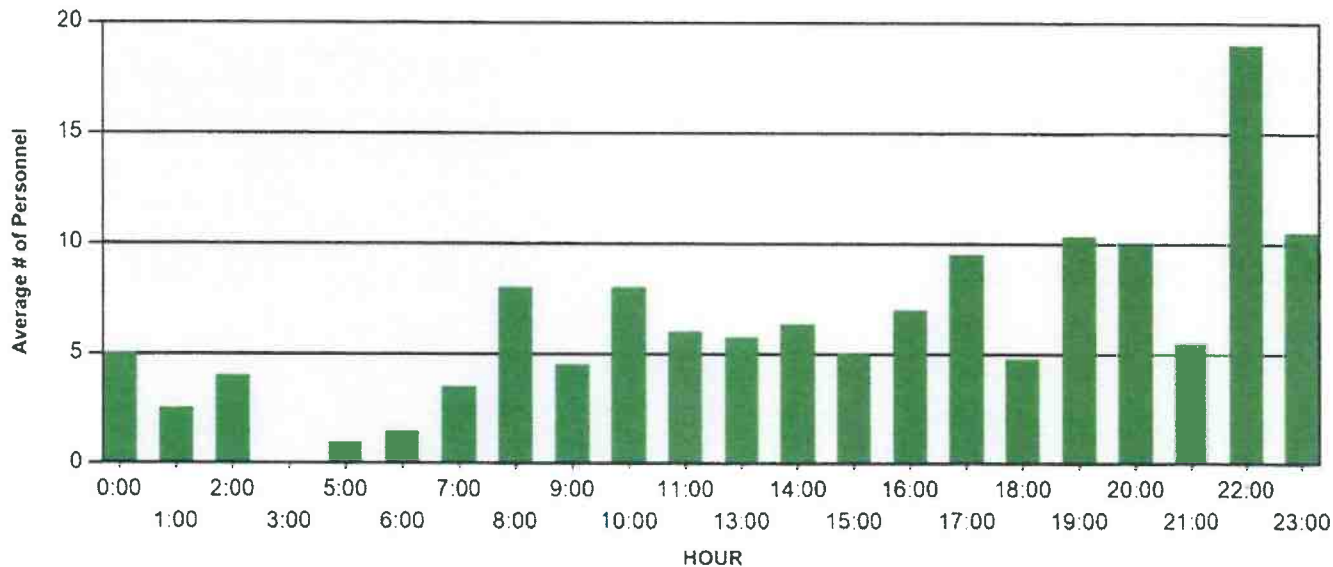
Fire Department Mount Joy

Mount Joy, PA

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Average Number of Responding Personnel per Hour for Date Range

Start Date: 08/01/2023 | End Date: 08/31/2023



hour	avg. # personnel
00:00 - 00:59	5.00
01:00 - 01:59	2.50
02:00 - 02:59	4.00
03:00 - 03:59	0.00
05:00 - 05:59	1.00
06:00 - 06:59	1.50
07:00 - 07:59	3.50
08:00 - 08:59	8.00
09:00 - 09:59	4.50
10:00 - 10:59	8.00
11:00 - 11:59	6.00
13:00 - 13:59	5.75
14:00 - 14:59	6.33
15:00 - 15:59	5.00
16:00 - 16:59	7.00
17:00 - 17:59	9.50
18:00 - 18:59	4.75
19:00 - 19:59	10.33
20:00 - 20:59	10.00
21:00 - 21:59	5.50
22:00 - 22:59	19.00
23:00 - 23:59	10.50

AVE. # PERSONNEL calculated from total number of personnel responding to incidents begun at the HOUR divided by total number of REVIEWED incidents for that HOUR. Includes personnel that responded both on or off apparatus.



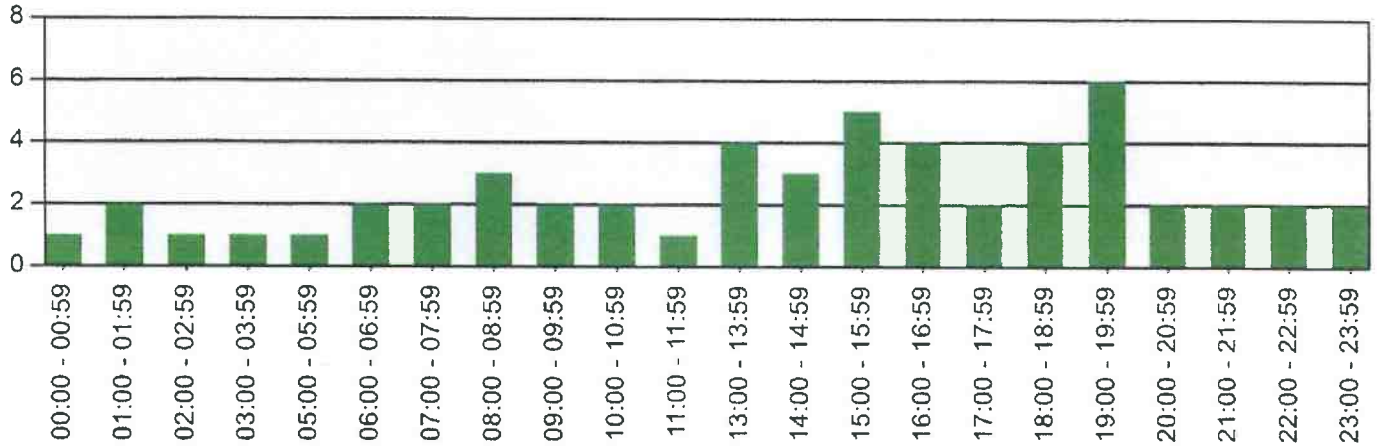
Fire Department Mount Joy

Mount Joy, PA

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Incidents by Hour for Date Range

Start Date: 08/01/2023 | End Date: 08/31/2023



Hour	# of CALLS
00:00 - 00:59	1
01:00 - 01:59	2
02:00 - 02:59	1
03:00 - 03:59	1
04:00 - 04:59	0
05:00 - 05:59	1
06:00 - 06:59	2
07:00 - 07:59	2
08:00 - 08:59	3
09:00 - 09:59	2
10:00 - 10:59	2
11:00 - 11:59	1
12:00 - 12:59	0
13:00 - 13:59	4
14:00 - 14:59	3
15:00 - 15:59	5
16:00 - 16:59	4
17:00 - 17:59	2
18:00 - 18:59	4
19:00 - 19:59	6
20:00 - 20:59	2
21:00 - 21:59	2
22:00 - 22:59	2
23:00 - 23:59	2

Only REVIEWED incidents included



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Fire Department Mount Joy

Mount Joy, PA

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Losses for Date Range

Start Date: 08/01/2023 | End Date: 08/31/2023

TOTAL INCIDENTS		TOTAL PROPERTY LOSS		TOTAL CONTENT LOSS		TOTAL LOSSES		AVERAGE LOSS	
2		\$305,000.00		\$194,000.00		\$499,000.00		\$249,500.00	

INCIDENT NUMBER	DATE	Incident Type	PROPERTY LOSS	CONTENT LOSS	TOTAL	% of Total
2023-341	08/02/2023	131 - Passenger vehicle fire	\$5,000.00	\$44,000.00	\$49,000.00	9.82%
2023-342	08/02/2023	111 - Building fire	\$300,000.00	\$150,000.00	\$450,000.00	90.18%

Only REVIEWED incidents included



Fire Department Mount Joy

Mount Joy, PA

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Basic Incident Info with Number of Responding Apparatus and Personnel for Date Range

Start Date: 08/01/2023 | End Date: 08/31/2023

DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
08/01/2023	2023-338	170 283 RT W	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	70 - MJT - 70 Mount Joy Township	2	5
08/01/2023	2023-339	RISSERMILL RD	322 - Motor vehicle accident with injuries		75 - MJT - 75 Mount Joy Township	1	1
08/01/2023	2023-340	126 LANCASTER EST	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	6	21
08/02/2023	2023-341	5265 OAK LEAF DR	131 - Passenger vehicle fire	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	7	23
08/02/2023	2023-342	206 W MAIN ST	111 - Building fire	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	7	17
08/03/2023	2023-343	126 LANCASTER EST	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	7	20
08/04/2023	2023-344	2778 HOSSLER RD	550 - Public service assistance, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	13
08/04/2023	2023-345	1303 W MAIN ST	352 - Extrication of victim(s) from vehicle	Active Firefighters & Fire Police	75 - MJT - 75 Mount Joy Township	5	16
08/05/2023	2023-346	MILTON GROVE RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - MJT - 75 Mount Joy Township	6	15
08/06/2023	2023-347	5121 FIELD VIEW DR	733 - Smoke detector activation due to malfunction	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	5	17
08/06/2023	2023-348	970 COLEBROOK RD	352 - Extrication of victim(s) from vehicle	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	3	12
08/06/2023	2023-349	Union School Rd.	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	1	2
08/07/2023	2023-350	2600 MOUNT JOY RD	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	6
08/08/2023	2023-351	7 N MARKET ST	444 - Power line down	Active Firefighters & Fire Police	74 - EZB - 74 Elizabethtown Borough	1	1
08/08/2023	2023-352	2618 MOUNT JOY RD	444 - Power line down	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	10
08/08/2023	2023-353	724 HILL ST	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	6

Only REVIEWED incidents included.



DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
08/08/2023	2023-354	400 JAMES BUCHANAN DR	111 - Building fire	Active Firefighters & Fire Police	74 - WDT - 74 West Donegal Township	2	11
08/09/2023	2023-355	675 DONEGAL SPRINGS RD	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	9
08/09/2023	2023-356	2050 STATE RD	111 - Building fire	Active Firefighters & Fire Police	69 - EHT - 69 East Hempfield Township	2	15
08/09/2023	2023-357	824 COLONY LN	651 - Smoke scare, odor of smoke	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	11
08/10/2023	2023-358	2344 BACK RUN RD	651 - Smoke scare, odor of smoke	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	7
08/10/2023	2023-359	134 LAUVER DR	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	5	13
08/11/2023	2023-360	601 STONY BATTERY RD	111 - Building fire	Active Firefighters & Fire Police	69 - EHT - 69 East Hempfield Township	2	15
08/12/2023	2023-361	1550 E MAIN ST	353 - Removal of victim(s) from stalled elevator	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	2	4
08/13/2023	2023-362	2015 MEADOW RD	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	70 - WDT - 70 West Donegal Township	1	9
08/13/2023	2023-363	1005 KOSER RD	735 - Alarm system sounded due to malfunction	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	4	10
08/13/2023	2023-364	1300 COLEBROOK RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	1	1
08/13/2023	2023-365	5101 PADDLE WAY	111 - Building fire	Active Firefighters & Fire Police	10 - MRB - 10 Marietta Borough	2	10
08/16/2023	2023-366	4075 OLD HARRISBURG PIKE	730 - System malfunction, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	4
08/16/2023	2023-367	215 BLOSSOM TRL	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	10
08/16/2023	2023-368	61 E PARK ST	111 - Building fire	Active Firefighters & Fire Police	74 - EZB - 74 Elizabethtown Borough	2	8
08/17/2023	2023-369	454 ROCKWOOD DR	736 - CO detector activation due to malfunction	Active Firefighters & Fire Police	74 - EZB - 74 Elizabethtown Borough	1	1
08/17/2023	2023-370	151 ORANGE ST	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	5	7
08/18/2023	2023-371	COLEBROOK RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	1	2
08/18/2023	2023-372	1180 STELLAR DR	111 - Building fire	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	4	16
08/19/2023	2023-373	102 N MARKET ST	440 - Electrical wiring/equipment problem, other	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	6

Only REVIEWED incidents included.



DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
08/20/2023	2023-374	COLEBROOK RD	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	1	1
08/20/2023	2023-375	1507 RIVER RD	111 - Building fire	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	1	10
08/20/2023	2023-376	200 BIRCHLAND AVE	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	5
08/20/2023	2023-377	1507 RIVER RD	111 - Building fire	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	2	12
08/23/2023	2023-378	2056 SHADY OAK DR	730 - System malfunction, other	Active Firefighters & Fire Police	70 - MJT - 70 Mount Joy Township	1	6
08/23/2023	2023-379	155 ARROWHEAD DR	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	5	13
08/25/2023	2023-380	E MAIN ST	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	9
08/25/2023	2023-381	64 TIMBER VILLA	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	74 - WDT - 74 West Donegal Township	1	8
08/26/2023	2023-382	763 E MAIN ST	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	5	12
08/26/2023	2023-383	702 STEEPLECHASE RD	111 - Building fire	Active Firefighters & Fire Police	76 - WHT - 76 West Hempfield Township	3	14
08/27/2023	2023-384	3186 PLEASANT VIEW DR	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	2	11
08/28/2023	2023-385	Hossler RD	611 - Dispatched & cancelled en route	Active Firefighters & Fire Police	26 - RT - 26 Rapho Township	1	8
08/29/2023	2023-386	1000 STRICKLER RD	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	12
08/30/2023	2023-387	915 ANDERSON FERRY RD	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	3	6
08/30/2023	2023-388	19 N MARKET ST	745 - Alarm system activation, no fire - unintentional		75 - MJB - 75 Mount Joy Borough	2	7
08/31/2023	2023-389	596 AUCTION RD	111 - Building fire	Active Firefighters & Fire Police	26 - PT - 26 Penn Township	1	4
08/31/2023	2023-390	NEW HAVEN ST	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	2
08/31/2023	2023-391	MCKINLEY DR	323 - Motor vehicle/pedestrian accident (MV Ped)	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	14

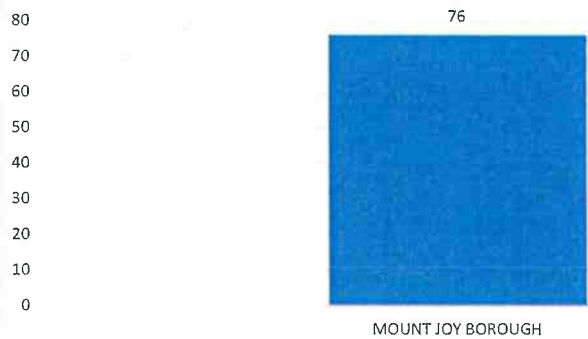
TOTAL # INCIDENTS: 54

Only REVIEWED incidents included.

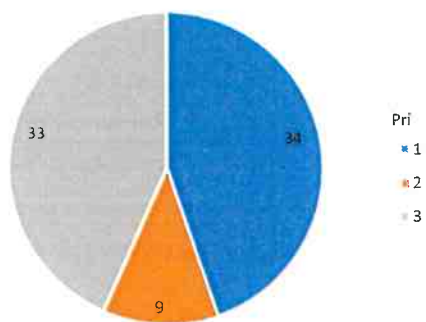


Penn State Health Life Lion, LLC
August 2023

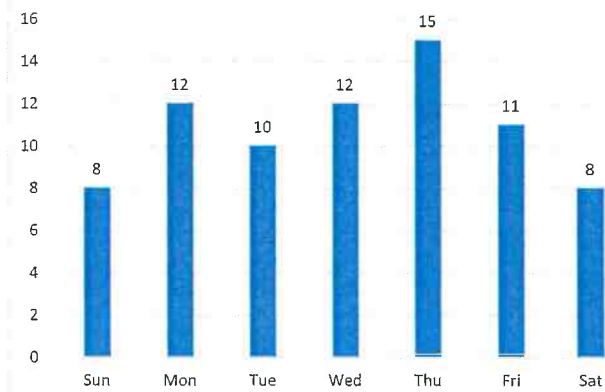
Total Calls by Municipality



Total Calls by Priority

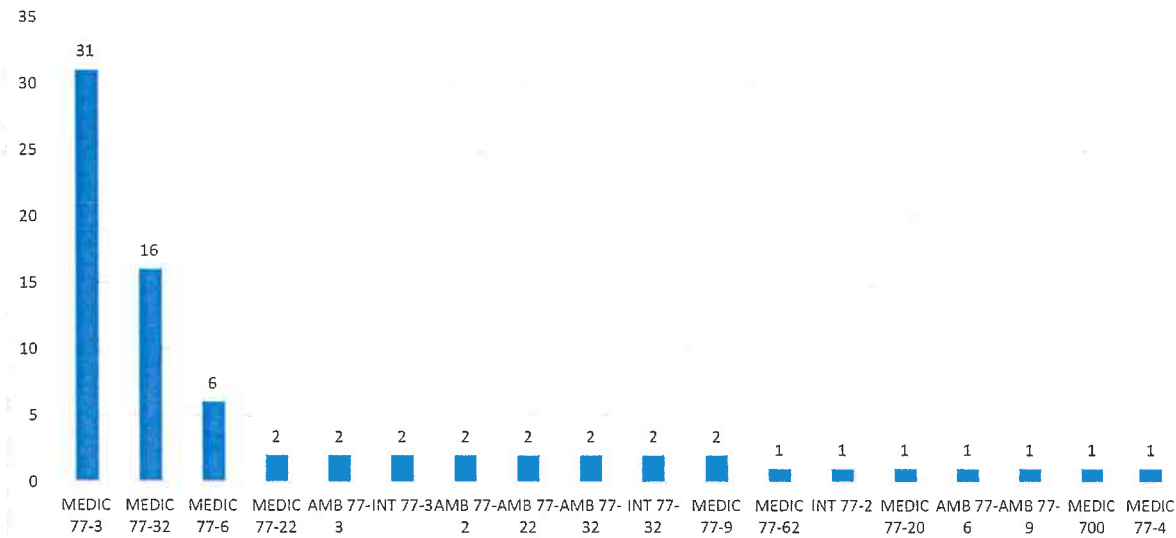


Total Calls by Day of the Week



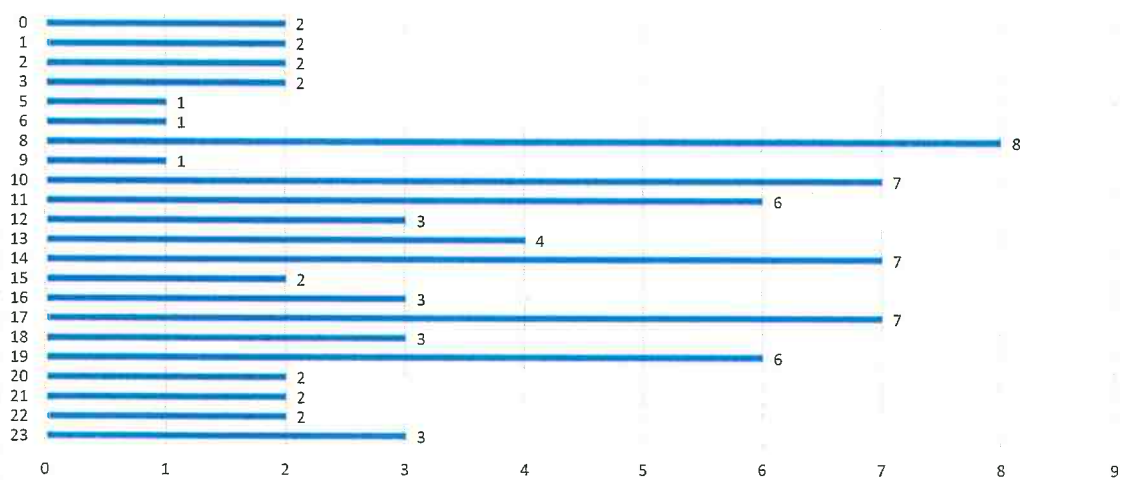
Penn State Health Life Lion, LLC
August 2023

