

**Mount Joy Borough Council Meeting
Agenda
6:00 PM, Monday, November 6, 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 October 2, 2023, and November 6, 2023. There will be an executive session under item 19 of the agenda.
- 6) Consider a motion to approve the November 6, 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) Presentation of funding options for new municipal services complex – Zach Williard of PFM
- 9) 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
- 10) Approval of Minutes of the Regular Borough Council Meeting held on October 2, 2023.
- 11) 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

- 12) Administration and Finance Committee
 - a) Consider a motion to adopt the Job Description for the position of Community & Economic Development Coordinator and to authorize staff to hire an individual for said position
 - b) Consider a motion authorizing a donation of \$400.00 to Winterfest Committee to cover the cost of port-a-potties to be set up in the Borough parking lot on E. Henry Street.
 - c) Consider a motion to authorize a donation of \$500.00 to Rotary Club to refurbish the holiday star decoration for Main Street.
 - d) Consider a motion to adopt Resolution 2023-015, a resolution setting meeting dates and times for 2024.
 - e) Consider a motion to pay the property owner of 206 Pinkerton Road \$300.00 for public pedestrian easement at 2 locations on the sidewalk of said property.
 - f) Consider a motion authorizing staff to sign an MOU with Lewis Environmental.
- 13) Public Works Committee
 - a) Discussion with possible motion on amount of Liquidated Damages for LB Construction/Wood Street ADA Ramp Project.
- 14) Public Safety Committee
 - a) Review of Wood Street/Chocolate Avenue Curve Traffic Study.
 - i) Consider a motion to move forward with Option 2 of the traffic study.
- 15) Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes strictly enforced.
- 16) Any other matter proper to come before Council.
- 17) Authorization to pay bills.
- 18) Meeting and Dates of importance, see the attached calendar.
- 19) Executive Session- to discuss a legal matter regarding the filing of an unfair labor practice.
- 20) Adjourn

The next regular Borough Council meeting is scheduled for 7:00 PM, on Monday, December 4, 2023.

Two Budget Meeting are scheduled for the remainder of the month; Tuesday, November 14, 2023, at 6:30 pm and Tuesday, November 21, 2023 at 6:30 pm.

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	46	25	586	6,201	5,656
Oct					6,377
Nov					7,068
Dec					7,632
TOTAL					7,632

New Detective Cases-September 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	4
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	15
Cases at District Attorney's Office	8
Inactive Cases	0



MOUNT JOY POLICE DEPARTMENT

Calls for Service
Year 2023 September

Code	Call for Service	Totals
0510	BURGLARY	1
0619	THEFT ALL OTHERS	3
0710	MOTOR VEHICLE THEFT	1
1130	FRAUD ALL OTHERS	8
1440	CRIMINAL MISCHIEF ALL	1
1510	WEAPONS	1
1711	SEX OFFENSE ALL OTHERS	1
1720	INDECENT EXPOSURE	1
2020	FAMILY OFF-CHILD ABUSE	1
2040	FAMILY OFFENSES - DOMESTIC	4
2111	DUI-ALCOHOL/UNDER INFL	2
2310	PUBLIC INTOXICATION / DRUNKENNESS	2
2410	FIGHT	1
2450	NOISE COMPLAINT	3
2480	DISORDERLY PERSONS / NOISE ALL OTHERS	1
2485	ALARM ALL OTHERS	1
2640	MUN ORD VIOLATIONS	3
2654	DISTURBANCE	11
2656	THREATS	5
2657	HARASSMENT	4
2660	TRESPASSING	4
2664	STALKING	1

4014	OPEN DOORS/WINDOWS GENERAL POLICE	1
4020	SUSPICIOUS AUTO	8
4021	SUSPICIOUS ACTIVITY	18
4028	OTHER NON-CRIMINAL INV GENERAL POLICE	1
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	6
4100	ALARMS (FIRE ALARMS)	1
4101	FIRES (ALL WORKING FIRES)	1
4102	ALARM - CARBON MONOXIDE ALARM	2
5004	FOUND ARTICLES	4
5008	LOST ARTICLES	2
5010	MISSING PERSON	2
5504	ANIMAL BITES	2
5510	ANIMAL COMPLAINTS ALL	8
6008	REPORTABLE MV CRASH NO INJURIES	5
6016	NON REPORTABLE MV CRASH	6
6303	TRAFFIC OFFENSE ALL OTHER	13
6305	SELECTIVE ENFORCEMENT TRAFFIC	18
6310	TRAFFIC ENFORCE / STOP	50
6335	TRAFFIC HAZARD	2
6336	DISABLED MV	7
6511	PARKING VIOLATION COMPLAINT	5
6512	PERMIT PARKING	1
6602	ABANDONED IMPOUND/TOWAWAY	5
6612	SIGNALS SIGNS OUT	1
7002	BUILDING CHECK	44
7008	MEDICAL ASSISTANCE	52
7010	NOTIFICATIONS	1

7014	OTH PUB SERVWELFARE CHK	8
7015	ASSIST CITIZEN	15
7025	EMOTIONALLY DISTURBED PERSON (EDP)	4
7502	ASSISTING-FIRE DEPT	4
7504	ASSISTING-OTHER POLICE DP	8
7506	ASSISTING-OTHER AGENCIES	1
7511	WATER SYSTEM ALARM	1
7522	ASSISTING OTHER OFFICER	2
8010	WARRANTS-LOCAL	9
9002	ADMINISTRATIVE DUTIES	1
9008	COURT	8
9012	OTHER MAINTENANCE	1
9020	POLICE INFORMATION	36
9021	TRAINING	5
9025	FIELD CONTACT INFORMATION	3
9029	CIVIL MATTER	5
9030	SPECIAL DETAIL ASSIGNMENT	1
911	911 HANG UP / CHK WELFARE	1
9112	FOOT PATROL	5
9115	FOLLOW UP	114
9119	CHILD LINE / CYS	1
9137	EVIDENCE DUTIES	4
9192	VEHICLE MAINTENANCE	4
9982	SEX OFFENDER REGISTRATION	1
9989	CALL BY PHONE	9
9999	NON-CAT DATA	9
	Grand Total	586

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 9/1/2023 to Ending Issue Date 9/30/2023

Charge Type: ARREST

Charge	Total
1301 A - DR UNREGIST VEH	1
1501 A - DRIVING W/O A LICENSE	1
1543 B1III - DRG LIC SUS/REV PURS TO SEC 3802/1547B1-3RD OR SUB	1
1786 F - OPER VEH W/O REQ'D FINANC RESP	1
2701 A1 - SIMPLE ASSAULT - ATTEMPT	1
2706 A1 - TERRORISTIC THREATS W/ INT TO TERRORIZE ANOTHER	1
2709 A1 - HARASSMENT/STRIKE, SHOVE, KICK, ETC.	1
2709.1 A1 - STALKING - REPEATEDLY COMMIT ACTS TO CAUSE FEAR	1
3503 (B)(1)(I) - DEF TRES ACTUAL COMMUNICATION TO	1
3802 A1 - DRIVING UNDER THE INFLUENCE -GENERAL IMPAIRMENT	1
3802 A1 - PA TITLE 75, SECTION VC-3802 (A)(1): DRIVING UNDER THE INFLUENCE OF ALCOHOL.	1
3802 B - DRIVING UNDER THE INFLUENCE-ALC - .10% TO .16%	1
3802 B - PA TITLE 75, SECTION VC-3802 (B): DRIVING UNDER THE INFLUENCE OF ALCOHOL. HIGH RATE OF ALCOHOL.	1
3928 A - UNAUTH USE MOTOR/OTHER VEHICLES	1
4581 A1II - SAFETY RESTRAINTS - CHILD UNDER 2 YEARS	1
5101 - OBSTRUCT ADMIN LAW/OTHER GOVT FUNC	1
5505 - PUBLIC DRUNKENNESS AND SIMILAR MISCONDUCT	1
780-113 A16 - INTENTIONAL POSSESSION OF CONTROLLED SUBSTANCE BY	1
780-113 A31I - POSSESSION OF SMALL AMOUNT OF MARIJUANA	1
780-113 A32 - USE / POSSESSION OF DRUG PARAPHERNALIA	1
Total:	20