Total Calls by First Unit Dispatched



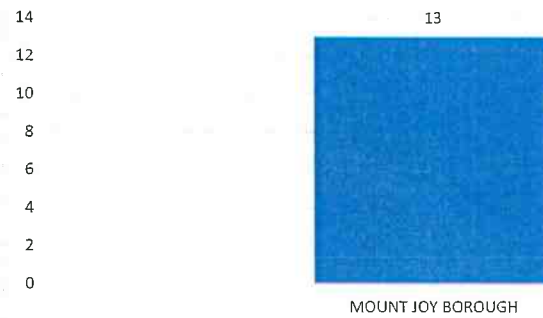
Penn State Health Life Lion, LLC
August 2023

Total Calls by Hour

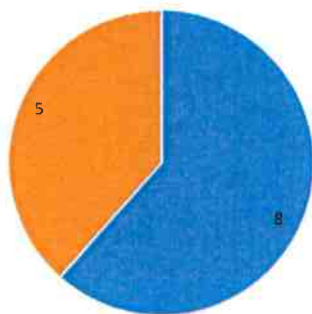


Penn State Health Life Lion, LLC
Covered Incidents
August 2023

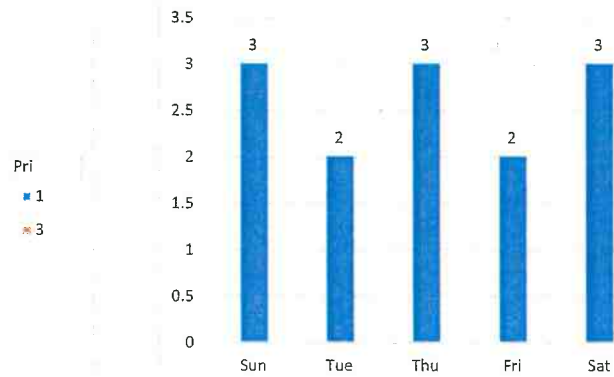
Total Calls by Municipality



Total Calls by Pri

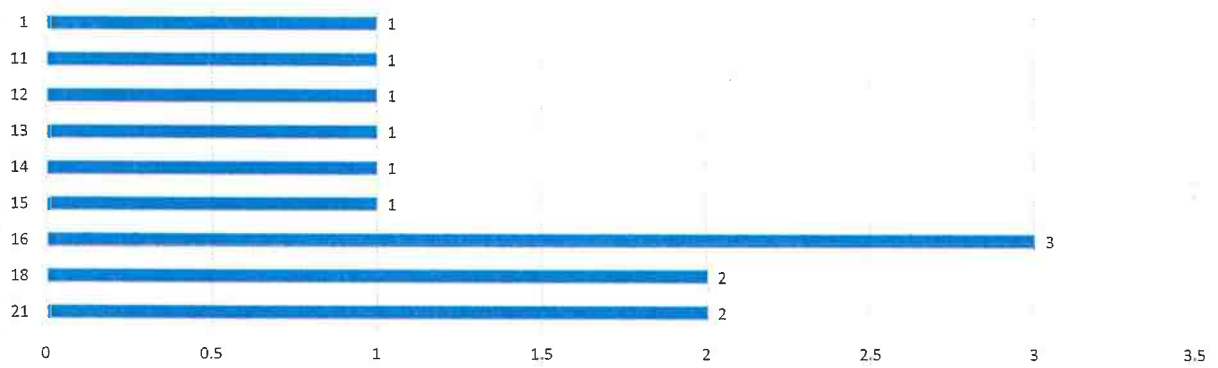


Total Calls by Day of the Week

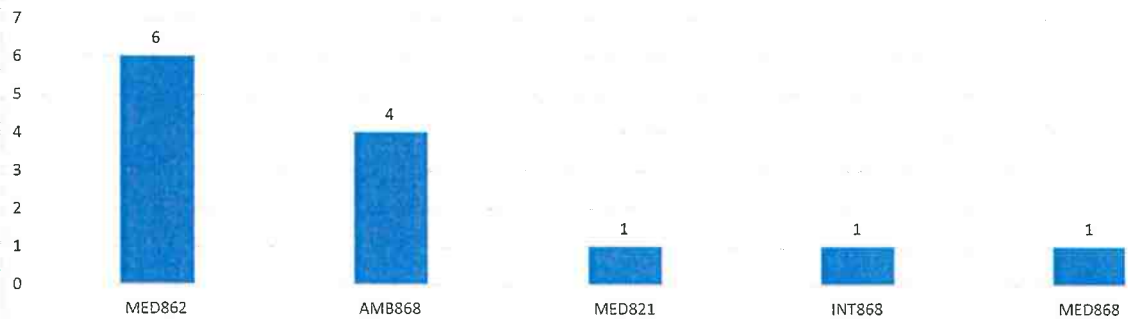


Penn State Health Life Lion, LLC
Covered Incidents
August 2023

Total Calls by Hour

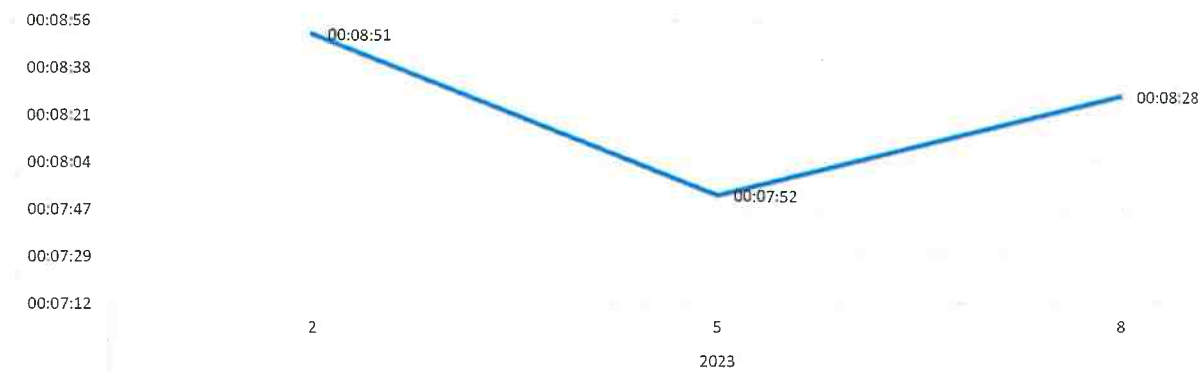


Total Calls by First Unit Dispatched



Penn State Health Life Lion, LLC
August 2023

Response Time (Dispatch to OnScene)



Mount Joy Borough Missed Calls August 2023-13

8/4/2023 @ 23:52 Class 1 Sick person 86-2

77-32 8/4/2023 @ 22:08 Class 1 Vehicle accident Mount Joy Township

8/6/2023 @ 15:12 Class 1 Seizure 86-2

77-3 8/6/2023 @ 15:06 Class 1 Fall Rapho Township

8/6/2022 @ 16:42 Class 3 Abdominal pain 86-8

77-3 8/6/2023 @ 16:32 Class 1 Traumatic Injury East Donegal Township

8/10/2023 @ 13:42 Class 3 Sick person 86-11

77-3 8/10/2023 @ 12:14 Class 3 Fall Mount Joy Borough

8/11/2023 @ 20:19 Class 1 Sick person 86-2

77-32 8/11/2023 @ 20:08 Class 3 Unconscious person East Hempfield Township

8/12/2023 @ 15:05 Class 1 Chest pain 82-1

77-3 8/12/2023 @ 12:53 Routine Transfer

8/18/23 @ 11:43 Class 1 Sick person 86-5

77-3 8/18/2023 @ 10:21 Class 1 Unconscious person Rapho Township

8/19/2023 @ 15:10 Class 3 Back pain 86-8

77-3 8/19/2023 @ 15:11 Class 2 Hemorrhage East Donegal Township

8/20/2023 @ 10:35 Class 1 Cardiac arrest 86-2

77-3 8/20/2023 @ 10:24 Class 3 Fall Mount Joy Borough

8/22/2023 @ 16:09 Class 3 Psychiatric problem 86-2

77-3 8/22/2023 @ 15:44 Class 2 Traumatic injury Marietta Borough

8/22/2023 @ 19:45 Class 1 Fall 86-8

77-32 @ 19:36 Class 1 Heart problem West Hempfield Township

8/24/2023 @ 13:30 Class 3 Overdose 86-8

77-3 8/24/2023 @ 12:25 Class 1 Fall Mount Joy Borough

8/31/2023 @ 10:15 Class 1 Heart problem 86-2

77-3 8/31/2023 @ 09:03 Class 1 Sick person Mount Joy Borough

Mount Joy Unit Responding to another Agencies Municipality-August 2023 10/4

East Donegal Township

77-3 8/6/2023 @ 13:14 Class 1 Vehicle accident

77-32 8/13/2023 @ 18:50 Class 1 Vehicle accident

Elizabethtown Borough

77-3 8/5/2023 @ 07:38 Class 1 Fall

77-32 8/26/2023 @ 18:25 Class 1 Seizure

77-3 8/29/2023 @ 10:13 Class 3 Psychiatric/Canceled after responding for 10 minutes

77-3 8/29/2023 @ 10:27 Class 1 Heart problem

Marietta Borough

77-3 8/22/2023 @ 15:44 Class 2 Traumatic injury

Mount Joy Township

77-3 8/11/2023 @ 08:11 Class 1 Breathing problem /Canceled after responding for 20 minutes

77-32 8/12/2023 @ 18:14 Class 1 Unconscious person

Rapho Township

77-3 8/13/2023 @ 06:41 Class 1 Breathing problem

77-3 8/15/2023 @ 13:37 Class 3 Fall

West Donegal Township

77-32 8/6/2023 @ 04:49 Class 1I Hemorrhage

77-3 8/21/2023 @ 07:35 Class 1 Sick person/Canceled after responding for 6 minutes

77-3 8/23/2023 @ 08:34 Class 3 Sick person/Canceled after responding for 4 minutes

Unit Assigned Transports-August 2023

West Hempfield

77-2-17

77-22-16

Mount Joy

77-3-8

77-32-14

Woodcrest (East Hempfield)

77-4-7

77-42-13

Columbia

77-6-8

77-62-5

East Hempfield (Rhorerstown Rd & Columbia Ave)

77-7-13

Float Ambulance

77-9-5

York (Hellam, Hallam & Wrightsville)

Y41-0



MILANOF-SCHOCK LIBRARY

1184 Anderson Ferry Road, Mount Joy, PA 17552

Tel: 717.653.1510 Fax: 717.653.4030

www.mslibrary.org

Milanof-Schock Library is a community resource that enriches lives through, education, information, exploration, and socialization.

Serving East Don egal Township, Marietta Boro, Mount Joy Boro, Mount Joy Township & Rapho Township

September 2023 - Compiled by Joseph MdIhenney, Executive Director
Contributors: Susan Craine, Kim Beach, Jan Betty, Stephanie Funk & Kirstin Rhoads

August 1-31, 2023 Statistics	2023	2022	2021	2020	2019
TOTAL CIRCULATION	17,023	18,155	16,198	15,387	17,577
YTD CIRCULATION	125,049	124,815	122,864	73,565	132,621
OVERDRIVE & E-formats	1,506	1,666	1,408	1,104	919
NEW PATRONS	108	89	60	52	94
YTD NEW PATRONS	754	628	461	284	648
PATRON COUNT	7,049	6,676	4,900	4,000*	7,883
YTD PATRON COUNT	49,628	43,329	34,051	24,383	53,896
PASSPORTS	124	73	85	50	91
YTD PASSPORTS	1,197	719	640	-	924
WIFI USERS	710	358	301	261	-
PC USERS	412	331	390	298	-

*number reported is approximate

Hoopla!	Aug'23	Jul'23	Jun'23	May'23	Apr'23	Mar'23	Feb'23
Number of Hoopla items used	365	311	307	268	232	266	241

ITEMS SOLD IN LOBBY	\$951.85
YTD TOTAL \$	\$8,091.22
TOTAL \$ ADDED DONATIONS	\$334.00
TOTAL \$ DONATIONS as PRIZES	\$330.00
TOTAL	\$1,615.85

Executive Summary

- MSL's Love Your Library Benefit Bash brought 430 visitors and raised just above \$12,500
- Annual Patron Appeal for 2023, sent out in March, has realized \$31,291.70 [2022=\$33,911.38]
- MLS changed over to School Year hours as of September 8, 2023.
- MSL for Summer Reading Programs, and 712 kids completed the program. [2022 = 638 kids]



PROGRAMMING / CLUBS / PROCTORS NUMBERS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	3	45	28	543
Club Meetings/Participants	6	61	39	380

YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	14	409	154	4093
Off-site Programs	7	401	56	4014
Virtual Programs	0	0	-	-

Volunteer	Month Total	2022 YTD Totals		
Volunteer Hours	115.75	837.00		

Joseph

- Interview Stephanie Funk for Coordinator's position Aug 1
- Attended LSLC Director's Meeting, August 4
- Met with Sean Smith -Ross Buehler Falk & Co. new CPA, Aug 7
- Attended Mount Joy Borough Council Meeting, August 7
- Attended Mount Joy Chamber Meeting on August 9
- Attended Friends Meeting & accepted \$23,000 check August 14
- Submitted 2023 Plan for Use of State Aid, Aug 21
- Had a great time at the Library's Benefit Bash on August 25
- Met with Historic Preservation Trust of Lancaster County, Aug 31



Community/Service Point (Susan)

- Bash meeting and planning
- Weeding in fiction area
- Organizing new ways to fit shelves for more space
- Creating fall schedule for staff

Youth Services (Jan)

- We had 30 book bundles for July; still so busy that we can't keep book bundles on the shelves.
- 2 new 1000 books participants and one who finished.
 - With Megan's help I put together another 90 bags of info and fun for Summer students at DPS. We had 1 student redeem his coupons for Bingo books.
- Our Summer Reading Program was another success, with the following results:
 - 0-4: 276 out 178 returned
 - 5-9: 467 out 347 returned
 - 10-12: 220 out 104 returned
 - 13-19: 147 out 83 returned
 - 1110 out 712 returned a 64% return rate
- Had a short round of programs in August as I attempted 2 weeks of staycation, but the numbers were still decent. Ryan the Bug Guy came and was our largest program for the summer at 224.
- I set up and attending 2 open houses at Donegal (DIS and DPS) which overlapped during my staycation, but it was definitely worth it as the primary school was inundated with families. I met quite a few new families as I walked the halls with Super Chicken.
- Helped out with kids games during Bash.

Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - September 2023 Enews: sent to 3642 contacts; 1396 opens (41.6%), 21clicks (.6%), 1 unsubscribe
- **"SOCIAL MEDIA:**
 - Facebook – Total Page Followers 2,582 (35 new); 11,442 reached; Created 7 Events.
 - Instagram – 1,074 followers (12 new)
 - Created/posted Promos for special programs
- 2 Press Releases - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
 - Updated weekend hours
 - 3,381 users; 5,813 page views
 - Highest Website view counts: 298 views End of Summer Bash; 235 views Passports
- **BASH**
 - Attended meetings
 - Promoted event on social media
 - Helped reorganize event when weather threatened
- **MISC**
 - Food Truck Thursdays: set up/put away cones, sponsor sign; greeted vendors; updated signs when trucks canceled; found replacements for canceled trucks; communicated through email with businesses
 - Continued the emptying of the book donation shed 5 days a week and gathering books for sale in lobby, which made over \$951 in August
 - Added more photos to our Google page.
 - Updated August print calendar and calendar for Lobby/kids area

Volunteers/Programming/Fundraising (Kim/Stephanie)

- **Annual Patron Appeal 2023**
 - As of August 31: \$31,291.70
- **Legacy Bricks**
 - Bricks ordered as of August 31: 136 of 392. We're at 35% sold.
- **Adult Summer Reading Program**
 - Over 325 game sheets were taken by patrons and almost 100 entries were received!
 - Received 18 entries in August.
- **Family Lego Contest**
 - 28 families signed up; 23 participated.
 - Total raised in first 2 weeks: \$494.29.
 - Kept it going during "Bash Week". Raised \$335.62 more.
 - Total: \$829.91.
- **Love Your Library Benefit Bash - Friday, August 25; 4 – 7 pm**
 - Moved inside at 2 pm Thursday because of anticipated terrible weather.
 - Although the move inside did cost us some revenue, the party was fantastic!
 - Approximately 430 people came through the library doors that day; about 300 more than usual for a Friday.
 - Current net income is \$12.5k.
- **Miscellaneous Projects**
 - Met with a new patron about possibility of doing a program.
 - Began working with Stephanie to prepare for transition of duties.



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

841

9/26/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Monthly Report, Sept 2023
Codes Department

Mr. Borough Manager,
The following is a summary of the activity by the Borough Codes Department for the month of September 2023. September has been busy, while permits are slow for the time being we are busy in various other areas that the Department administers.

Zoning & Building

As of the date of this report, the department has issued 15 permits on 10 projects. We will issue roughly 20 permits on 15 projects by 9/30/23. We continue to process things as quickly as possible and keep projects in the Borough moving forward in a timely manner.

Several items related to zoning issues have come up in discussion with the public and staff within the last month and I am researching what path the Borough may want to take to address these topics.

Rentals

I am beginning the process of getting ready for 2024 renewals. We continue to handle inspections as they come in for tenant change over and we are looking to return to a full implementation of the rental inspections in 2024. I am planning to address the rental program in the Borough with an in-depth report in December as part of a year end report.

Complaints & Violations

Between July 1st and the date of this report, the department has received and or opened 44 complaints and violations. 22 of these records remain open currently for various reasons. Some are in the progress of being closed, several have just been opened in the last week or so, and some are in various stages of remediation and being corrected. The department continues to work to address the concerns of the public and correct violations of Borough Ordinance that are found to exist.

Zoning Hearing Board

September 27th the Zoning Hearing Board will hear two cases The decisions of which I will know at the various Council Meetings and can answer questions at that time. The two cases are for a variance to the Zoning Ordinance regarding walls for Rholan Paving at 349 Florin Ave and an appeal of Zoning Officer decision on ADA grounds under 270-11.D.5

October 25th the Zoning Hearing Board will have three cases:

Case 23-07: 163 New Haven St – Special Exception for Short Term Rental under 270-5.B Uses Not Regulated

Case 23-08: 19 Poplar St - Special Exception for Short Term Rental under 270-5.B Uses Not Regulated

Case 23-09: 400 E Main St – Variance to allow drive through restaurant 270 Attachment 2 Table of Permitted Uses

Planning Commission

The Planning Commission reviewed the application for file PC23-01 30 Orchard Rd for approval of a sketch plan and request for two waivers. The Planning Commission approved the application and that will be presented to full council at the October 2nd meeting.

The Planning Commission will meet on October 11th with one submission to review. File PC23-02 300 Orchard Rd has been filed for the Borough Administration and Police Department Facility as a preliminary/final land development plan. Review letters from the Solicitor and Engineer have been received and Council will likely be presented with Planning Commissions review of the project in November.

Ordinances

The Borough Solicitor has sent a review of the drafts to the Property Maintenance and Rental Code Ordinances. I received these on 9/26/23 and am reviewing them in-detail, I will discuss the review with the Planning Commission and plan to have ordinances to review and approve before Council in November.