Charge Type: COMPLAINT

Charge	Total
2709 A1 - HARASSMENT/STRIKE, SHOVE, KICK, ETC.	1
3926 A1 - THEFT OF SERVICES	2
459 305 A 1 - CONFINEMENT AND HOUSING OF DOGS NOT PART OF A KENN	1
459 502 A - SUMMARY OFFENSE OF HARBORING A DANGEROUS DOG	1
Total:	5

MOUNT JOY POLICE DEPARTMENT

21 E MAIN ST, MOUNT JOY,
PA 17552

Phone: 717-653-1650

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Citation Output By Charge

Starting Issue Date 9/1/2023

to Ending Issue Date 9/30/2023

Charge	Total
1301 A - DR UNREGIST VEH	5
1371 A - OPER AFTER REG IS SUSP	1
4303 - GENERAL LIGHTING REQUIREMENTS	3
1301 - 1301 A - Dr Unregist Veh	2
1301 A - DR UNREGIST VEH	1
1501 - 1501 A - Driving W/O A License	2
1543 - 1543 A - Driv While Oper Priv Susp Or Revoked	2
1543 - 1543 B1i - Drg Lic Sus/Rev Purs to Sec 3802/1547B1	1
1543 - 1543 B1ii - Drg Lic Sus/Rev Purs to Sec 3802/1547B1-2nd Violation	1
1543 A - DRIV WHILE OPER PRIV SUSP OR REVOKED	1
1786 - 1786 A - Required Financial Responsibility	1
1786 F - OPER VEH W/O REQ'D FINANC RESP	1
3111 - 3111 A - Obedience to Traffic-Control Devices	5
3112 - 3112 A3I - Failure To Stop At Red Signal	4
3316 - 3316 A - Prohibiting text-based communications	1
3323 - 3323 B - Duties At Stop Sign	1
3362 - -	1
3714 - 3714 A - Careless Driving	1
3743 - 3743 A-P - Permitting Violation - Accident Involving Damage Attended Vehicle/Property	1
4581 - 4581 A1.1 - Restraint Systems - Child Booster Seat	4
4581 - 4581 A2I - Fail to use safety belt - driver and vehicle occupant	3
4703 - 4703 A - Operat Veh W/O Valid Inspect	3
4706 - 4706 C - Fail To Obtain Emission Cert	1
Total:	46

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FDMJ Monthly Incident Report Summary September 2023

Responded to 49 alarms for the month of September 2023 - 440 total alarms for 2023.

Time in service for month: 46 hours and 10 minutes

Average manpower per incident: 9 members per call for month - (6a-4p 22 calls/4 members per call) - response time - 5 min & 5 sec. and arrival time - 9 min & 33 sec. (w/FP calls)

Total Man-hours: 360 hours & 24 minutes

Calls by Municipality First Due: 35 first due alarms - 14 mutual aid alarms

- Mount Joy Borough - 16
- Rapho Township - 12
- Mount Joy Township - 1
- East Donegal Township - 6

Apparatus used:

- Engine 75-1 - 22
- Engine 75-2 - 15
- Truck 75 - 14
- Squad 75-1 - 6
- Traffic 75 - 7
- POV (Fire Police) - 21
- Duty Chief Vehicle - 13
- Duty Officer Vehicle - 19

Property pre-incident value: \$ 55,789,000.00

Property fire loss: \$686,000.000

Property post incident saved: \$55,103,000.00

2023 FDMJ responded to a call on average every - 14 hours & 53 minutes

Total Training hours of 22 members trained for 84 hours

Fire Prevention Details - 2 fire prevention details for the month of September

Community Service Details for the month - FDMJ members completed 17 duty crews, 1 knox box detail, our annual fire department picnic, attended Bainbridge Fire Company 100 yr celebration and FP assisted with 2 DHS football games and East Petersburg Day.

Notable First Due Calls: -

- 9/10 - Building fire - Chocolate Ave - MJB - \$5,000.00 fire loss
- 9/11 - Building fire - W Main St - MJB - \$36,000.00 fire loss
- 9/15 - Barn fire - Musser Rd - EDT - \$625,000.00 fire loss
- 9/27 - Building fire - Hearthstone Ln - MJB - \$20,000.00 fire loss

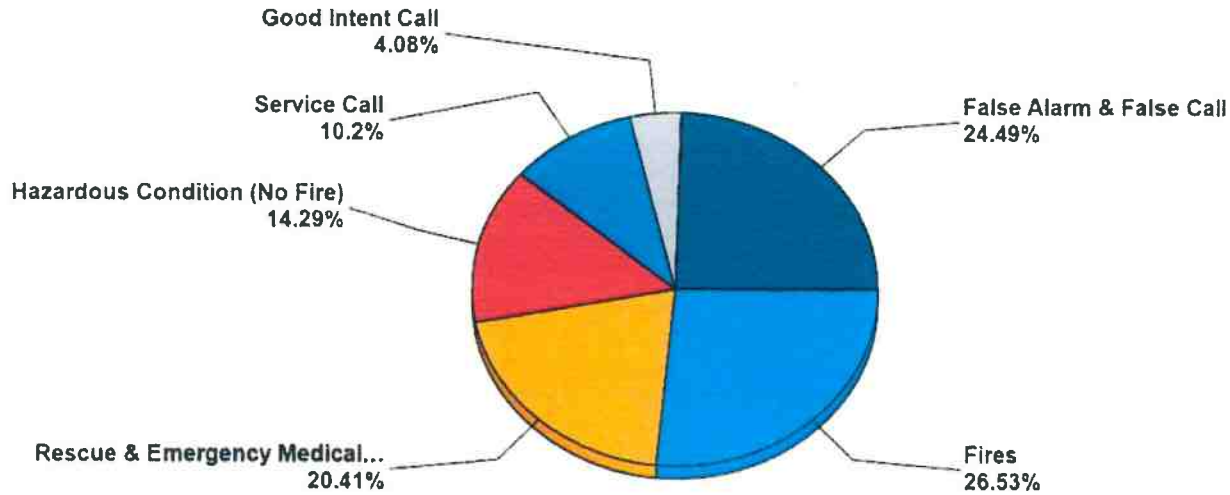
Fire Department Mount Joy

Mount Joy, PA

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 09/01/2023 | End Date: 09/30/2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	13	26.53%
Rescue & Emergency Medical Service	10	20.41%
Hazardous Condition (No Fire)	7	14.29%
Service Call	5	10.2%
Good Intent Call	2	4.08%
False Alarm & False Call	12	24.49%
TOTAL	49	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.