Safety Committee

The employee safety committee is currently reviewing the Employee Safety Manual/AIPP for needed updates and revisions. This process will take some time and will likely have a draft before Council for review sometime early next year. The committee meets again on 9/27/23.

Items of Note

905 W Main St

On 9/11/23 a small fire in the ceiling occurred at Amato's Pizza and Italian Restaurant. The lady's bathroom that serves the restaurant was the primary room effected. Due to some damage to systems that led to adjacent rooms, one of the upstairs apartments was left without working bathroom facilities and required the unit to be vacated. The restaurant was able to reopen for takeout and limit sit-down dining with restricted capacity until the effected bathroom can be repaired and reopened.

Respectfully,

X 

Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972

Permit Report

9/26/2023

1 of 1

All Permits Issued 9-1-23 to 9-26-23

15 Permits Issued on 10 Projects

Permit #	Permit Description	Property Address	Permit Type	Issued Date
230189	Roof Mount Solar System	921 DONEGAL SPRINGS RD	Zoning Permit	9/15/2023
230189-E	Roof Mount Solar System	921 DONEGAL SPRINGS RD	Electrical Permit	9/15/2023
230190	Roof Mount Solar System	435 S PLUM ST	Zoning Permit	9/15/2023
230190-E	Roof Mount Solar System	435 S PLUM ST	Electrical Permit	9/15/2023
230192	Patio with Firepit	830 DONEGAL SPRINGS RD	Zoning Permit	9/2/2023
230192-SW	Patio with Firepit	830 DONEGAL SPRINGS RD	Stormwater Permit	9/2/2023
230193	Install Grain Bin	19 N MARKET ST	Zoning Permit	9/5/2023
230194	Replace Driveway Apron	240 S MARKET ST	Curb & Sidewalk Permit	9/14/2023
230195	Roof Mount Solar System	127 FARMINGTON WAY	Zoning Permit	9/25/2023
230195-E	Roof Mount Solar System	127 FARMINGTON WAY	Electrical Permit	9/25/2023
230197	Electric Service Upgrade	201 SCHOOL LN	Zoning Permit	9/25/2023
230197-E	Electric Service Upgrade	201 SCHOOL LN	Electrical Permit	9/25/2023
230198	Fence	220 E MAIN ST	Zoning Permit	9/25/2023
230199	Fence	170 NEW HAVEN STREET	Zoning Permit	9/25/2023
SO230034	Locate Service	20 N JACOB ST	Street Opening	9/15/2023

Complaints and Violations Report

9/26/2023

COMPLAINTS AND VIOLATION 7/1/23 TO 9/26/23

Complaint #	Property Address	Rental	Open Date	Close Date	Complaint Description
	322 E MAIN ST	X	7/19/2023	7/20/2023	Tree Trimming
230030	608 BERNHARD AVE		7/13/2023		High Grass
230031	636 DONEGAL SPRINGS RD		7/19/2023	8/25/2023	Grass, Trash, General Property Maintenance
230032	104 MANHEIM ST		7/19/2023		Sidewalk Obstruction
230033	303 BERRY ST		8/1/2023	9/19/2023	Recreation Fire Pit Violation
230034	127 NEW HAVEN ST		8/15/2023		Feeding and Harboring Cats
230035	240 W MAIN ST	X	8/15/2023	8/15/2023	High Grass
230036	30 S MARKET ST		8/1/2023		Roof in disrepair
230038	8 MANHEIM ST	X	8/15/2023		Fire Escape and Animal Refuse
230039	309 N ANGLE ST		8/17/2023	8/29/2023	Site Obstruction
230040	349 CEDAR LN		8/17/2023		Over grown weeds/grass
230042	955 CHURCH ST		8/21/2023	8/25/2023	Fallen Tree/Property Damage
230044	389 MANHEIM ST		9/1/2023	9/1/2023	Sign Violation
230045	118 DAVID ST		9/11/2023	9/19/2023	Trash on Sidewalk
230046	122 E MAIN ST	X	9/12/2023	9/13/2023	Deck renovation without permits
230047	216 PARK AVE		9/13/2023		High Grass/Weeds
230048	124 N ANGLE ST	X	8/18/2023		Roosters
230049	395 S ANGLE ST		8/28/2023		Possible ZHB Conditions Violations
230050	437 MARTIN AVE		9/11/2023	9/18/2023	Trees Falling Storm
230051	Penn Court MH Park		9/25/2023		Possible Rubbish Issue

Violation #	Property Address	Rental	Open Date	Close Date	Violation Description
	349 FLORIN AVE		8/7/2023		property boundry encroachment and no permits
	58 W MAIN ST		8/30/2023		Failure to acquire permits
230017	151-153 NEW HAVEN ST		7/5/2023	7/20/2023	1st Offense - See Documentation
230018	9 E DONEGAL ST		7/5/2023	7/20/2023	2nd Offense - See Documentation
230019	151-153 NEW HAVEN ST	X	7/5/2023	7/20/2023	Failure to register tenant
230020	307 BERRY ST		7/6/2023	8/22/2023	Failure to acquire permits
230021	610 UNION SCHOOL RD		7/18/2023	9/11/2023	Failure to acquire permits
230022	1250 E MAIN ST		7/19/2023	8/3/2023	Failure to acquire permits
230023	35 COLUMBIA AVE		7/19/2023		Ducks not permitted
230024	939 CHURCH ST		7/11/2023		Dangerous Structure and Weeds
230026	740 E MAIN ST		8/7/2023	9/13/2023	Failure to abide by varince conditions
230027	5 E DONEGAL ST	X	8/15/2023	8/21/2023	1st Offense - See Documentation
230028	251 SCHOOL LN		8/21/2023		Site obstruction of stop sign
230029	PLUM ST LOTS 1-2 B-D		8/21/2023		Site obstruction of stop sign
230030	122 E MAIN ST	X	9/13/2023		Keeping of pets
230031	116 S BARBARA ST	X	9/19/2023		High grass and weeds
230032	50 W DONEGAL ST		9/15/2023	9/25/2023	Signs - Yard Sale
23FD07	170 NEW HAVEN STREET		7/9/2023		Structure Collapse
23FD08	610 UNION SCHOOL RD		7/24/2023	8/21/2023	Gasline strike
23FD09	230 W MAIN ST		7/25/2023	8/3/2023	Failure to acquire permits
23FD10	206 W MAIN ST		8/3/2023		Structure Fire - Apt 3
23FD11	151 ORANGE ST		8/17/2023	8/17/2023	Gasline strike
23FD12	763 E MAIN ST		8/26/2023	8/28/2023	Di'Marias Pizza - Gas Leak
23FD13	905 W. MAIN ST.		9/11/2023		Structure Fire - Womens Bathroom



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

842

9/18/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Monthly Report, September 2023
Stormwater Department
Public Works Committee

Mr. Borough Manager,

As you are aware, during the August 7th full Borough Council meeting the role of Stormwater Officer was added to that of the Codes and Zoning Administrator. I have been in this adjusted role since that time and am happy to provide this first report to Council.

I have organized this monthly report to reflect the six (6) Minimum Control Measures (MCM) that are outlined under the MS4 umbrella. I hope that this format will enable the committee to see the critical areas that are required and how we are addressing them.

MCM#1 Public Education:

I am reviewing our Public Education program and materials and have a separate packet attached to this report for consideration on updated material and methods to better educate the public on Stormwater Issues

MCM#2 Public Involvement & Participation:

Currently we rely on involvement with the Chiques Creek Watershed Alliance to meet this need. The CCWA is a great organization that I look forward to being involved with. I have also taken from PA DEP their template for a PIPP (Public Involvement and Participation Program) and plan to work through that template to have a document on hand that spells out how we intend to meet this requirement specifically and to increase the level of interest and activity in the public at large.

MCM#3 Illicit Discharges:

No illicit discharges have been reported to me at the time of this report. I will work with Dennis and his team in Public Works over the coming months to review and build a reporting system that will allow the public to better communicate events that may occur or concerns they may have in relation to storm water.

MCM#4 Construction Site Controls:

This is the area that would regulate our stormwater permitting system and erosion control methods during construction. I will be working on reviewing our permitting system to make the documentation and questions we are asking on the current forms are giving us the best information inline with current standards and looking to be able to provide material with every stormwater permit on proper E&S controls.

MCM#5 Post-Construction Management:

The Lancaster County Conservation District has reported that the following projects/permits have entered post construction management:

PAC360494 - Lakes at Donegal Springs – NOT Date: 6/26/23

PAG02003610025-R – Lakes at Donegal Springs – NOT Date: 7/3/23

PAC360159 – 950 Square St – NOT Date: 8/18/23

Additionally, The LCCD provided a report which was received 6/14/23 of their activities in the Borough according to our Memorandum of Understanding for the period of 7/1/22 to 6/1/23. I have attached that report for your consideration.

MCM#6 Municipal Operations:

The measure deals with how we as a Borough conduct our MS4 system. Training, maintain an inventory of operations, and other methods of detailing what our Codes and Public Works team does in relation to learning about and maintaining our system for stormwater.

I will be taking a remote/virtual training course via webinar October 10th and 11th hosted by the American Stormwater Institute to become a certified MS4 Stormwater Compliance Professional. I am looking forward to this course and being able to take several of their courses in the coming years.

Items of Note:

Annual Report:

Kara at Rettew and I submitted our annual MS4 Report at the end of September. Lancaster County has been included by the state to participate in an expanded digital submission program this year. CSDatum has updated our software to make filing a digital report in line with the States requirements easier, Kara prepared a draft with some material or questions for me to review and which I did and worked with her to finalize and submit the report. I have been listed with the State as our MS4 Administrator and Kara has been authorized to file on our behalf.

EPA Inspection:

I was recently notified via email that the US Environmental Protection Agency has recently settled out of court a case that was filed in 2020 by the Chesapeake Bay Foundation and several states and counties that are directly related to the bay itself. This lawsuit and resultant out of court settlement found that Pennsylvania Watershed Improvement Plan which was argued to not be able to meet the standards of the other states in that effect the Bay. As a result, Lancaster and York Counties have been labeled as Tier 1 (High Priority) communities for review by EPA and compliance monitoring visits/inspections are being conducted in the two counties. EPA may show up on a spot inspection and require staff involvement in a MS4 Program review at some point this year (2023, prior to 2024). I will be doing everything I can to be prepared for this inspection in the event that EPA shows up to conduct such a visit.

Respectfully,

X


Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972

MOUNT JOY BOROUGH CODES DEPARTMENT

PHONE: 717-653-2300 | EMAIL: ZONING@MOUNTJOYPA.ORG | OFFICE HOURS: MON – FRI, 7AM TO 4PM

STORM WATER



LANCASTER COUNTY
CONSERVATION DISTRICT

Conserving Natural Resources for Our Future

RECEIVED

JUN 14 2023

Memo

To: Mount Joy Borough Municipal Officials
From: Lancaster County Conservation District- Erosion & Sediment Control Department
Date: June 7, 2023
Re: Summary of Activities for the Chapter 102 and NPDES Programs for Mount Joy Borough

Municipal Officials:

In response to requirements set forth through your MOU with our office, the Lancaster County Conservation District is providing a report of activities, in the following attachments, for the 2022/2023 calendar year. The following information is being provided for your use.

Projects Issued or Approved by Municipality
Inspections by Municipality
Complaints by Municipality
Notice of Terminations by Municipality

If you need additional information, you may contact the E&S Department at (717) 299-5361 Ext. 2546.

Yours for a better environment,

Adam J. Stern
E&S Program Manager

AS/slk



PERMITS TERMINATED FROM 7/1/22 - 6/1/2023

MOUNT JOY BOROUGH

<u>Plan Name</u>	<u>Permit Number</u>	<u>Termination Date</u>
Donsco Mount Joy	PAC360514	3/27/2023
Farmview Properties	PAC360622	3/20/2023
Farmview Properties	PAG02003616018	3/20/2023
Donsco Mount Joy	PAG02003615008	3/27/2023



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

9/18/23

Borough Manager
Mark Pugliese

RE: Stormwater Public Education
Material for MCM#1

Mr. Borough Manager,

Attached to this brief is updated material for the Borough to comply with MS4 Minimum Control Measure #1 as required by PA Act 167 and the Federal Clean Water Act.

I believe the material included will be beneficial to the public in educating them about the importance of proper stormwater management and how they can participate in their daily activities and lives to help protect our community and other communities that are downstream from the Borough.

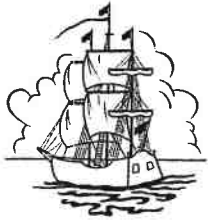
This information will be provided to the public by being available at the Borough customer service/receptionist desk, where much of the public contact happens, will be published on the Borough website and in Borough outreach materials such as the semi-annual newsletters. Additionally, Public Works will have some of this material available to provide to the public as they come across properties of potential concern as related to stormwater issues and this material will be made available at public events, such as Winterfest or National Night Out, to engage with the public about stormwater and its importance in the community.

Rettew has developed over two dozen of the attached education sheets. I believe having these on hand and others as they are produces will enable us to build a community education program in conjunction with other resources that are available from our community partners at CCWA and County Conservation District.

Respectfully,

X 

Duane J Brady, Jr., Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972



Mount Joy Borough Storm Water Information

In order to comply with Pennsylvania Act 167, Mount Joy Borough adopted Ordinance 2-14 on April 7, 2014 which established Chapter 226 of the Mount Joy Borough Code as it currently exists with some amendments to keep up to date with regulations changes at the federal and state level. As part of both the Federal Clean Water Act and PA Act 167, the Municipal Separate Storm Sewer System (MS4) system was established and is overseen throughout the Commonwealth by the PA DEP, Mount Joy Borough has several policies and regulations in place to comply with the requirement of these laws.

The regulation surrounding storm water at both the Federal and State level require six (6) Minimum Control Measures (MCM) and the establishment of Best Management Practices (BMP). Mount Joy Borough seeks to comply to these and has established section of Chapter 226 to fulfill these requirements. The document and its attachments seek to fulfill the requirement of MCM #1 Public Education and Outreach (PEOP), BMP #4 and provide resources to and interest from the public on how to help in stormwater management.

Mount Joy Borough Codes and Public Works Departments work together to facilitate the Boroughs MS4 system and compliance and partner with the Boroughs appointed Engineering Firm to review applications for projects, reduce illicit discharges, limit construction site runoff, provide for post construction management of storm water facilities, and develop methods and systems to reduce the potential for pollution to occur.

This is done to seek compliance with MCM's #3 through #6 as outlined in Federal and State law.

Required by Federal and State law under MCM #4 Construction Site Runoff Control is the filing of a Notice of Intent (NOI) this is a permit application for the development and implementation of stormwater management during construction. This is done to prevent any Illicit Discharges, creating violations of the law, and provide for post-construction management of stormwater under MCM #5. Mount Joy Borough has established three (3) levels of compliance under Chapter 226

Project that will create any new "impervious surface" - Surfaces which prevents the infiltration of water into the ground - are required to be permitted. Mount Joy Borough has the following three (3) levels under Chapter 226 for compliance:

Exemption: any project under 1,000 SF (application and permit required)

Small Project: any project between 1,000 SF and 5,000 SF

Management Site Plan: any project over 5,000 SF

Each level of compliance has its own requirements for permitting and approval. Please contact the Borough Codes Department with any questions on which level of compliance is required for any potential projects.

If you have further interest in Storm Water Management please contact the Mount Joy Borough Codes Department for more information or visit one of our partner website for more information:

Lancaster County Conservation District: lancasterconservation.org

Chiques Creek Watershed Alliance: chiquescreekwatershed.com

PA Department of Environmental Protection:

www.dep.pa.gov/Business/Water/CleanWater/StormwaterMgmt/Pages/Be-Stormwater-Smart

FACT SHEET: Illicit Discharge...*Only Rain in the Drain!*

► What is an Illicit Discharge?

An illicit discharge is the discharge of any substance that is not stormwater into a stormwater system. The discharge can occur via overland flow or direct dumping of materials into a catch basin. Not only is this bad for our environment, but putting materials into a stormwater system is illegal.

► Why is Illicit Discharge a Concern?

Illicit discharge is a problem because stormwater flows directly into our local waterways. Unlike wastewater from your home, which flows to a wastewater treatment plant for treatment prior to discharge, stormwater does not receive any additional treatment. Illicit discharges can dump chemicals, nutrients, and other toxic pollutants into our creeks, streams, and rivers.

► Examples of Illicit Discharge

Illicit discharge can be an unintentional situation or an intentional dumping that allows pollutants into the stormwater system. Examples of illicit discharge include:

- Dumping motor oil, paint, or other household hazardous waste into a catch basin.
- Allowing wash water from a car wash to enter a storm drain.
- Connecting basement drains to stormwater systems.
- Placing lawn clippings or other yard waste into a stormwater system or in a location that can carry it into a stormwater system during a storm.
- Leaving spilled contaminants, such as oil or gasoline, on pavement so that it washes into the stormwater system during a subsequent rain event.

► What Can You Do?

We should do everything possible to protect and preserve our ground and surface water quality. We can all make a difference by taking a few simple steps:

- Check with your municipality and county for household hazardous waste drop-off locations and times.
- Volunteer to help your municipality prevent dumping into stormwater drains by marking them.
- Clean up spills on pavement as soon as possible using cat litter or other absorbent material.
- Read chemical labels and purchase non-hazardous options whenever possible.
- Contact your local municipality if you observe illegal dumping/illicit discharge, or if you see anyone pouring something into a storm drain inlet, ditch, or stream.
- Never place yard waste near a stormwater system, including along a back property line, along a stream bank, in the woods, or in another off-road area.



DID YOU KNOW?

A wastewater (sewer) system and a storm drain system are not the same – they are completely different systems.

When you wash your dishes, take a shower, or flush your toilet, that water from your home flows into a wastewater treatment plant where it is treated and filtered.

However, the water that flows off your driveway and yard, into the street, and down a storm drain directly flows to a stream, lake, river, or ocean. As it travels, it picks up pollutants that are never treated.



FACT:

It is illegal and dangerous to dump household hazardous waste down storm drains.



WE CAN HELP!

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RETTEW

FACT SHEET: What is Stormwater? Why is it a Concern?

► What is Stormwater?

Dictionary.com defines stormwater as "an abnormal amount of surface water due to heavy rain or a snowstorm." Stormwater that does not soak into the ground, aka runoff, originates from impermeable sources such as sidewalks, driveways, parking lots, roads, and rooftops.

► Why is Stormwater a Concern?

As stormwater runoff flows over land, it picks up pollutants and debris such as spilled fuel, oils, greases, antifreeze, grass clippings, litter, animal waste, fertilizer, and pesticides. Runoff carries these pollutants into our local creeks, streams, and other waterways used for swimming, recreation, or as a source for drinking water. Polluted stormwater harms plants, fish, animals, and even people.

The amount or volume of stormwater runoff can also create flooding problems. The more stormwater that does not soak into the ground, the more that enters a waterway, creating the potential for flooding.

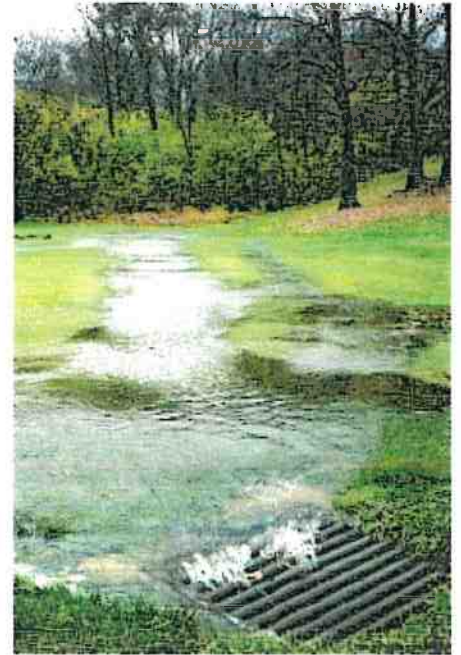
► What is MS4?

MS4 stands for Municipal Separate Stormwater Systems. MS4 includes curbs, gutters, ditches, naturally occurring and manmade channels, pipes, tunnels, catch basins, and storm drains owned and maintained by a municipality. The United States Environmental Protection Agency and the Pennsylvania Department of Environmental Protection require municipalities to develop and implement practices that "can be used to protect water quality, enhance water availability, and reduce flooding potential through effective stormwater management."

► What Can You Do?

We can all make a difference by taking simple steps to reduce stormwater pollution and to minimize the amount of stormwater runoff from our property. Some "Best Management Practices" that landowners can follow include:

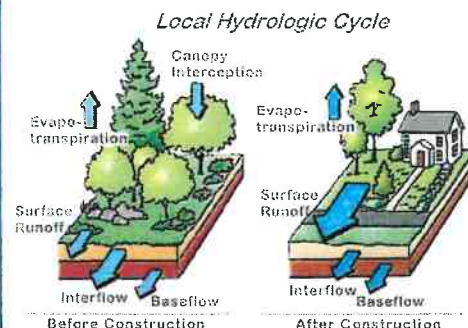
- Installing permeable pavement to allow stormwater to soak into the ground
- Directing stormwater from impervious areas to areas where stormwater can soak into the ground
- Collecting rainwater in a rain barrel for irrigation and other household uses
- Installing rain gardens, which are small garden areas designed to catch and absorb stormwater runoff
- Planting trees
- Disconnecting downspouts from storm drains
- Keeping storm drains free of debris and never dumping anything down a storm drain or MS4
- Disposing of trash and yard waste properly
- Cleaning up pet waste and disposing of it in the trash



BENEFITS OF EFFECTIVE STORMWATER MANAGEMENT

- Ensures proper drainage of surface runoff
- Conserves water resources
- Reduces flooding damage
- Avoids damage to infrastructure (private properties, streets, utilities)
- Increases property value
- Protects wetlands and aquatic ecosystems
- Improves quality of recreational waters
- Improves quality of drinking water

FACT: The water cycle—or hydrologic cycle—is a continuous cycle where water evaporates, travels into the air, becomes part of a cloud, falls down to earth as precipitation, and then evaporates again. Development that increases runoff alters the natural hydrologic cycle.



WE CAN HELP!

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FACT SHEET: Household Hazardous Waste & Stormwater

Why is it important to carefully store and dispose of household cleaners, chemicals, and oils? Because these household products may be dangerous, and improper storage and disposal associated with household hazardous waste can be harmful to us and jeopardize our environment.

▶ What is Household Hazardous Waste (HHW)?

HHWs are common, everyday products we use in our homes that can present a threat or unreasonable risk to people or the environment. These items can be corrosive, ignitable, toxic, or reactive, and when we no longer have a need for them, they become hazardous waste that must be disposed of properly.

▶ Why is HHW a Concern?

When HHW is not correctly disposed, it can enter our storm sewers and waterways. Improperly disposing of these items into storm sewers, sanitary sewers, on-lot sewage systems, or by dumping them onto the ground allows stormwater runoff to pick them up and carry them into our waterways. Once this waste enters our waterways, it causes water pollution that poses a threat to our health and can harm – and in some instances kill – animal and plant life.

▶ What Can You Do?

We need to do everything possible to protect and preserve the quality of our water. We can all make a difference by taking a few simple steps:

- Know what HHW is, and make sure to properly dispose of anything marked with the words "danger," "caution," "warning," or "toxic."
- Read labels and purchase nonhazardous options whenever possible.
- Create and use nonhazardous options whenever possible.
- Purchase only as much as you need, so that you do not need to dispose of excess materials.
- Never place toxic materials in your trash or dump them down sinks, storm drains, sanitary sewers, on-lot sewage, or on the ground; this is a dangerous and illegal practice.
- Check with your municipality and/or county for HHW drop-off locations and times.
- Help your municipality prevent dumping into storm sewers by volunteering to label stormwater drains.

▶ Alternatives for an Eco-Friendly Environment

- Clean your windows with a vinegar and water mixture.
- Scour pots and pans with baking soda, salt, or borax.
- Clean the toilet bowl with flat cola, borax, or baking soda.
- Prevent clogged drains by using a baking soda and vinegar mixture.
- Use low- or no-phosphate detergents.



EXAMPLES OF HHW

- ▶ Used oil
- ▶ Antifreeze
- ▶ Bathroom/kitchen cleaners
- ▶ Bleach
- ▶ Paints
- ▶ Herbicides
- ▶ Pesticides
- ▶ Fertilizers
- ▶ Bug sprays
- ▶ Batteries
- ▶ Furniture polish

Check out your County's HHW disposal information:

- ▶ [Lancaster County](#)
- ▶ [Dauphin County](#)
- ▶ [Chester County](#)



RECYCLE

HOUSEHOLD WASTE



WE CAN HELP!

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RETTEW

FACT SHEET: Lawn Care for Water Quality

Maintaining a lush, weed-free lawn is a source of pride for many homeowners. To accomplish this, however, many property owners over-apply nitrogen and phosphorus fertilizers. Homeowners also apply herbicides and pesticides to their lawns to get rid of weeds and insects. During storm events, runoff collects these chemicals, discharging them into local streams. Discharge from a single property may seem insignificant, but the combination of lawn areas in an entire watershed is significant.

► Why is it a Problem?

High nitrogen and phosphorus levels in streams are bad for water quality. The excessive nutrients spur rapid algae growth, which can block sunlight from reaching below the surface. Eventually the algae die, and this process uses large quantities of oxygen levels in the water. Without oxygen, the stream becomes a dead zone unable to support aquatic life. Each summer, large dead zones occur in the Chesapeake Bay because of excessive nutrients.

► Maintain a Healthy Lawn to Protect Water Quality

A healthy lawn not only looks great, but it also helps maintain water quality. Proper lawn care and maintenance can positively affect the environment by minimizing the amount of fertilizers, herbicides, and pesticides that enter our waterways. Phosphorus is a huge pollutant, and it comes from many sources including lawn clippings and fertilizers. During a heavy rain event, stormwater runoff picks up and carries improperly discarded yard waste and chemicals into our streams, creeks, and lakes – polluting our waterways and ultimately tainting our water quality.

► What Can You Do?

There are many things you can do to minimize the amount of fertilizers, herbicides, and pesticides polluting our streams. Listed below are a few items to consider that can help reduce the risk of tainting our water quality:

- Reduce the size of your lawn. Add landscaped beds with native trees, shrubs, and perennials. This minimizes mowing time, reduces gasoline exhaust, reduces runoff, and provides food and habitat for wildlife species.
- Maintain a variety of plants in your lawn. Turf grass has very short roots, but other plants have long tuberous roots that pull nutrients and water deep into the soil.
- Reduce watering. Lawns need to rest after the spring growth spurt. During the dry season, turf grass uses stored energy to grow deep roots.
- Use a mulching mower. Shredded grass clippings return nutrients to the soil. If you do not have a mulching mower, dispose of grass clippings properly. Do not dump into nearby streams, swales, or stormwater facilities. The nutrients in the clippings will encourage algae growth. If you choose to collect grass clippings, you should compost them.
- Conduct soil tests once every three years. Determine the actual fertilizer requirements of your soil and apply half the recommended amount.
- Minimize fertilizers. Less fertilizer means less excess entering runoff.
- Aerate your lawn. Aerating allows oxygen and water to become more available to root systems, reducing runoff.

► Proper Mowing to Maintain a Healthy Lawn

- Mow only when grass is dry to get a clean cut and minimize the spread of diseases.
- Mow grass to a height of not less than 3 inches. Longer grass blades allow it to out-compete weeds, reducing the need for herbicides.
- Mow frequently, cutting no more than 1/3 of the grass height each time.
- Sharpen mower blades once a year to avoid damaging grass blades.



DID YOU KNOW?

- Turf grass (your lawn) is the largest crop in the Chesapeake Bay Watershed, totaling more than 3.8 million acres of surface area.
- Property owners spread close to 215 million pounds of nitrogen fertilizer on their lawns, approximately 40 percent of which conveys to streams via stormwater runoff or infiltrates groundwater supplies.
- A healthy, dense lawn prevents runoff, absorbing rainfall six times more effectively than a wheat field.
- A well-designed and maintained landscape increases a home's property value by 15 to 20 percent.
- The most popular lawn ornament is the pink flamingo.

WE CAN HELP!

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RETTEW

FACT SHEET: Auto Care and Water Pollution

We all know cars cause air pollution. But did you know cars also cause water pollution? As we drive, our cars and trucks leave "car dirt"—bits of tires, brakes, and rusty metal on the street. When we park, our cars and trucks leave oil, grease, and transmission fluid stains on driveways and parking lots. Cars also collect leaking oils and other fluids and can accumulate other "road dirt." Less visible are the tiny exhaust particles that gradually settle out of the air or come down with rain or snow.

What happens to the "car dirt," "road dirt," and oils and fluids when it rains? Rain and melting snow wash these pollutants off our cars, and they flow across the pavement, down the gutter, into storm drains, and ultimately into our waterways.

Even on sunny days, polluted water continues to flow out of storm sewers. To understand the effects of stormwater runoff, take a walk to a small stream in your town. Is the water clear or is it cloudy? Do you see soapsuds or oily sheens floating on the water? Cloudy water can be from "road dirt" washed in to the storm sewer. Soapsuds may have come from someone washing their car in their driveway. Oily sheens may come from leaking cars or from someone dumping fluids down a storm drain. These scenarios are real and negatively affect the environment.

You can help stop this kind of pollution! Explain to your family and friends that storm sewers do not connect to sewer plants. Instead, they carry water directly to our creeks and rivers. Outlined below are helpful tips for proper auto care:

▶ Recycle Used Motor Oil and Antifreeze

Never pour oil or antifreeze down storm drains or use them to kill weeds. You can recycle old motor oil and antifreeze. Store used oil and antifreeze in an airtight plastic jug or metal can and take it to a community oil-recycling center. Check with your local Borough, Township, or County Solid Waste Authority for an authorized used oil/antifreeze drop-off center. Your local gas station, auto repair shop, or auto parts store may also accept used oil/antifreeze.

▶ Use Commercial Car Washes

Commercial car washes are a good way to protect our creeks and rivers from pollutants. Most commercial car washes recycle their wash water. Any water that is not suitable for reuse goes to a sewer treatment plant for pollutant removal. If you wash cars on a paved driveway or parking lot, the dirty, soapy water runs down the streets, traveling into the storm sewer, and eventually ends up in our waterways. If you must wash your car at home, wash it on the lawn where the soapy water will soak into the ground, filtering out many of the pollutants.

▶ Care for your Car...and your Environment

Of course, not driving is the best way to reduce pollution from our cars. Heavily traveled streets and highways produce the greatest amounts of polluted runoff. The runoff from heavily traveled streets can contain enough zinc, lead, or copper to kill fish and other aquatic life. If you cannot use public transportation, implementing the following best practices will help you maintain your vehicle as well as a healthy and thriving environment:

- Keep your car tuned up and running efficiently. A properly tuned car causes less air and water pollution.
- Promptly repair any oil, grease, antifreeze, or transmission fluid leaks, and clean up any spots using cat litter or other absorbent material.
- Recycle used vehicle batteries. Most auto parts stores will accept old batteries at no charge; some will even pay you for them.
- Sparingly use paints, polishes, and cleaners as many of them are toxic. Never pour these liquids down storm drains.



DID YOU KNOW?

- ▶ Five quarts of waste oil can create an oil slick the size of two football fields or pollute a million gallons of drinking water.
- ▶ Antifreeze is very poisonous to people and animals. Because of its sweet taste and smell, antifreeze may attract children or pets and other animals. Drinking only three ounces may kill an adult and even less will kill children or pets.
- ▶ Phosphates in soap are a form of fertilizer that causes excess weed and/or algae growth. Weeds and algae decompose and consume oxygen needed by fish, frogs, and crayfish.
- ▶ More than 95 percent of an automotive battery can be recycled, including the old battery acid, which can be turned into chemicals used for laundry detergent.

WE CAN HELP!

- ▶ Jim Caldwell
1-800-RETTEW-5, ext. 3203
jcaldwell@rettew.com
- ▶ Kara Kalupson, RLA, CPMSM
1-800-RETTEW-5, ext. 3706
kara.kalupson@rettew.com

ENVIRONMENTALLY FRIENDLY FUNDRAISER

Are you thinking of having a car wash to raise money for charity? Have you thought about teaming up with a local commercial car wash and selling car wash tickets? You would be helping your charity, your local economy, and your environment.

RETTEW



**BOROUGH OF MOUNT JOY
PUBLIC WORKS DEPARTMENT
MEMORANDUM**

TO: Mark Pugliese, Borough Manager

FROM: Dennis Nissley, Public Works Director

DATE: September 28, 2023

RE: Public Works Department Activities for September 2023

Following is a list of activities for the Public Works Department for September 2023

- Parks – Mowing
- Parks – Weed control
- Parks – Maintenance of equipment and facilities
- ParksPW – Conduct interviews for open Parks and PW positions
- PW – Crack Sealing
- PW – Inlet repairs
- Signs – Repair and replacement of missing or damaged signs as needed.
- Compost Site – Manage material, screening, rotating

Projects:

- Wood Street Project – Held walk-through inspection with LB Construction, Kinsley began reclamation process

Meetings:

- Attend Public Works Committee meeting
- Attend Staff meetings / budget planning
- Attend Safety Committee meeting
- Attend Parks Study Group meeting

Grants:

- Processed final Reimbursement Request for 902 grant

To: Mount Joy Borough Councilors, Borough Manager Pugliese & Mayor Bradley
From: Scott Kapcsos

8k

September 2023 Authority Administrator Report

1. Orange Street water main project.
 - Final paving restoration was completed, and as-built drawings were created.
 - Crosswalk and Lane line painting is the only outstanding item on this project.
2. This year's fire hydrant flushing program has begun.
3. Staff made a repair to a water main break in the 700 block of Bruce Ave.
4. The Authority hired a new wastewater treatment plant operator, his name is James Parker, he started with the Authority on 9/25/23.
5. Auditors completed the Authority's water and sewer audits. Electronic filings of the audits were completed.
6. Authority staff continued review and involvement on the following projects:
 - 1580 Strickler Road (Rapho Township) – Taco Bell – Waiting on as-built drawings.
 - Cornerstone Lot W-1 (Rapho Township) – Waiting on as-built drawings.
 - Rapho Industrial Park sewerage (Rapho Township) – As-built drawings were received and are currently under review for approval.
 - 1540 Strickler Road (Rapho Township) – Plan submission was reviewed, and a comment letter was provided.
 - 1000 Strickler Rd (Rapho Township) Maple Press – Plans were approved and signed at the Aug 1st Authority meeting. Waiting for Construction to start.
 - Core 5 @ I-283 Project – Staff received and reviewed a response letter and an updated Plan set for the project. A comment letter was provided back to the engineer.
 - Covanta Rapho Ind Park – Waiting on as-built drawings.
 - Jura USA Hospitality Center (Rapho Township) – An update submission was made, and a comment response letter was provided back to the engineer.
 - Red Rose Midstream – 55 Maibach Ln Subdivision Plan (Rapho Township) – A will serve letter was provided by the Authority.
 - 400 E. Main St – Staff attended a meeting in conjunction with Borough staff about a potential use for this property.
 - 600 & 610 E. Main St – Staff provided a response to an inquiry regarding the location of existing water and sewer mains in this area, for possible re-development of the parcels.
 - Wood St Repaving Project – Authority staff on-site to oversee project regarding Authority utilities and appurtenances.
 - Chiques Crossing (Rapho Township) – A layout plan and Capacity request was received. Waiting for escrow to be posted in order to start our review process.
 - Florin Hills Blocks F&M – Discussions are ongoing regarding the recording of the approved plans.

To: Borough Council
From: Jill Frey – Assistant Borough Manager/Finance Officer
Date: 9/28/2023

The Handbook Committee met September 5th, 15th, 25th, and 27th. We have almost completed our 2nd round through, and then it goes to the next level of review.

I attended the Council meeting on September 11th.

On September 21st I attended a Webinar with Susquehanna Municipal Trust on the annual report card.

I have prepared the figures for the 2024 Municipal Minimum Obligation report. This was due by September 30th, 2023.

I have been working on budget items in preparation for the upcoming budget season.

You will be receiving **at your seats on Monday night's Council meeting**, September 11th, 2023, the following reports:

Account Balance Report – A report of the reserves in our four major operating funds as of **September 30th, 2023**.

Budget reports for both General Fund and Refuse Fund through September 30th, 2023.

If any of you have questions, please do not hesitate to reach out to me.