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Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	10	20.41%
112 - Fires in structure other than in a building	1	2.04%
118 - Trash or rubbish fire, contained	1	2.04%
151 - Outside rubbish, trash or waste fire	1	2.04%
311 - Medical assist, assist EMS crew	3	6.12%
322 - Motor vehicle accident with injuries	4	8.16%
324 - Motor vehicle accident with no injuries.	3	6.12%
412 - Gas leak (natural gas or LPG)	2	4.08%
413 - Oil or other combustible liquid spill	1	2.04%
424 - Carbon monoxide incident	1	2.04%
440 - Electrical wiring/equipment problem, other	1	2.04%
444 - Power line down	2	4.08%
550 - Public service assistance, other	1	2.04%
551 - Assist police or other governmental agency	4	8.16%
600 - Good intent call, other	1	2.04%
652 - Steam, vapor, fog or dust thought to be smoke	1	2.04%
731 - Sprinkler activation due to malfunction	2	4.08%
733 - Smoke detector activation due to malfunction	2	4.08%
736 - CO detector activation due to malfunction	2	4.08%
740 - Unintentional transmission of alarm, other	1	2.04%
743 - Smoke detector activation, no fire - unintentional	2	4.08%
745 - Alarm system activation, no fire - unintentional	2	4.08%
746 - Carbon monoxide detector activation, no CO	1	2.04%
TOTAL INCIDENTS:	49	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: 09/01/2023 | End Date: 09/30/2023

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		10	
FIRE		39	
TOTAL		49	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$55,789,000.00		\$686,000.00	
CO CHECKS			
424 - Carbon monoxide incident		1	
736 - CO detector activation due to malfunction		2	
746 - Carbon monoxide detector activation, no CO		1	
TOTAL		4	
MUTUAL AID			
Aid Type		Total	
Aid Given		14	
Aid Received		13	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
5		10.2	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 75	0:07:58	0:10:23	
AVERAGE FOR ALL CALLS		0:09:33	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 75	0:04:35	0:05:22	
AVERAGE FOR ALL CALLS		0:05:05	
AGENCY	AVERAGE TIME ON SCENE (MM:SS)		
Fire Department Mount Joy	56:53		

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.



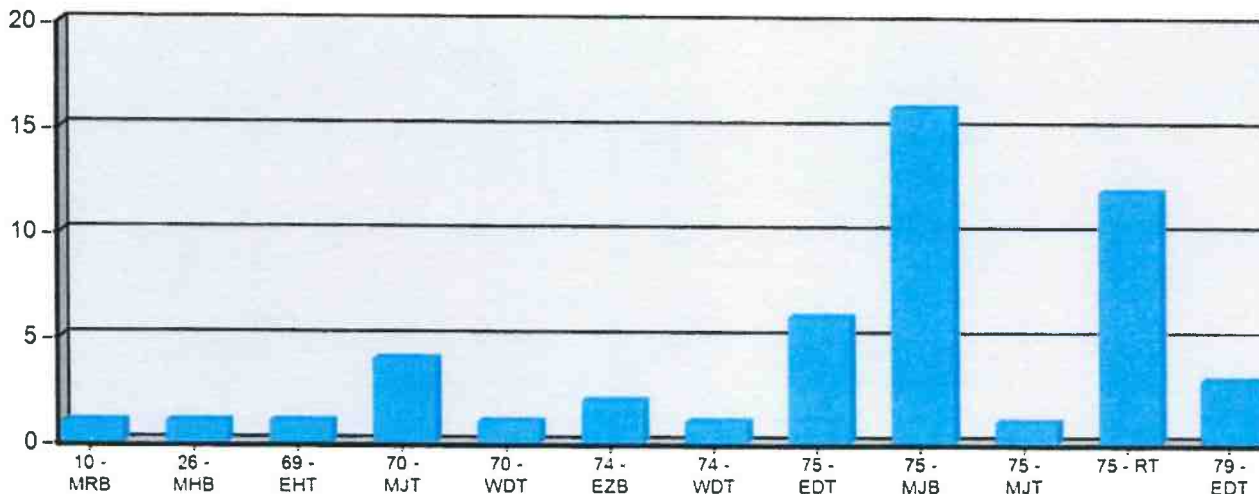
Fire Department Mount Joy

Mount Joy, PA

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Incident Count per Zone for Date Range