Respectfully submitted,

Jill Frey

Assistant Borough Manager/Finance Officer



8m

MOUNT JOY BOROUGH MEMORANDUM

TO: Borough Council & Mayor

FROM: Mark G. Pugliese I, Borough Manager

DATE: September 29, 2023

RE: Manager's Report

1. I have processed 2 (two) **Right-To-Know Requests** so far this month. One is still pending.
2. I have attended the Council Meeting, Public Works Committee meeting, Public Safety Committee, Admin & Finance Committee (Virtually) Building Ad-Hoc Committee Meeting, and EDC Finance Annual Meeting.
3. I am receiving regular updates from the Borough Handbook Committee and Safety Committee.
4. I attended SMT Webinar regarding our bi-annual safety audits as well as a PMPEI webinar on "Zoning Officer and the Zoning Hearing Board" as part of Certified Borough Official requirements. I also attended a webinar updating procedures for Borough's Organizational Meeting on January 2, 2024.
5. Reference to **BMP 107/Melhorn Basin**, - On Thursday, May 11, 2023, Borough staff (Nissley, Godfrey and myself) met with staff from RETTEW (Caldwell, Kalupson & Smith) at BMP 107 (Melhorn Basin) and BMP 125 (Borough Basin) for several hours. RETTEW staff did a very thorough inspection of the basins looking at inlets, outfalls, etc. They took numerous photos of the areas. They were provided with background as well potential concerns raised by Mr. & Mrs. Schatz and their engineer. They plan to take a look at all data they have received, on-site findings, and legacy information and provide a report to the Borough. UPDATE, DC Gohn is allowing RETTEW access to the original plans that they have on file. **I am in the process of attempting to get an update from RETTEW.**
6. **AMTRAK** – I made contact via email with 2 representatives from AMTRAK. I provided them with my concerns as well as photos of their areas of responsibility at BMP 107. They advised that they need to discuss this with other staff and get back to me. No updates. I have emailed the one contact and requested a meeting or some type of a plan to move forward. I've received no response as of this date. **No Updates**
7. Reference to **BMP 125/Borough Basin** - Documentation provided to RETTEW for their review and recommendations if any. The only remaining item that I am aware of at this point is the vegetation at the bottom of the basin. I have completed some unscientific observations of the Borough basin and forwarded it to RETTEW to include in their analysis. The basin has reached what I believe is 70% vegetation and Kinsley has been paid all funds except the 10% project retainage. I am continuing to wait for the results of RETTEW findings. Notice of Termination for the permits for the basin has been submitted. Kinsley has met all contractual deliverables which included 70% vegetation of the basin. Public Works staff did follow up on several issues raised by LCCD. **Those items were addressed. I am in the process of attempting to get an update from RETTEW.**

8. Reference to **Brady's Alley**, this project has been turned over to RETTEW for review and direction. **No Updates**
9. **Building Ad Hoc Committee** –Committee met and reviewed the numbers for next year's budget. Chief Goshen and I also met with the interior designer to discuss furniture and finishes. This was done to determine where various lines (electric, data, etc) will need to be run. We will be meeting with Crabtree to review what furnishings we will be taking to the new building.
10. **Rt 772 Re-Route** Awaiting traffic studies to come back. **No updates.**
11. **Grants**
 - a. **DCED Multimodal Transportation Fund Grant** – Admin & Finance Committee will have RFP numbers for their meeting to make a recommendation to Council for the RRFB and street markings. RETTEW has senet PennDOT HOP application for an RRFB at Marietta Ave & School Lane (Library). With regards to bus shelters, we lost one location at the Copper Cup due to a light standard needing to be removed. We will be moving forward with shelters at Old Standby Park and at Paula's Baton.
 - b. **DCED/DCNR C2P2 Grant**- The Parks & Rec Advisory Board continues to meet. I had contact with our grant representative in Harrisburg regarding the draft RFP for a consultant. I made the recommended changes to the RFP and am waiting for the approval to put out the RFP for bids.
 - c. **Kunkle Field/Park Heritage Grant** – TEAMS meeting help with our state contact. RETTEW is in the process of doing engineering studies and putting together a cost estimate for submission. We will attempt to physically move forward with this project in the fall so as not to interrupt team schedules. **RETTEW has finalized the plans and is working on the RFP. We had a virtual meeting set for Friday, 9/29/2023 with the grants representative. She reviewed our plans and she requested a couple of items to be added or shown on the plans.**
 - d. **RACP Grant 2022** – Received notification that the Borough has been awarded \$3,000,000 in total. An extension request has been submitted. I have received an email indicating that the RACP deadline has been extended through December 20th 2023. **No Updates.**
 - e. **RACP Grant 2023-** Applications are currently not being accepted.
 - f. **Lancaster County Community Foundation/Lancaster Clean Water Partners** – grant to cleanup and update swale in the Reserves. This is a public private partnership and we have been approved for a \$20,000 grant. We currently have 2 quotes. **Since I had contacted 2 additional firms and they have not gotten back to me with quotes. I spoke with the Borough Solicitor and she indicated that I met the requirements of the borough Code and I can move forward with one of the two quotes I received.**
 - g. **NFWF Grant** - In cooperation with RETTEW we have submitted an NFWF Grant for the Little Chiques Stream Bank Restoration Project in the amount of \$500,000.00. **No update.**
 - h. **DCED Grant** – We are currently working on a DCED grant for the Little Chiques Stream Bank Restoration Project in the amount of \$300,000.00. The Borough was turned down for this grant in 2022. We have received a request for additional information for the grant to include property owners signing off allowing us to work on the stream banks on their properties. So far there is one individual who has indicated that he will not sign the letters. I plan to meet with him out at the site to see what his concerns may be. **No Update**
 - i. **SMT Grant** – As approved by Council in 2022, I submitted a grant application to Susquehanna Mutual Trust for first aid kits in Borough Vehicles. The kits will be somewhat robust and include things such as tourniquets, chest seals, etc. which match the level of training that all staff received last year. **Grant approved for 2024 to purchase up to 15 First Aid kits for Borough and Borough Authority vehicles.**
 - j. **Lancaster County ARPA Grant, Chiques Park Stream Bank restoration Project** – Lancaster Clean Water Partners is submitting our plans for the Chiques Park Streambank Restoration Project along with several other projects to the County Commissioners for \$1,000,000. Should we receive funding from this grant request, Lancaster Clean Water Partners has earmarked an additional \$500,000 to the project. **No update.**

- k. **Lancaster County Arpa Grant-Municipal Services Complex** – Chief Goshen & I are looking for a manner that we can justify applying for some ARPA grant from the County for the Municipal Services Complex. **No update**
12. **Schatz v. Borough of Mount Joy**. **No updates.**
13. **Florin Hills** – There is a high level meeting scheduled for July 26th at 2:30 in the afternoon. Meeting will include attorneys, engineers, Florin Partners and Borough Staff. Following the meeting, Charter Homes was given a series of deliverables for Phases I & II including blks F & M prior to starting any work on Phase III. There continues to be a lot of emails going back and forth regarding several issues. The Borough is maintaining that we have yet to agree to anything until “As Built” is submitted and the developer shows the stormwater plans for the entire project. The Borough solicitor is also waiting for the contractor’s attorney to provide written justification as to why they feel then can proceed with the original plans that do not meet current specifications. **RETTEW & K7W are in the process of setting up a meeting for early October to review finale requirements for them to move forward with blocks F & M.**
14. **Borough Solicitor** – Staff and I have been working on numerous projects with the Borough Solicitor.
- Stormwater swale issue on Manheim Street, swale needs to be cleaned out.
 - Ordinance for permit parking.
 - Updates to Stormwater Ordinance.
 - Updates to Building Maintenance Code Zoning Ordinance Changes
 - Cresco Lab sink hole.
15. **EV Charging Station** – **On Hold.**
16. **Budget** – Staff has started the 2024 budget process. The 5-Year Capital Plan is completed, and **work has been completed on end of year projections. Admin & Finance Committee will have the information to review at their September meeting. Staff is now putting together the 2024 Budgets and should review them with their respective Committees ahead of the first Budget meeting in November.**
17. **8 W. Main St.** – I have met with the owners/management of 8 W. Main Street. They have offered the uses of their large lot at corner of W. Main and S. Market St. to host Borough Events or to assist non-profits. I advised them that I would pass this on to Council, the Chamber of Commerce as well as several non-profits.
18. **Rental Code & Property Maintenance Code** – As mentioned in Item 14, our Zoning and Codes Enforcement Officer, Duane Brady, has been working very hard at updating our Property Maintenance Code as well as our Rental Code. We have reviewed his work and forwarded it to the solicitor for comments. Duane should be commended for the work that he has put into this. **The solicitor has sent 2 of 3 Ordinances for our review and comments regarding a third ordinance regarding short-term rentals.**
19. **Wood Street** – **On Friday, September 22, 2023 staff from RETTEW, concrete contractor, Jacob Houck and I walk the project and prepared a 3 page document of “punch list” items. Contractor indicated that he should have the items corrected by Friday, September 29, 2023. Street work should start by September 27, 2023.**
20. **Pension Meeting** Jill Frey and I met with representatives from RJ Hall to review our current status of the Borough’s pension plans. They provided Actuarial Valuation Reports for both funds. There is nothing new and both funds are considered to have a “Distress Score” of 0. The Interest Rate Assumption remains high, at 7.75% as does the Salary Increase Assumption of 5%. At some point Council should act to reduce the Interest Rate Assumption which would also permit the reduction of the Salary Increase Assumption. **No Updates.**

21. **Act 172** – I have met with the president and fire chief of Fire Department Mount joy to discuss Act 172 which could provide active members of the fire department with a tax credit. At Council's direction, **I will attempt to set up a meeting with neighboring municipalities to gauge their interest in similar tax credit.**
22. **Employee appraisals were distributed to department heads for completion of their staff by late October. Admin& Finance and Council will need to provide direction regarding salary increases and merit pay increases.**

This completes my report for August 2023 to date. As always, please let me know if there are any questions or comments.

End of Report

Prepared by: Morgan, Hallgren, Crosswell & Kane, P.C.
700 North Duke Street, P. O. Box 4686
Lancaster, PA 17604-4686
(717) 299-5251
Return to: Same
Parcel I.D. #: 450-63241-0-0000

**AGREEMENT PROVIDING FOR GRANT OF
PUBLIC TRANSIT PASSENGER SHELTER EASEMENT**

11a

KNOW ALL PERSONS BY THESE PRESENTS, that **MOUNT JOY BOROUGH**, Lancaster County, Pennsylvania, a municipal corporation under the laws of the Commonwealth of Pennsylvania with its municipal offices located at 21 East Main Street, Mount Joy, Pennsylvania 17552, hereinafter referred to as the “Grantor”, for and in consideration of the sum of One Dollar (\$1.00) in hand paid herewith to said Grantor, and intending to be legally bound hereby, by these presents, hereby grants, bargains, sells and conveys unto **MOUNT JOY BOROUGH**, Lancaster County, Pennsylvania, a municipal corporation under the laws of the Commonwealth of Pennsylvania with its municipal offices located at 21 East Main Street, Mount Joy, Pennsylvania 17552, hereinafter called the “Grantee”, its successors and assigns and agents and contractors, including South Central Transit Authority, its successors and assigns, the right to construct, operate, renew, alter, inspect, maintain, repair, add to, change the size of, replace or remove such part of a public transit passenger shelter, accessories and appurtenances pertaining thereto as the Grantee may from time to time require, including structures, concrete pad, benches, solar-powered lighting, signage, apparatus and other facilities used or useful in connection therewith at any time, in, over, on, under and through a certain tract of land situate in the Borough of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania as described in Exhibit A and as shown on the plan marked Exhibit B, both attached hereto and made a part hereof. The easement described in Exhibit A and as shown on Exhibit B is part of the same premises which UGI Utilities, Inc., a Pennsylvania corporation, successor by merger to Lancaster County Gas Company, by deed of dedication dated April 11, 2017, and recorded October 12, 2017, at Document No. 6361002 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, granted and conveyed unto the Borough of Mount Joy, a municipality, its successors and assigns. Said premises is identified as 1 East Main Street.

AND TOGETHER WITH all rights of free and uninterrupted ingress at all times over, though and from Grantor’s land adjacent to the land as described in Exhibit A and as shown on the plan marked Exhibit B which may be necessary or convenient for any and all purposes for the full and complete use by the Grantee and its agents and contractors to access the land as described in Exhibit A and as shown on Exhibit B to install and maintain such public transit passenger shelter.

Grantor, as a covenant running with the land, for itself, its successors and assigns, covenants that no building or other structure shall be erected or maintained within the boundary lines of the land as described in Exhibit A and as shown on Exhibit B.

Grantor hereby releases, remises and quitclaims Grantee from all claims and damages from whatsoever cause incidental to the exercise by Grantee of the rights herein granted not only up to this date but hereafter for all time.

Grantor further remises, releases, quitclaims and forever discharges the Grantee or its employees or representatives of and from all suits, damages, claims and demands which the Grantor might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, 26 Pa. C.S. §101 et seq., for or on account of any injury to or destruction of the aforesaid property of the Grantor through or by reason of construction and maintenance of such public transit passenger shelter.

TO HAVE AND TO HOLD all and singular the privileges, rights-of-way and appurtenances above mentioned to it, the said Grantee, its successors and assigns, to the only proper use and benefit of the said Grantee, South Central Transit Authority, and their successors and assigns forever.

IN WITNESS WHEREOF, these presents have been executed by the Grantor herein this _____ day of _____, 2023.

BOROUGH OF MOUNT JOY, Lancaster
County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF LANCASTER) SS:

On this _____ day of _____, 2023, before me, the undersigned officer, a notary public in and for the aforesaid Commonwealth and County, personally appeared _____, who acknowledged _____ self to be (Vice) President of Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of such Borough by _____ self as such officer.

Executed before me the day and year aforesaid.

Notary Public

My Commission Expires:

I hereby certify that the precise address of the Grantee is 21 East Main Street, Mount Joy, PA 17552.

Josele Cleary, Esquire

Exhibit A

Legal Description

Bus Shelter Easement over lands of Mt. Joy Borough
Mt. Joy Borough, Lancaster County, Pennsylvania

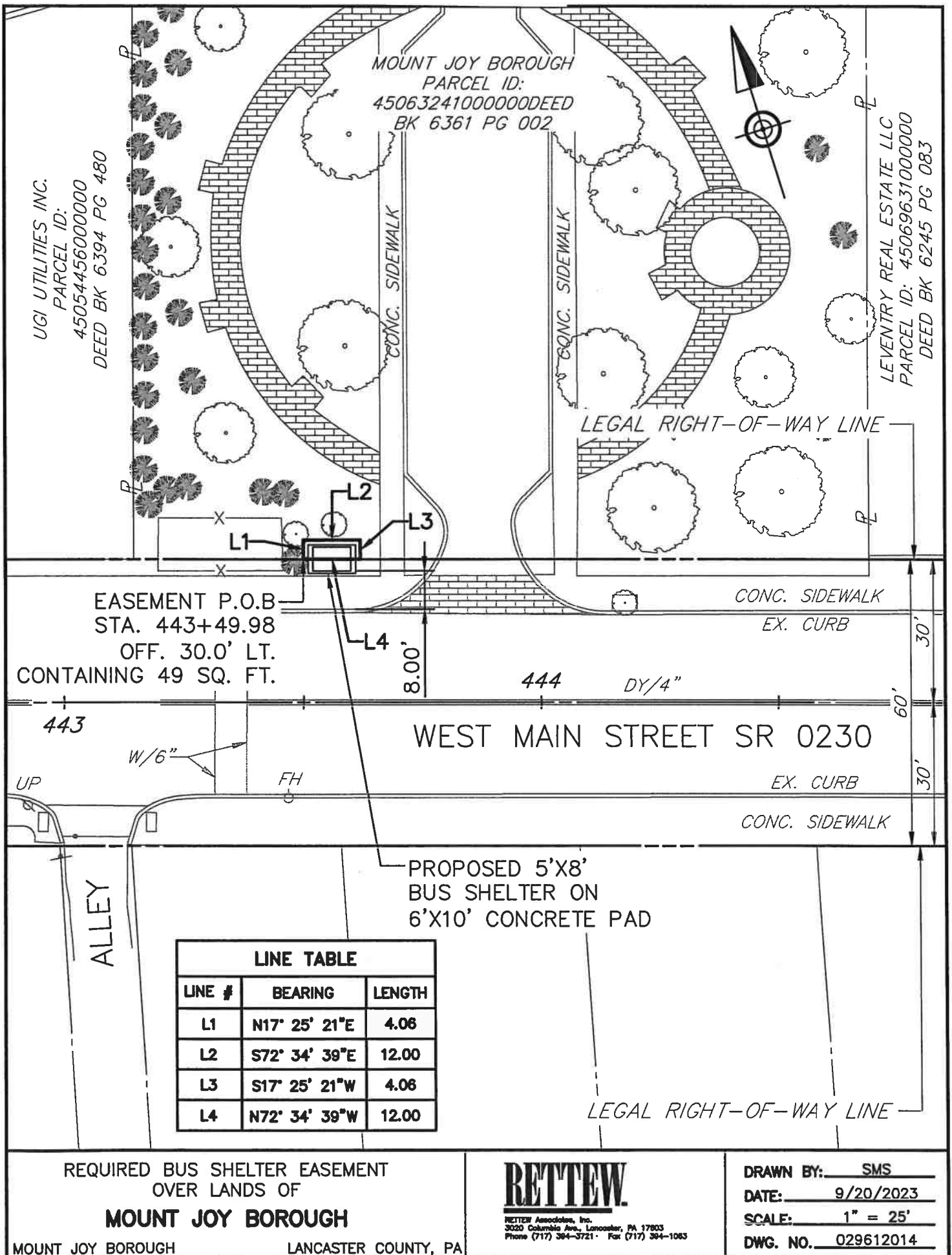
ALL THAT CERTAIN tract of land situate north of West Main Street (S.R. 0230) and West of Lumber Street in Mt. Joy Borough, Lancaster County, Pennsylvania as shown on the Required Bus Shelter Easement Over Lands of Mt. Joy Borough, prepared by RETTEW Associates, dated September 20, 2023, Drawing No. 029612014, and being more fully bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of West Main Street (S.R. 0230) (60-foot wide), said point being located at station 443+49.98 along West Main Street; thence leaving said right-of-way and extending through lands now or formally of Mt. Joy Borough the following three (3) courses and distances: 1.) N 17° 25' 21" E a distance of 4.06 feet to a point, 2) S 72° 34' 39" E a distance of 12.00 feet to a point, 3) S 17° 25' 21" W a distance of 4.06 feet to a point on the northern right-of-way line of West Main Street; thence along said right-of-way line N 72° 34' 39" W a distance of 12.00 feet to the point and place of BEGINNING.

CONTAINING: 49 S.F

Z:\Shared\Projects\02961\029612014 - Multi-Modal Transportation Grant\02 Outgoing\2023-09-21 - Updated Easements & Legals to MJB\Legal description - Bus Shelter over lands of MJB (2023-09-21).docx

Exhibit B





SAFETY ENHANCEMENT PROJECT PHASE 1
MOUNT JOY BOROUGH, LANCASTER COUNTY
PROJECT NO. 029612014
PROJECT MANAGER: MIKE KNOUSE

SEPTEMBER 26, 2023

ITEM	DESCRIPTION	QUAN.	UNIT	HERR SIGNAL & LIGHTING 70 APPALACHIAN DRIVE GRANTVILLE PA 17028		C.M. HIGH INC. 341 KING STREET MYERSTOWN PA 17067		MINICHI INC. 453 ZIEGLER STREET DUPONT PA 18641	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization and Demobilization	1	LS	\$30,000.00	\$30,000.00	\$38,547.50	\$38,547.50	\$118,440.00	\$118,440.00
2	Traffic Control	1	LS	\$40,000.00	\$40,000.00	\$21,000.00	\$21,000.00	\$98,050.00	\$98,050.00
3	Solar Powered Rectangular Rapid Flashing Beacons	28	EA	\$8,250.00	\$231,000.00	\$12,900.00	\$361,200.00	\$19,800.00	\$554,400.00
4	Post Mounted signs, Type B	295	SF	\$62.00	\$18,290.00	\$50.00	\$14,750.00	\$80.00	\$23,600.00
5	Structure Mounted Signs	485	SF	\$55.00	\$26,675.00	\$58.00	\$28,130.00	\$40.00	\$19,400.00
6	Thermoplastic White Crosswalk Line, 6"-line width	1535	LF	\$5.00	\$7,675.00	\$3.50	\$5,372.50	\$26.00	\$39,910.00
7	Thermoplastic White Crosswalk Marking, 24"-line width	1144	LF	\$15.00	\$17,160.00	\$12.50	\$14,300.00	\$50.00	\$57,200.00
	TOTAL BID				\$370,800.00		\$483,300.00		\$911,000.00



From the Office of:
Mark G. Pugliese I
Borough Manager/Secretary

BOROUGH OF MOUNT JOY
21 EAST MAIN STREET
MOUNT JOY, PENNSYLVANIA 17552
INCORPORATED 1851

11 c

TELEPHONE (717) 653-2300
FAX (717) 653-6680
E-MAIL: manager@mountjoy.org

September 20, 2023

SUBJECT: 2024 Minimum Municipal
Obligation Police
Pension Plan

TO: Mount Joy Borough Council

FROM: Mark G. Pugliese I, Chief Administrative Officer

Act 205 of 1984 requires that the "chief administrative officer" of the pension plan inform the "governing board" of the municipality of the Minimum Municipal Obligation for the following year by the last business day in September. This memo, provided under the guidance of Foster & Foster (our plan's actuary), is intended to satisfy this legal requirement. Questions on our pension costs can either be addressed to me or Robert J. Hall Company at 717-960-0752.

The calculation of the 2024 Minimum Municipal Obligation requires several assumptions relating to projected payroll. The attached 2024 Minimum Municipal Obligation certification details this determination.

Sincerely,

Mark G. Pugliese I
Borough Manager/Secretary

Copy: file



BOROUGH OF MOUNT JOY
21 EAST MAIN STREET
MOUNT JOY, PENNSYLVANIA 17552
INCORPORATED 1851

From the Office of:
Mark G. Pugliese I
Borough Manager/Secretary

TELEPHONE (717) 653-2300
FAX (717) 653-6680
E-MAIL: manager@mountjoypa.org

September 20, 2023

**SUBJECT: 2024 Minimum Municipal
Obligation Non-Uniform
Pension Plan**

TO: Mount Joy Borough Council

FROM: Mark G. Pugliese I, Chief Administrative Officer

Act 205 of 1984 requires that the "chief administrative officer" of the pension plan inform the "governing board" of the municipality of the Minimum Municipal Obligation for the following year by the last business day in September. This memo, provided under the guidance of Foster & Foster (our plan's actuary), is intended to satisfy this legal requirement. Questions on our pension costs can either be addressed to me or Robert J. Hall Company at 717-960-0752.

The calculation of the 2024 Minimum Municipal Obligation requires several assumptions relating to projected payroll. The attached 2024 Minimum Municipal Obligation certification details this determination.

Sincerely,

Mark G. Pugliese I
Borough Manager/Secretary

Copy: file



11d
ARRO Consulting, Inc.
Corporate Headquarters
108 West Airport Road
Lititz, PA 17543
P: (717) 569-7021

September 21, 2023

Via Electronic Mail

Mark Pugliese (manager@mountjoypa.org)
Borough Manager
Borough of Mount Joy
21 East Main Street
Mount Joy, PA 17552

RE: Escrow Reduction Request
950 Square Street Land Development
ARRO # 10863.47

Dear Mark:

ARRO Consulting, Inc. (ARRO) reviewed the following information in accordance with Mount Joy Borough's Stormwater Management Ordinance and As-Built Requirements:

1. 950 Square Street NPDES Notice of Termination Approval Letter as prepared by the Lancaster County Conservation District, dated August 18, 2023.
2. Release of Financial Securities request letter as prepared by Square Deal 950 LLC, dated September 20, 2023.

All comments from ARRO's previous review letters have been satisfied. Therefore, ARRO recommends that the remaining financial security in the amount of \$22,904.35, be released.

If you have any questions, please contact me at 717.205.4581 or edward.vanarsdale@arroconsulting.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Van", followed by a horizontal line.

Edward J. Van Arsdale, III, P.E.
Project Manager II

EJV: slk

c: Jill Frey, Assistant Borough Manager – Borough of Mount Joy (via email)
Alan Giagnocavo – David Miller Associates

\\lancfile3\\lancaster-technical\\active projects\\mount joy borough\\950 square street land dev 10863.47\\correspondence\\escrow reduction requests\\10863.47.02 mount joy 950 square st ld as-built ltr 12.9.22.docx

www.arroconsulting.com

OUT-IN-FRONT. EVERY STEP OF THE WAY.



LANCASTER COUNTY
CONSERVATION DISTRICT

Conserving Natural Resources for Our Future

August 18, 2023

Alan Giagnocavo
Square Deal 950, LLC
903 Square Street
Mount Joy, PA 17552

Re: Notice of Termination Approval Letter
Project Name: 950 Square Street
NPDES Permit No.: PAC360159
Mount Joy Borough, Lancaster County

Dear Mr. Giagnocavo:

The Lancaster County Conservation District received a Notice of Termination (NOT) form for the above-referenced project as required by 25 Pa. Code § 102.7. A final site inspection was conducted of the project site on 8/16/2023 and a copy of the Earth Disturbance Inspection Report form is attached to this letter. The final site inspection found that the earth disturbance activities authorized by the permit have been concluded; the site has been stabilized in accordance with the requirements of 25 Pa. Code § 102.22(a)(2) (related to permanent stabilization); post-construction stormwater management (PCSM) best management practices (BMPs) have been installed or the site restoration or reclamation is complete; and temporary erosion and sediment control (E&S) BMPs have been removed.

Your permit for stormwater discharges associated with construction activities is hereby terminated effective the date of this letter. Please note that the responsible person(s) identified in Appendix C of the NOT is now responsible for the long-term operation and maintenance of the PCSM BMPs installed as part of the approved permit.

If you have questions, please contact me at (717) 299-5361 Ext. 2519 and refer to Permit No. PAC360159.

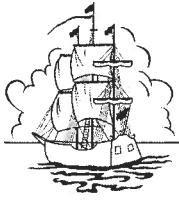
Yours for a better environment,

Eric Hout
E&S Technical Manager

cc: BR Kreider and Son, Inc.
David Miller Associates, Inc. – James Boyer
DEP SCRO – Permits Section Chief
DEP CO
Mount Joy Borough

Enclosures: Final Chapter 102 Inspection Report Form
NOT Completeness Review and Fieldwork Checklist





Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

He

9/27/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Comp 230048
Enforcement Action
124 N Angle St
Mount Joy, PA 17552

Mr. Borough Manager,

I am requesting that I be authorized by Borough Council to take further enforcement action as required by the Zoning Ordinance Section 270-6.D.1

Enforcement action. If the enforcement notice is not complied with promptly, the Zoning Officer shall notify the Borough Council. The Borough Council may request the Borough Solicitor to institute in the name of the Borough any appropriate action or proceeding at law or in equity to prevent, restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the structure, building, sign, landscaping or land in violation of the provisions of this chapter or the order or direction made pursuant thereto. The Borough Council may also direct the Zoning Officer or Borough Solicitor to institute a civil enforcement proceeding before a Magisterial District Judge.

The tenant at 124 N Angle St has on the property currently toe to three roosters that are causing a public nuisance in the area with multiple and repeated complaints from the community.

The presence of the roosters constitutes five enforceable violations as detailed in the attached Notice of Violation. As stated above, in both the Zoning ordinance and the Property Maintenance Code, I am required to seek approval from Council prior to taking any enforcement action.

The initial complaint(s) were received on or around August 18th, 2023, I was provided with several possible locations for the animals and was to determine on August 29th, 2023, that the roosters existed at the property in question with the assistance of MJBPD. The officer that confirmed the existence of the roosters spoke to the tenant in question and verbally advised him of the violations and was told that the roosters were attempting to be rehomed. Since that time, I personally have continued to hear the roosters during site visits and inspections to the area and we have continued to receive multiple complaints from the community. A Notice of Violation was served to the tenant on September 27th, 2023, advising him to have the roosters removed by October 8th, 2023.

To expedite enforcement, I am requesting that Council Authorize one of the following:

Summary Offense Prosecution:

If the October 8 deadline is not met, I request that I be authorized to execute a summary offense against the Tenant/Occupant(s) Joshua Hoffman and/pr Cassie Evans with the Magisterial District Justice on October 9th for violations listed in the Notice of Violation

Forcible Removal:

Section 107.7 of the Property Maintenance Code allows the Borough to take action to abate a public nuisance or health hazard charging the costs and expenses of such action to the property owner and/or occupant. The number of complaints not only raise this concern to the level of a public nuisance but also a potential violation of the Borough Noise Ordinance 170-4 Prima Facie Violation for complaint of noise by two or more separate complainant. Borough Council could direct to have the Solicitor and myself initiate proceedings to have the animals removed to abate the public nuisance after the October 8th deadline.

I request that council authorize one of these options to alleviate this concern of the public in the area of this property and direct that the violations be remediated as soon as possible.

Respectfully,

X 

Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

9/27/23

***** NOTICE OF VIOLATION *****

Owner of Record:

Jerome & Tara Lutz
713 W Main St
Mount Joy, PA 17552

Location of Violation:

124 N Angle St
Mount Joy, PA 17552
Parcel #: 4503717200000

Mr. & Mrs. Lutz,

The Borough has received multiple complaints regarding the property stated above for the presence of roosters in violation of Borough Ordinance. Initial complaints were received by the Borough on August 18, 2023, and have continued to come in from the community. It was determined with the assistance of the Mount Joy Borough Police Department on August 29, 2023, that the property stated above is in fact the location of the roosters and that the Tenant(s): Joshua Hoffman & Cassie Evans are the owners and/or responsible parties for the animals. The officer that spoke to Mr. Hoffman advised him of the violation that existed by the presence of the roosters and advised him to have them removed. As of the date of this notice the Borough continues to receive complaints regarding the presence of the animals and the continued violation. As a result, this Notice is being issued to you and the listed tenants

Violations:

The following violations have occurred:

1. Zoning Ordinance: 270-63.D.9.b Accessory Use – Keeping of Pets
No use shall involve the keeping of animals or fowl in such a manner or of such types of animals that it creates a serious nuisance (including noise or odor), a health hazard or a public safety hazard. The owner of the animals shall be responsible for collecting and properly disposing of all fecal matter from pets. No dangerous animals shall be kept outdoors in a residential district, except within a secure, completely enclosed cage or fenced area of sufficient height or on a leash under full control of the owner.
2. Zoning Ordinance: 270-63.D.9.d Accessory Use – Keeping of Pets
The keeping of one or two total pigeons (except as may be preempted by the State Carrier Pigeon Law[1]), chickens, ducks, geese and/or similar fowl shall be permitted on a lot with a minimum lot area of 10,000 square feet.
3. Property Maintenance: 195-3 Section 905.1.1 Duties of owners and manager of residential rental units
Keep and maintain all residential rental units in compliance with all applicable codes, ordinances and provisions of all applicable federal, state and local laws and regulations, including but not limited to Chapter 270, Zoning, and Chapter 195, Property Maintenance.
4. Property Maintenance: 195-3 Section 906.1.1 Duties of occupants of residential rental units
Comply with all obligations of this Chapter 9 and all applicable codes and Borough ordinances, as well as all applicable federal, state and local laws and regulations.

5. Property Maintenance: 195-3 Section 906.1.2 Duties of occupants of residential rental units
Conduct himself/herself and require other persons, including, but not limited to, guests on the premises and within their residential rental unit with their consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by people occupying the same.

Description of Violations:

As of the date of this letter the stated violations have existed for a period of greater than 30 days. The presence of the roosters and the numerous complaints this office has received as a result rise to level of a "serious nuisance" in the community and the property being listed at 4,792 SF is prohibited from having fowl as a "pet" under the ordinance previously stated due to the lot being below the required minimum lot size. Additionally, violations of the rental ordinance by both the owner and tenant exist as stated in the listed sections for allowing violations of Borough Ordinance.

Corrective Action:

The following action shall be taken to correct the violation:

1. Roosters shall be removed no later than October 8th, 2023

Non-compliance & Penalties:

Failure to take the listed corrective action will result in further enforcement action up to and including citation of a summary offense with the Magisterial District Court as allowed by the enforcement provisions of the applicable chapters of the Mount Joy Borough Code.

The Borough reserves the right under Property Maintenance Code, Chapter 195-3 Section 107.7, to take action to abate any public nuisance or health hazard, keeping a record of costs and expenses to be charged to the property owner or occupant in the manner specified in the Ordinance.

Right of Appeal:


Under PA Law and Borough Ordinance you have the right of appeal of this decision as follows:

An appeal of the Zoning Officer decision under the Zoning Ordinance shall be heard by the Mount Joy Borough Zoning Hearing Board in accordance with the Pennsylvania Municipalities Planning Code and Mount Joy Borough Ordinance 270-11.D Such appeal shall be filed with the Zoning Officer and be accompanied by a complete application to the Zoning Hearing Board and applicable fee for such a hearing as set out by resolution of Mount Joy Borough Council

An appeal of the Code Official decision under the Property Maintenance Code or other Borough Ordinance may be taken to Borough Council. Such an appeal shall be made in writing within 10 working days of the date of this Notice and shall state the grounds of the appeal and if the appellant wishes to appear before Borough Council to be heard. The appeal application shall be submitted to the Borough Manager accompanied by the appeal fee set by ordinance or resolution of Borough Council

Should you have any questions regarding the content of this letter, please contact the Mount Joy Borough Codes Department at 717-653-2300 or zoning@mountjoypa.org

Respectfully,

X 

Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972



Surveyors - Engineers - Landscape Architects

119
August 9, 2023

Duane J. Brady
Mount Joy Borough
21 E. Main Street
Mount Joy, PA 17552

SUBJECT: D&C Realty, LP
Sketch Plan Modification Requests
DCG Project Number 5039-60

Dear Mr. Brady:

On behalf of our client, D&C Realty, LP, we are submitting the requested modifications for the Sketch Plan for D&C Realty, LP.

Subdivision and Land Development Ordinance

1. Section 240-62.B – Traffic Study

We request relief from the requirement for applications for all nonresidential developments with buildings containing 1,000 square feet of usable space shall provide a traffic study and report. The alternate is a traffic impact assessment. The assessment is based on the 2,400 square foot of physical therapy office. The traffic assessment indicates that there are approximately 8 AM peak trips and 9 PM peak trips for the physical therapy office. The results of the capacity analyses indicate that the studied intersections currently operate at acceptable level of service and will continue to operate at acceptable level of service for the project. Based on the traffic assessment, the increase in traffic will not have an impact on the surrounding street network.

2. Section 240-62.B.(5) – Fee in Lieu of Traffic Impact Study

We request relief from the requirement that the applicant shall make an estimated contribution of the sum necessary to defray the costs of improvements which would be recommended by such studies. The estimated contribution shall be \$1.50 per square foot of usable building floor area in a commercial, industrial, or institutional subdivision or land development. The result contribution would be \$3,600 for the 2,400 square feet of commercial space. The alternate is a traffic impact assessment. The assessment indicates that no traffic improvements are required for the project since the studied intersections operate and will continue to operate at an acceptable level of service. Based on the traffic assessment, the increase in traffic will not have an impact on the surrounding street network.

Call me directly if you have any questions or concerns. Thank you.

Sincerely,

D. C. GOHN ASSOCIATES, INC.

Brian R. Cooley

Brian R. Cooley
Staff Landscape Architect

cc: DC Realty, LP
Josele Cleary, Borough Solicitor
RETTEW
File



GREGORY E. CREASY, P.E., Principal Traffic Engineer
JAY E. STATES, P.E., Principal Traffic Engineer

4800 Linglestown Road, Suite 307
Harrisburg, PA 17112
Telephone: (717) 545-3636
www.grovemiller.com

July 28, 2023

Todd E. Smeigh, P.E.
President
D.C. Gohn Associates, Inc.
32 Mount Joy Street
Mount Joy, PA 17552

Re: Trip Generation Assessment
D&C Realty Site
Mount Joy Borough, Lancaster County

Dear Todd:

We have completed a trip generation assessment for the proposed redevelopment of the subject site located on the west side of Orchard Road between Main Street (SR 0230) and Church Street in Mount Joy Borough, Lancaster County. The site was previously occupied by a gas station. The results of the analyses are documented in this letter report.

SITE LAND USE

The proposed development plan currently includes a total of approximately 2,400 square feet of building (900 square feet in existing building and a 1,500 square foot expansion). The proposed use for the building is a physical therapy business. The attached site plan illustrates the proposed facility.

TRIP GENERATION ESTIMATES

The Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition (2021) was used to estimate the number of daily and peak hour trips anticipated as a result of the proposed development. The trip generation estimates are summarized in Table 1, and attached for your reference.

Table 1. Trip Generation Summary

Land Use (ITE Code)	Size (sq. ft.)	Daily Trips	Peak Hour Trips			
			AM Enter	AM Exit	PM Enter	PM Exit
Medical-Dental Office (720)	2,400	86	6	2	3	6

TRIP DISTRIBUTION/ASSIGNMENT

The limited number of trips expected to be generated by the proposed development will distribute to the surrounding roadway network without impacting operations on the network. The projected peak hour trip generation indicates that it is expected that the proposed development will result in one (1) additional trip every five (5) minutes or so.

CONCLUSIONS

- The proposed development is expected to generate a total of 86 daily trips with approximately eight (8) trips occurring during the weekday AM peak hour and approximately nine (9) trips occurring during the weekday PM peak hour.
- The projected peak hour trip generation indicates that the proposed use will result in one (1) additional trip every five (5) minutes or so during the peak hour.
- Traffic projected for the proposed development will not have any meaningful impact on traffic volumes or operations in the study area.

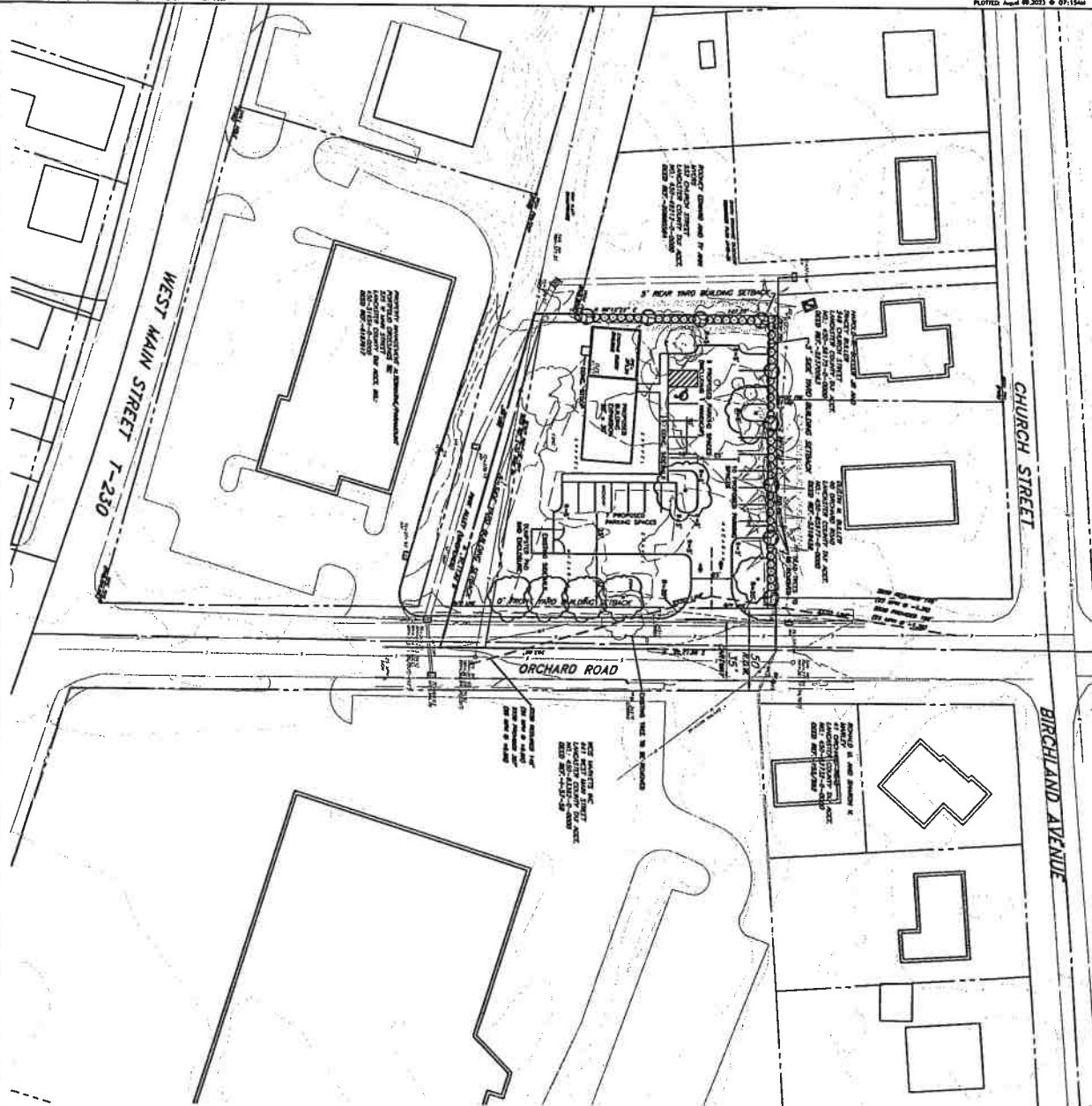
We shall remain available for future meetings and consultations relative to this project. Please give me a call if you have questions relative to the trip generation analysis or if you need additional information.