Start Date: 09/01/2023 | End Date: 09/30/2023



ZONE	# INCIDENTS
10 - MRB - 10 Marietta Borough	1
26 - MHB - 26 Manheim Borough	1
69 - EHT - 69 East Hempfield Township	1
70 - MJT - 70 Mount Joy Township	4
70 - WDT - 70 West Donegal Township	1
74 - EZB - 74 Elizabethtown Borough	2
74 - WDT - 74 West Donegal Township	1
75 - EDT - 75 East Donegal Township	6
75 - MJB - 75 Mount Joy Borough	16
75 - MJT - 75 Mount Joy Township	1
75 - RT - 75 Rapho Township	12
79 - EDT - 79 East Donegal Township	3
TOTAL:	49

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

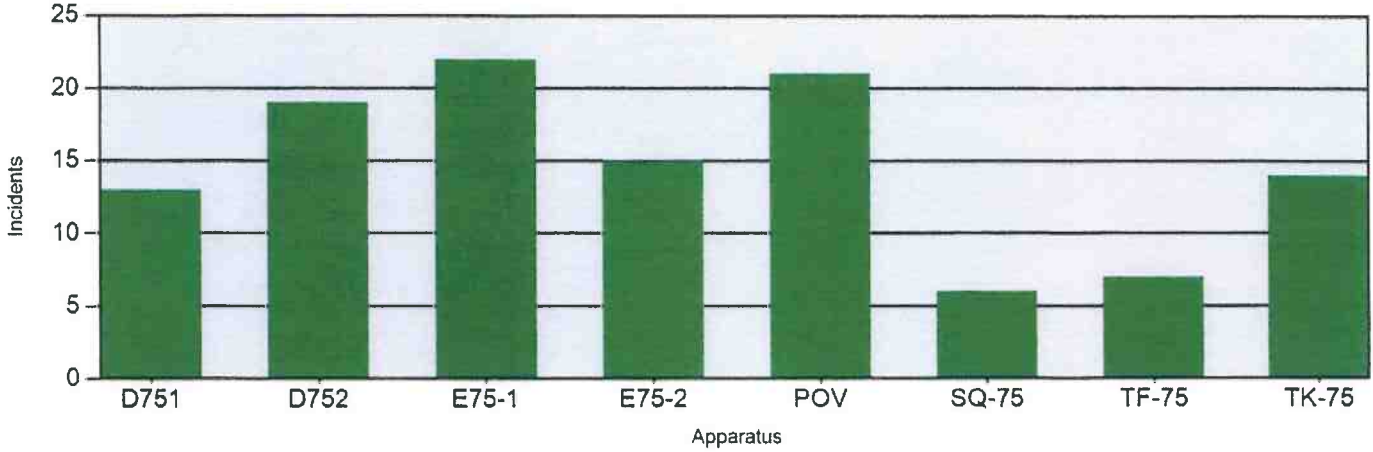


Mount Joy, PA

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Incident Count per Apparatus for Date Range

Start Date: 09/01/2023 | End Date: 09/30/2023



APPARATUS	# of INCIDENTS
D751	13
D752	19
E75-1	22
E75-2	15
POV	21
SQ-75	6
TF-75	7
TK-75	14

Cancelled 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

This report was generated on 10/9/2023 7:15:18 PM

Incident Count with Man-Hours per Zone for Date Range

Incident Type(s): All Incident Types | Start Date: 09/01/2023 | End Date: 09/30/2023

ZONE	INCIDENT COUNT	MAN-HOURS
10 - MRB - 10 Marietta Borough	1	0:00
26 - MHB - 26 Manheim Borough	1	21:12
69 - EHT - 69 East Hempfield Township	1	0:00
70 - MJT - 70 Mount Joy Township	4	10:57
70 - WDT - 70 West Donegal Township	1	44:32
74 - EZB - 74 Elizabethtown Borough	2	5:10
74 - WDT - 74 West Donegal Township	1	0:55
75 - EDT - 75 East Donegal Township	6	83:15
75 - MJB - 75 Mount Joy Borough	16	143:26
75 - MJT - 75 Mount Joy Township	1	7:13
75 - RT - 75 Rapho Township	12	30:55
79 - EDT - 79 East Donegal Township	3	13:05
TOTAL	49	360:40