Sincerely,


Gregory E. Creasy, P.E.
Senior Traffic Engineer

Attachments

GEC/me
FILE: G:\315_55\corres\trip generation assessment letter.wpd



- ZONING DATA**
1. ZONING DISTRICT: R-1 (Residential Single-Family)
 2. LOT AREA: 1.00 AC. (13,669 S.F.)
 3. LOT FRONTAGE: 100.00 FT.
 4. LOT DEPTH: 136.69 FT.
 5. LOT COVERAGE: 10.00%
 6. MAX. BUILDING HEIGHT: 35.00 FT.
 7. MAX. BUILDING AREA: 1,366.90 S.F.
 8. MAX. GARAGE AREA: 1,366.90 S.F.
 9. MAX. GARAGE DEPTH: 35.00 FT.
 10. MAX. GARAGE WIDTH: 35.00 FT.
 11. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 12. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 13. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 14. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 15. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 16. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 17. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 18. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 19. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.
 20. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.

PLAN NOTES

1. THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE OWNER'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE OWNER.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT.

PLAN LEGEND

1. LOT AREA	2. LOT FRONTAGE	3. LOT DEPTH	4. LOT COVERAGE	5. MAX. BUILDING HEIGHT	6. MAX. BUILDING AREA	7. MAX. GARAGE AREA	8. MAX. GARAGE DEPTH	9. MAX. GARAGE WIDTH	10. MAX. GARAGE FLOOR AREA
1.00 AC. (13,669 S.F.)	100.00 FT.	136.69 FT.	10.00%	35.00 FT.	1,366.90 S.F.	1,366.90 S.F.	35.00 FT.	35.00 FT.	1,366.90 S.F.

SUBJECT TRACT ACRES:
0.00 AC. (13,669 S.F.)
(EXCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)

SITE DATA (TO STREET RIGHT-OF-WAY)

1. LOT AREA: 1.00 AC. (13,669 S.F.)
2. LOT FRONTAGE: 100.00 FT.
3. LOT DEPTH: 136.69 FT.
4. LOT COVERAGE: 10.00%
5. MAX. BUILDING HEIGHT: 35.00 FT.
6. MAX. BUILDING AREA: 1,366.90 S.F.
7. MAX. GARAGE AREA: 1,366.90 S.F.
8. MAX. GARAGE DEPTH: 35.00 FT.
9. MAX. GARAGE WIDTH: 35.00 FT.
10. MAX. GARAGE FLOOR AREA: 1,366.90 S.F.

SKETCH PLAN
FOR
D&C REALTY, LP
30 ORCHARD ROAD
MOUNT JOY BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.: 3030-01
DATE: AUGUST 9, 2023
DRAWN BY: DCF
CHECKED BY: YES
SCALE: 1"=30'
SCALE IN FEET

dc gohn
Associates, Inc.
32 Mount Joy Street
Mount Joy, PA 17552
Ph: (717) 653-5306
www.dcgohn.com
Surveyors - Engineers - Landscape Architects

OWNER:
NAME: FUEL THEN UP, INC.
ADDRESS: 300 ROSEVILLE ROAD
LANCASTER, PA 17601
EQUITABLE OWNER:
NAME: D&C REALTY, LP
C/O: AL LAGORIAN
ADDRESS: 278 SUGARBROOK VALLEY HALL RD.
SUITE 300, SELINGROVE, PA 17870
TELEPHONE: 717-743-1783 EXT. 1139
SOURCE OF TITLE: DEED REF. 6449973
LANC. CO. TAX ACCT.: 4504262400000

REVISIONS	DATE

Medical-Dental Office Building - Stand-Alone (720)

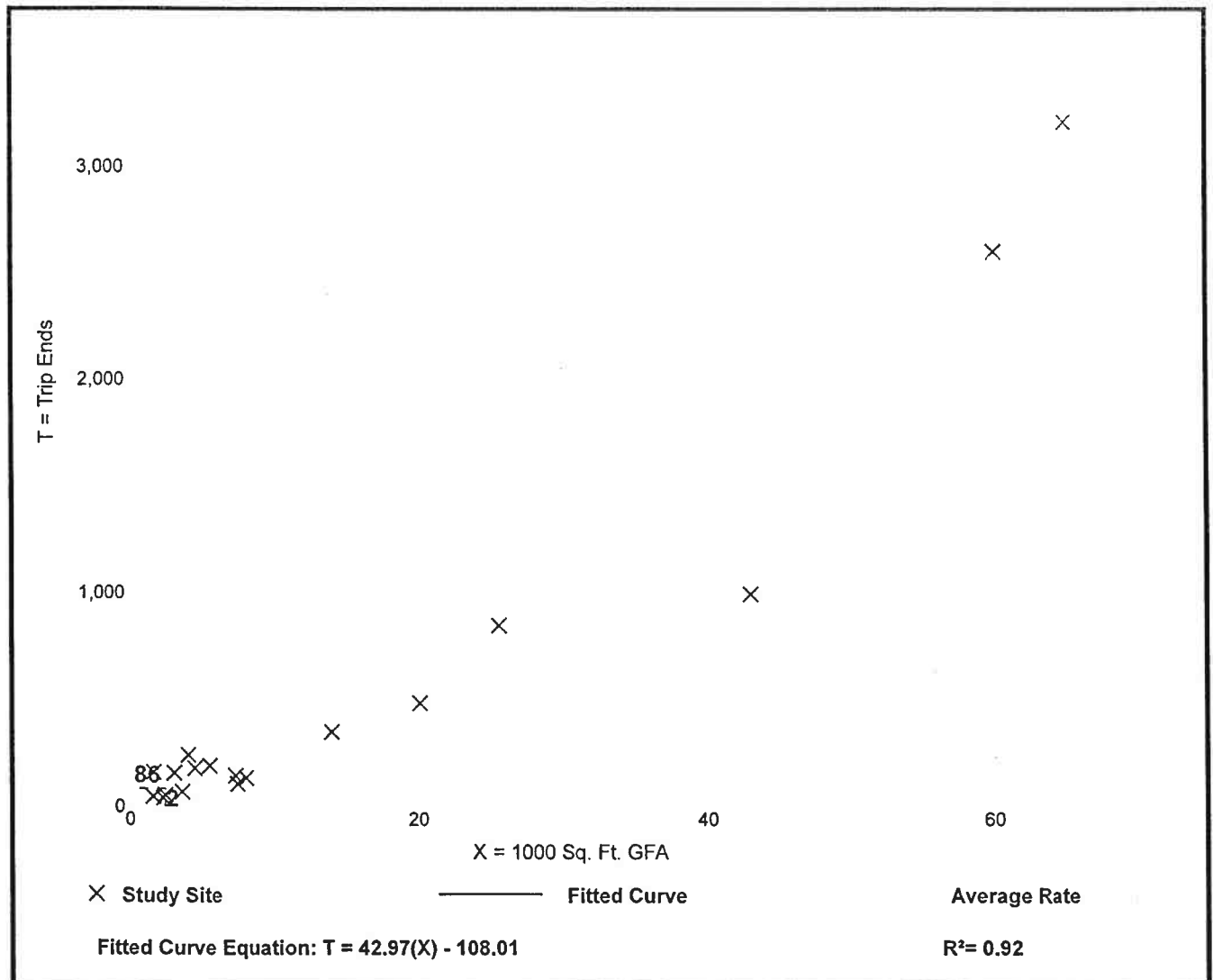
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



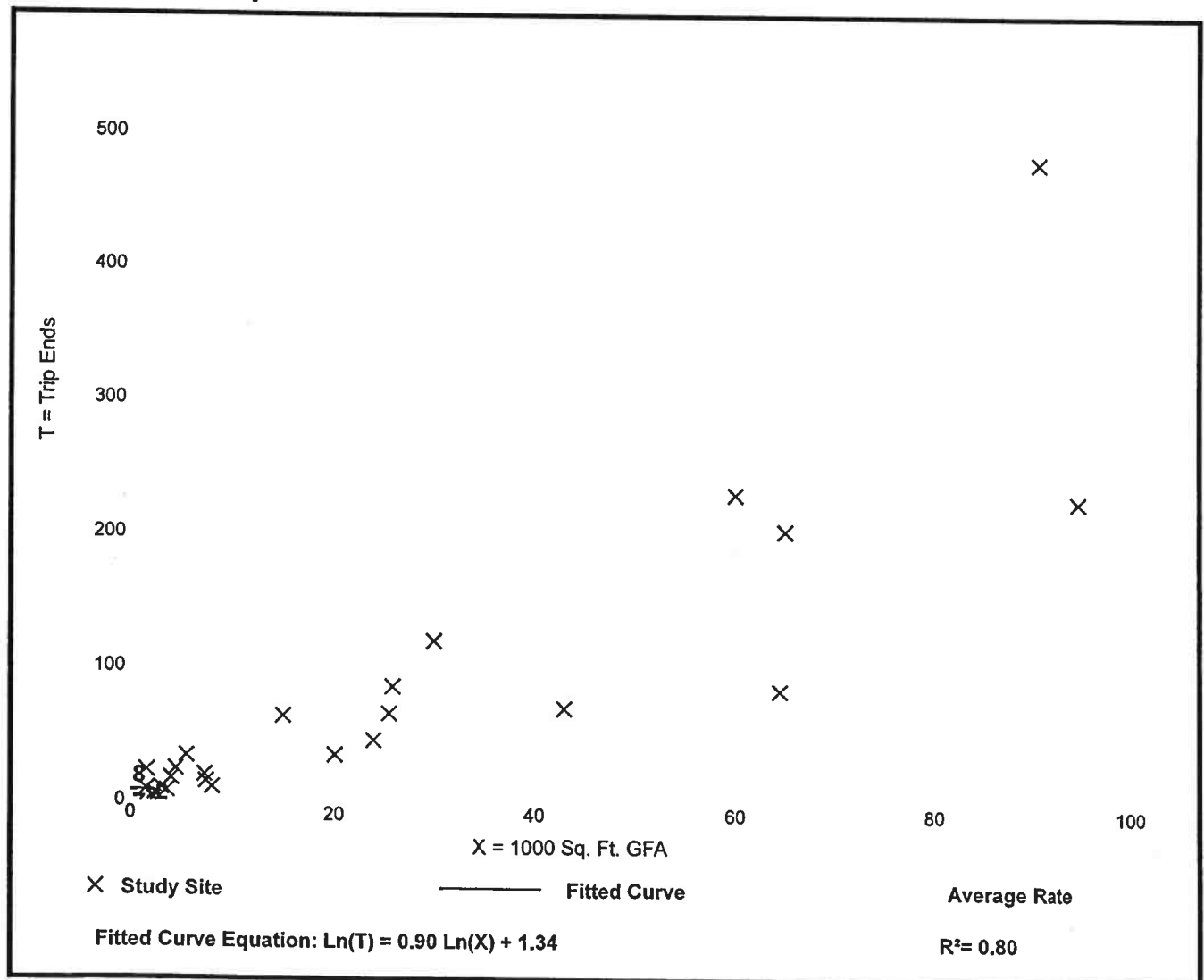
Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 24
 Avg. 1000 Sq. Ft. GFA: 25
 Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate

3.93

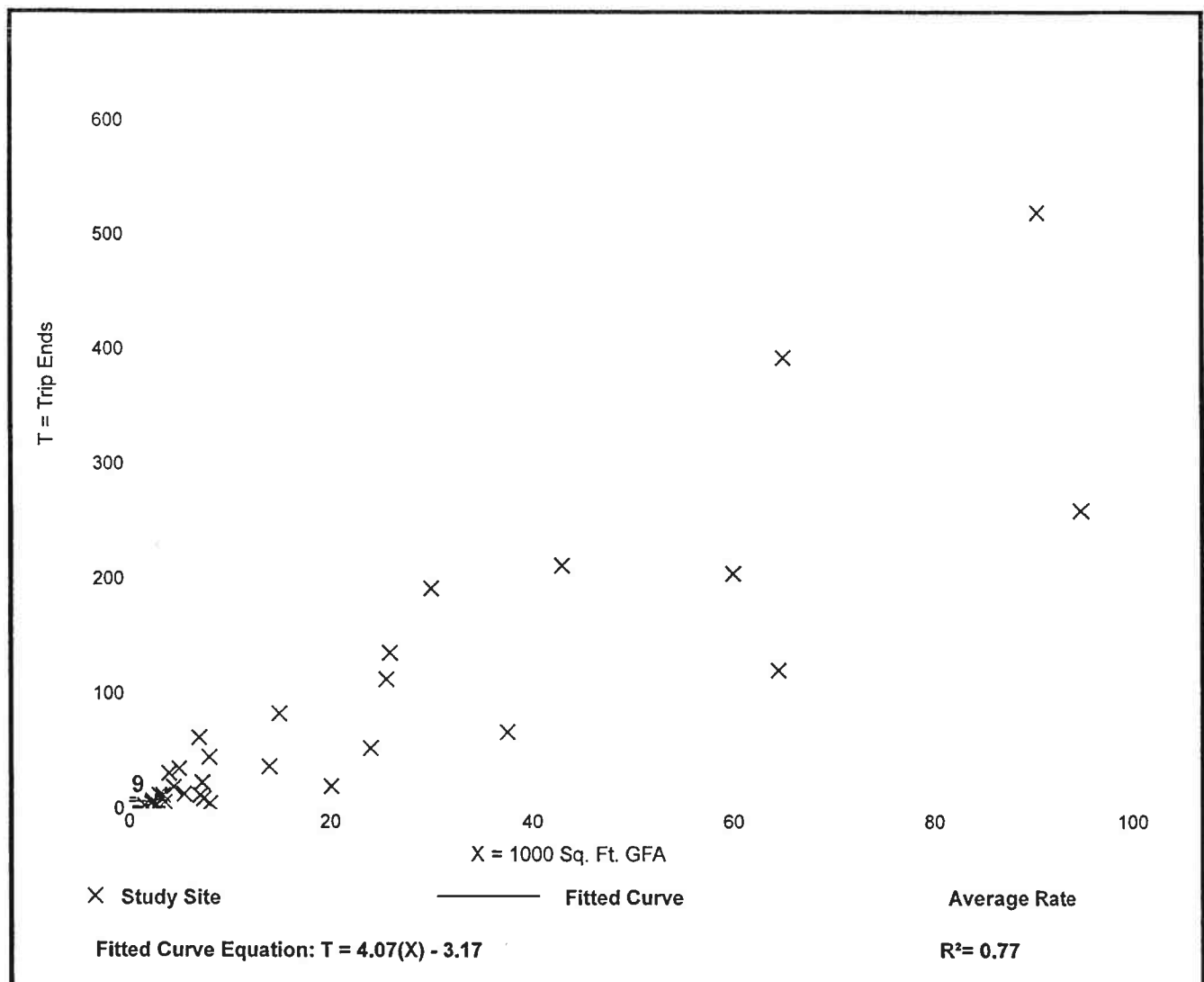
Range of Rates

0.62 - 8.86

Standard Deviation

1.86

Data Plot and Equation



September 06, 2023

Mark G. Pugliese, Manager
Mount Joy Borough
21 East Main Street
Mount Joy, PA 17552

Engineers
Environmental
Consultants
Surveyors
Landscape
Architects
Safety
Consultants

RE: 30 Orchard Road
Sketch Plan
Review No. 1
RETTEW Project No. 029612017

Dear Mark:

We have completed our review of the above-referenced plan as prepared by DC Gohn Associates, Inc. Our review was of the following information received on August 10, 2023:

1. Plan sheets dated August 9, 2023
2. Waiver request letter dated August 9, 2023
3. Subdivision and land development application dated August 9, 2023
4. Miscellaneous supporting information.

This plan was reviewed as a sketch plan submittal only. This review is not meant to be an exhaustive review for compliance with all the requirements of the Borough's ordinances. The plan will be reviewed for compliance with many of the Borough ordinances during subsequent reviews that will occur upon submittal of preliminary and final land development plans. Additional planning and design issues/comments may arise during those subsequent reviews. We offer the following comments for your consideration:

REQUESTED MODIFICATIONS

SUBDIVISION AND LAND DEVELOPMENT

A. Section 240-62. B – Traffic Study

The applicant has requested a waiver of the requirement to provide a traffic study for all nonresidential developments with buildings containing 1,000 square feet of usable space. As an alternative, the applicant will prepare a traffic impact assessment. We recommend approval of this waiver based upon the justification provided.

B. Section 240-62. B.5 – Fee in Lieu of Traffic Impact Study

The applicant has requested a waiver of the requirement to make an estimated contribution of the sum necessary to defray the costs of improvements recommended by the traffic study, and as an alternative, has provided a traffic impact assessment. We recommend approval of this waiver based upon the justification provided.

ZONING

1. In the NC Zoning district, rear and side yard setbacks need to be 10 feet for a principal nonresidential use from a directly abutting primarily residential lot in a residential district (§ 270-47, Attachment 3 -Note D).
2. The height of the proposed building expansion needs to be provided to ensure the maximum zoning district building height is not exceeded (§ 270-47).
3. Any earth disturbance over 5,000 square feet shall require the submission to the conservation district of an adequate erosion and sedimentation control plan (§ 270-71).
4. Prior to final plan submission, a wetland delineation report needs to be provided (§ 270-73).
5. Prior to final plan submission, floodplains, if present in vicinity of the tract, must be shown on the plan sheets. If no floodplains are present in the footprint of the tract, a note shall be on plan sheets stating floodplains are not present (§ 270-74).
6. A lighting plan needs to be provided with the final plan submission (§ 270-76. D)
7. Prior to final submission, the locations, and type of proposed signs need to be shown on the plan sheets (§ 270-96).
8. A landscaping plan for the overall site needs to be provided in the final plan submission (§ 270-114).

SUBDIVISION AND LAND DEVELOPMENT

1. Details of proposed improvements need to be provided with submission of final plans to ensure minimum design specifications are reached (§ 240).
2. Prior to final plan submission, an easement plan needs to be provided (§ 240-45).
3. The usage of wheel stops, or a similar device is recommended for parking spaces adjacent to proposed sidewalk locations to ensure parked cars do not overhang the sidewalk (§ 240-46. A.3).
4. Concrete curbs shall be provided along street frontages, access drives, and along the edge of any landscaped portions of a parking facility (§ 240-46. C.1).
5. The location of all existing and proposed monuments/property pins shall be shown on the final plan (§ 240-51. A).

STORMWATER MANAGEMENT

We have the following comments that will need to be addressed in the final plan submission:

1. Any existing onsite stormwater facilities need to be shown on plan. Due to the reduction in total impervious area onsite in proposed plans, if site has existing approved stormwater facilities/piping; then site will be exempt from having to supply a stormwater management site plan for proposed work (§226-51.B.e). Applicant seeking this exemption shall complete an exemption form supplied by the Borough and identify the previously approved SWM site plan.
2. If conditions of comment 1 are not met, applicant will need to submit a small project plan meeting all requirements in (§226-52) of the Mount Joy Stormwater Ordinance.
3. An ownership and maintenance program, in recordable form suitable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent stormwater management facilities and erosion control facilities needs to be provided (§226-63).
4. The following note needs to appear on the plan: "The maintenance of all stormwater conveyance and management facilities shall be the responsibility of the property owner. Maintenance shall

include, but not be limited to normal maintenance as well as repair of structural damage or deterioration of any kind, including that caused by sinkholes or other events. The Township shall have the right, but not the duty, of access at any time to inspect and maintain the facility at the property owner's expense if the owner should fail to properly maintain the facility."

5. An existing conditions sheet and a proposed site plan sheet need to be provided to detail changes to existing conditions of site to the proposed plan.
6. An erosion and sediment control plan sheet needs to be provided detailing E&S precautions during construction and demolition phases.
7. All certificates must be completed prior to approval of plans.
8. Plan sheets shall be signed by a qualified professional certifying accuracy of information.

Should you have any questions, or require additional information, please feel free to contact us at any time. Please note that all revisions must be submitted to the Township a minimum of three (3) weeks prior to the date of the Planning Commission meeting to be placed on the agenda.

Sincerely,



Kara Kalupson, RLA

copy: Mark G. Pugliese, Manager (manager@mountjoyva.org)
Duane Brady, Zoning (zoning@mountjoyva.org)
Brian Cooley, DC Gohn (bcooley@dcgoohn.com)

Z:\Shared\Projects\02961\029612017 - 30 Orchard Road\PD MUN\Ltr-MPugliese_30 Orchard Rd SK_Rev1_2023-09-06.docx

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

LAW OFFICES
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)

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MICHAEL P. KANE

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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

OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

September 7, 2023

VIA EMAIL

Duane J. Brady, Jr., Codes, Zoning and Storm Water Administrator
Mount Joy Borough
21 East Main Street
Mount Joy, PA 17552

Re: Sketch Plan for D & C Realty, LP
Our File No. 16724-3

Dear Duane:

I received a copy of the Sketch Plan for D & C Realty, LP (the "Sketch Plan") and supporting information from D. C. Gohn Associates, Inc. The Sketch Plan relates to a tract of land on the west side of Orchard Road identified as 30 Orchard Road (the "Property"). The Sketch Plan indicates that the Property is owned of record by Fuel Them Up, Inc., and D & C Realty, LP ("Developer") is the equitable owner of the Property. After the date of the Sketch Plan, Developer obtained ownership of the Property by a deed recorded at Document No. 6748758.

The Property is presently developed with a gas station. The Sketch Plan proposes to expand the existing 900 square feet building through construction of a 1,500 square feet addition to create a 2,400 square feet building; change the use of the Property to a physical therapy office; install revised parking and circulation facilities and install landscaping. This letter will set forth non-technical comments on the Sketch Plan.

The Sketch Plan indicates that the existing lot coverage will decrease from 16,597 square feet to 13,516 square feet. The Sketch Plan does not show any storm water management facilities, and I assume this is because the amount of impervious surface coverage is actually decreasing. When a fully engineered plan is filed, the Borough should confirm the amount of existing impervious surface coverage. There should be a note on the land development plan to be recorded indicating that if additional impervious surface coverage is proposed which would exceed 16,597 square feet (if in fact that is the current permitted impervious surface coverage) there must be storm water management facilities installed.


I do not know if there are any existing storm water management facilities on the Property. There is no recorded Storm Water Management Agreement for the Property. If there are existing

Duane J. Brady, Jr., Codes, Zoning and Storm Water Administrator
September 7, 2023
Page 2

storm water management facilities, it would be beneficial to have a Storm Water Management Agreement.

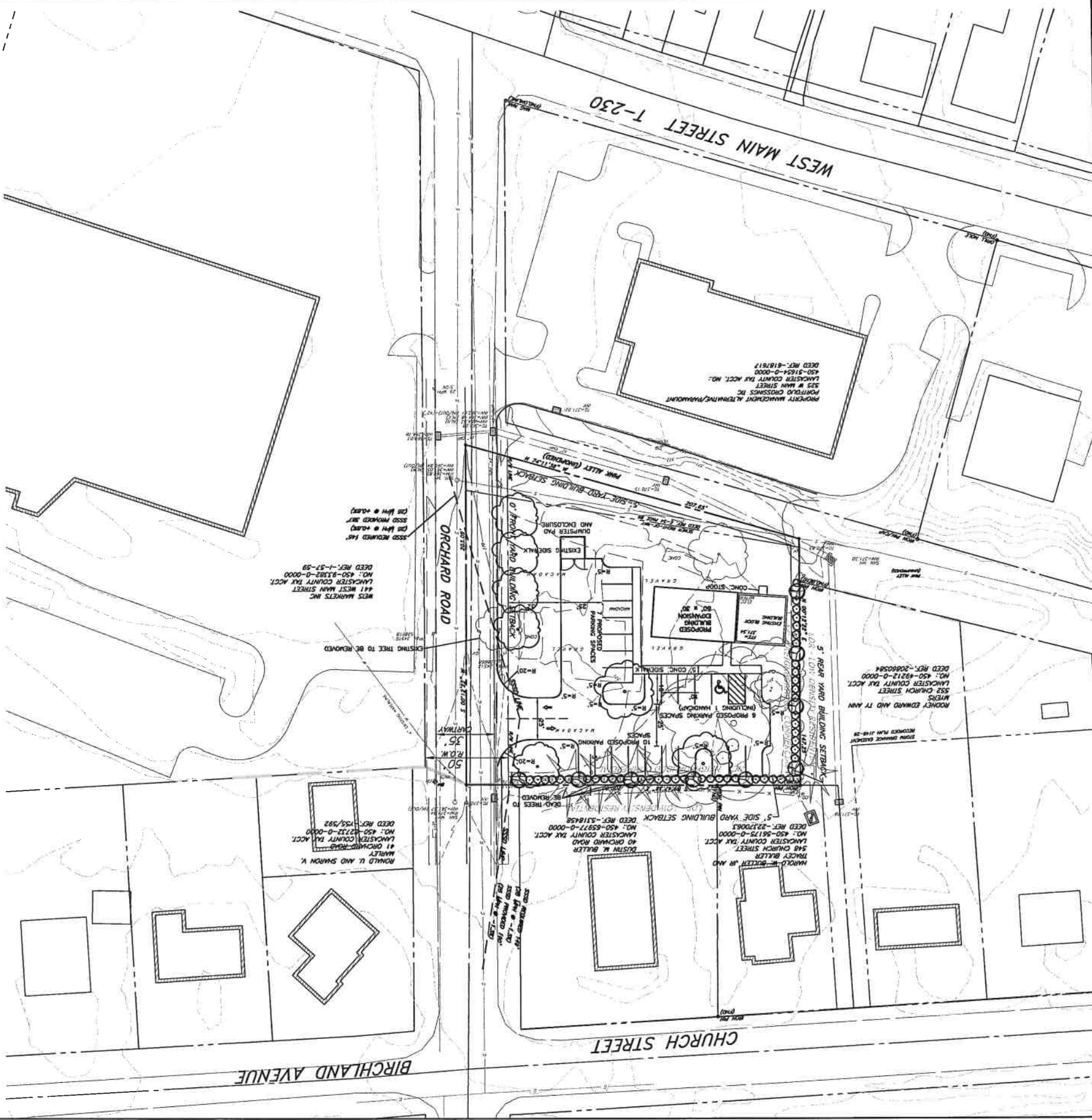
If you have any questions, please contact me.

Very truly yours,



Josele Cleary

JC:sle
MUNI\16724-3\230905\71



SUBJECT TRACT ACREAGE:
0.804 AC. (35,034.10 SQ.FT.)
INCLUDES RIGHTS-OF-WAY
30,044.07 SQ.FT. = 0.690 AC.
(EXCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)

ZONING DATA	
1. DISTRICT	NC NEIGHBORHOOD COMMERCIAL
2. MIN. LOT AREA	2,500 S.F.
3. MIN. LOT WIDTH	25'
4. MIN. FRONT YARD	0'
5. MIN. SIDE YARD	5'
6. MAX. BUILDING COVERAGE	80%
7. MAX. LOT COVERAGE	100%
8. MAX. NORMAL HEIGHT	3 1/2 STORIES
9. EFFECT AT THE TIME OF THIS PLAN	
1. ZONING DATA SHOWN AS PER ZONING ORDINANCES IN	
NOTES:	
1. ZONING DATA SHOWN AS PER ZONING ORDINANCES IN	
EFFECT AT THE TIME OF THIS PLAN	
1. ZONING DATA SHOWN AS PER ZONING ORDINANCES IN	
EFFECT AT THE TIME OF THIS PLAN	

PLAN NOTES

1. THIS PLAN WAS COMPILED UTILIZING LANCASTER COUNTY COURTHOUSE RECORDS IN CONJUNCTION WITH OTHER ON-LINE DATA BASE INFORMATION. PROPERTY BOUNDARIES SHOWN BASED ON BOUNDARY SURVEY CONDUCTED ON JUNE 8, 2023. THE LOCATION DATA IS BASED UPON NAD83 SFC ZONE PA SOUTH.

2. CONSTRUCTION

3. BENCHMARK IS AN X-CUT ON BONNET BOLT OVER MAIN PUMP CONNECTION ELEVATION OR 373.35'

4. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER PER MUBA

PLAN LEGEND	
INLET	FINISHED FLOOR ELEVATION
MANHOLE	SIGN
WATER VALVE	L/S
GAS VALVE	FA
CLEAN-OUT	Ø
SEWERY SINK	Ø
OVERHEAD ELECTRIC LINE	—
WATER LINE	—
GAS LINE	—
FENCE	—
STORM SEWER	—
UNDERGROUND TELEPHONE LINE	—
EXISTING TREELINE	—
PROPERTY LINE	—
EDGE OF PAVEMENT OR DRIVE	—
EX. CONTOUR MAJOR	—
PROPOSED CONTOUR MAJOR	—
EXISTING DOWLING/STRUCTURE	—
PROPOSED BUILDING	—
TOWNSHIP BOUNDARY/ZONING LINE	—

PROJECT NO.: 5039-60
DATE: AUGUST 9, 2023
DRAWN BY: DNF
CHECKED BY: TES

SKETCH PLAN
FOR
D&C REALTY, LP
30 ORCHARD ROAD
MOUNT JOY BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 653-5308
www.dcgohm.com

dc gohn
Associates, Inc.

Surveyors - Engineers - Landscape Architects

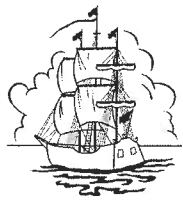
OWNER:
NAME: FUEL THEM UP, INC.
ADDRESS: 300 ROSEVILLE ROAD
LANCASTER, PA 17601

EQUITABLE OWNER:
NAME: D&C REALTY, LP
C/O: AL LAGERMAN
ADDRESS: 270 SUSQUEHANNA VALLEY MALL RD,
SUITE 300, SELINSGRIVE, PA 17870
TELEPHONE: 570-743-1703 EXT. 119
SOURCE OF TITLE: DEED REF: 6449973
LANC. CO. TAX ACT.: 4506352400000

REVISIONS

DATE

1



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

119

9/26/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Briefing on ZHB
Cases 23-07 & 23-08
Special Exception for Short Term Rental

Mr. Borough Manger,


I order to help Council better understand these two cases I have submitted this brief regarding the applications and the Borough Solicitors guidance on such cases.

These cases stem from concerns of citizens that were directed to me regarding properties that were operating as short-term rentals in their communities. The property owner has bought both for the sole purpose of using them as short-term rentals. I met with one of the partners of the firm that owns both properties in late June of this year to discuss the properties and the use. It was a good conversation, with the property owner expressing his understanding of the concerns of the property owners that neighbor the two properties and the standing of the properties as a non-conforming non-permitted use. I did make him aware of the work at that time that was ongoing for establishing a short-term rental ordinance and some of the items we were looking to have the ordinance contain. I had not further contact with this situation until late August into September when a law firm representing the property owner reached out about filing for the Special Exception under 270-5.B Uses Not Regulated with an accompanying Right to Know for material related to this topic.

As of the date of this brief there has been one successful application using this section of the ordinance to have a short-term rental (the applicant called it a vacation home rental at the time) which was approved in 2014. Attached you will find an internal/confidential letter from the Borough Solicitor which I requested in February of this year regarding the topic. As you will see in the letter, the guidance from the Solicitor is that these applications should be opposed on the grounds and for the reasons set forth in the letter.

Council should give direction as to if and/or how they would like to be represented at the hearing on 10/11/23 and if they will follow the guidance of the Borough Solicitor or take another position on this topic. The Zoning Hearing Board has established precedent by previously allowing such a case to be permitted. Should the case be appealed by either the applicant or Council depending on the decision rendered by the Zoning Hearing Board the appeal would go to the PA Commonwealth Court system to be heard. I would request that since the applicant is bringing their attorney for representation, that the Borough Solicitor or another attorney that is prepared to argue this case be present as I am not properly equipped in all legal matters surrounding this topic to represent the Borough properly.

Respectfully,

X 
Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972



Mount Joy Borough Non-Uniform Performance Review Scoring Guide 2023

A. EMPLOYEE PERFORMANCE REVIEW: *Guided by your documentation, rate the employee's performance on the statements in the four areas below. When possible, please complete the comments section in each category.*

UNSATISFACTORY 1	BELOW EXPECTED 2	AT EXPECTED 3	ABOVE EXPECTED 4	OUTSTANDING 5
Fails to meet minimum required performance standards	Performs below expected level Improvement is necessary	Performs at the level expected of a competent employee	Performance is clearly above the expected level	Performs at an uncommonly high level. Superior to most others

PERFORMANCE REVIEW SCORE

% OF WAGE INCREASE

Less than 1.5

No Increase

1.6 – 2.5

Base %

2.6 – 3.5

+1%

3.6 – 4.5

+1.5%

4.6 – 5

+2%

Note: Council may, at its sole discretion, amend the wage increases for any employee. The set percentages are merely a guide.

Manager

From: Pat Scorzetti <amhllc@comcast.net>
Sent: Monday, September 18, 2023 1:28 PM
To: Manager
Subject: Memorial Park Request

[You don't often get email from amhllc@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am a member of the St. Lukes Episcopal Church in Mount Joy. We would like to do a Sunday service in Memorial Park on October 29. There will be only adults there. The service would be from 11 AM till about 12 PM. Attendance for the service should be somewhere around 20-30 people. We are requesting official permission to use the park at that time on that date. Please let me know if there's anything else you need.

Pat Scorzetti

STRAWMAN FOR DISCUSSION

Chapter 232. Street and Sidewalks

§232-59. E Downspouts and rain gutters. Downspouts and rain gutters shall not be placed within the sidewalk or curb (current language).

1. Action required when sidewalk and/or curb sections are being newly installed, replaced or currently present safety hazard as determined by Borough Manager.
2. Installation and/or repairs will not create a safety hazard as determined by Borough Manager.
3. Sidewalk/curb are the responsibility of property owners.
4. The borough has interest in protecting curbs since it acts as a barrier to stormwater infiltration under road surface.

Situation 1: Downspout discharges behind sidewalk section and does not either flow across sidewalk/curb or infiltrate and impact curb..

Action required: None.

Situation 2: Downspout discharged behind sidewalk section and flows across sidewalk/curb.

Action required:

- a. Evaluate options for infiltration, rain barrel, etc.
- b. Request waiver from Borough Council
- c. Place downspout in sidewalk/curb.

Situation 3: Downspout discharged onto sidewalk section and flows across sidewalk/curb.

Action required:

- d. Evaluate options for infiltration, rain barrel, etc.
- e. Request waiver from Borough Council
- f. Place downspout in sidewalk/curb.

Situation 4: Existing downspout is in sidewalk/curb.

Action required:

- g. Evaluate options for infiltration, rain barrel, etc.
- h. Request waiver from Borough Council
- i. Place downspout in sidewalk/curb.



Purchase Agreement

Grea Kohr
Susquehanna Chrysler Dodge Jeep RAM
950 HELLAM ST
WRIGHTSVILLE, PA 17368

13a

Buyer	Co-Buyer	Vehicle
Chief Rob Goshen/ Mount Joy Borough PD 21 E Main St Mount Joy PA 17552 (717) 653-2368 (717) 653-1650 robert.goshen@mjbpd.org		2024 Dodge Durango Pursuit AWD 5.7L V8 HEMI Black

Customer Trade					
	Year Make Model	VIN	Engine	Mileage	Payoff
1	2018 Dodge Charger	2c3cdxkt0jh319384	5.7L V8	70512	
2					

Term	Cash Down		
	\$1,000.00	\$2,000.00	\$3,000.00
	Payments		
48	to	to	to
60	to	to	to
72	to	to	to

Selected Terms	
Loan Term:	48 Monthly
Payment:	to

Purchase Details	
Retail Price:	\$50,005.00
Discount:	\$4,784.00
Sales Price:	\$45,221.00
Rebate:	
Sub-Total:	\$45,221.00
Trade Allowance:	\$10,500.00
Total Sales Price:	\$34,721.00
Accessories:	
Service Contract:	
GAP:	
Government Fees:	\$38.00
Doc Fee:	\$449.00
Total Taxes:	\$0.00
Trade Payoff:	
Amount Financed:	\$35,208.00


Customer Signature

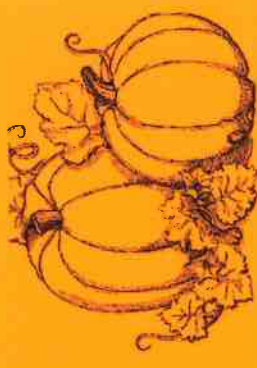
Date

X
Manager Signature
Date


Disclaimer:

Payments are subject to final credit approval.

Printed 09/06/2023 09:46 AM



October 2023

Sun		Mon	Tue	Wed	Thu	Fri	Sat
1	2	Council 7 PM	3 Authority 4 PM Parks & Rec Advsry 6:30 PM WOODY WASTE PICK-UP	4	5	6	7
8	9	Public Works 6:30 PM	10 Authority 4PM Parks & Rec Advsry 6:30 PM WOODY WASTE PICK-UP	11 Plan. Com. 7 PM	12	13	14
15	16	Building Ad Hoc 5:30 PM	17 Authority 4PM Parks & Rec Advsry 6:30 PM WOODY WASTE PICK-UP	18	19	20	21
22	23	Civil Service Com 5:30 PM (as needed) Public Safety 6:30 PM WHITE GOODS & TIRE PICKUP	24 Authority Admin 5 PM	25 ZHB 7 PM	26 Admin. Fin. 6:30 PM	27 Mount Joy's Spooktacular Family Fun Night 5-8PM 	28
29	30		31 Trick or Treat 6 PM - 8 PM 