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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Losses for Date Range

Start Date: 09/01/2023 | End Date: 09/30/2023

INCIDENT NUMBER	DATE	Incident Type	TOTAL PROPERTY LOSS	TOTAL CONTENT LOSS	TOTAL LOSSES	AVERAGE LOSS	% of Total
2023-412	09/10/2023	111 - Building fire		\$0.00	\$5,000.00	\$5,000.00	0.73%
2023-414	09/11/2023	111 - Building fire		\$8,000.00	\$28,000.00	\$28,000.00	5.25%
2023-420	09/15/2023	112 - Fires in structure other than in a building		\$300,000.00	\$325,000.00	\$625,000.00	91.11%
2023-437	09/27/2023	111 - Building fire		\$20,000.00	\$0.00	\$20,000.00	2.92%
TOTAL INCIDENTS	4		\$328,000.00	\$358,000.00	\$686,000.00	\$171,500.00	

Only REVIEWED incidents included



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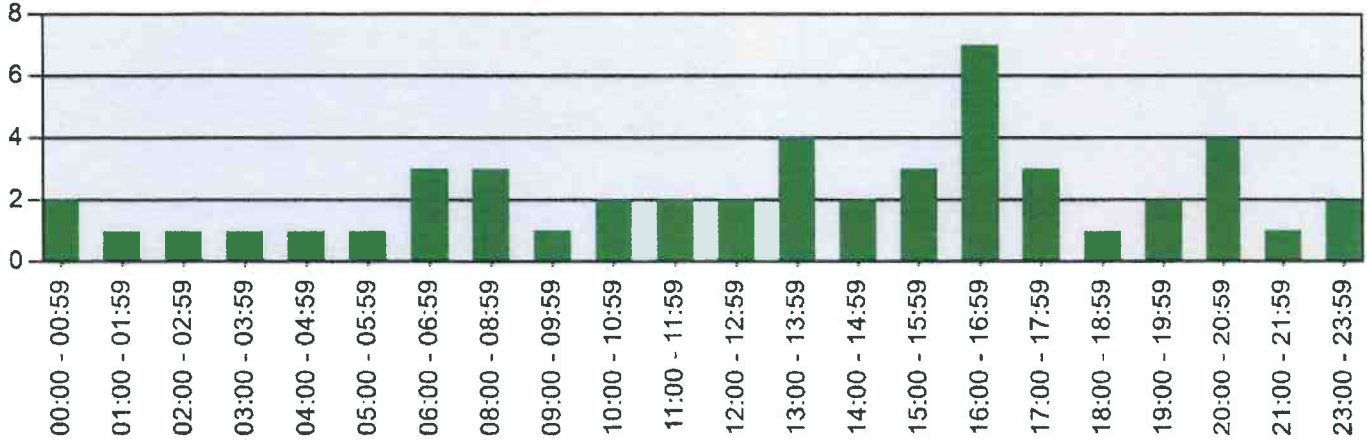
Fire Department Mount Joy

Mount Joy, PA

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Incidents by Hour for Date Range

Start Date: 09/01/2023 | End Date: 09/30/2023



HR	# of CALLS
00:00 - 00:59	2
01:00 - 01:59	1
02:00 - 02:59	1
03:00 - 03:59	1
04:00 - 04:59	1
05:00 - 05:59	1
06:00 - 06:59	3
08:00 - 08:59	3
09:00 - 09:59	1
10:00 - 10:59	2
11:00 - 11:59	2
12:00 - 12:59	2
13:00 - 13:59	4
14:00 - 14:59	2
15:00 - 15:59	3
16:00 - 16:59	7
17:00 - 17:59	3
18:00 - 18:59	1
19:00 - 19:59	2
20:00 - 20:59	4
21:00 - 21:59	1
23:00 - 23:59	2

Only REVIEWED incidents included



Fire Department Mount Joy

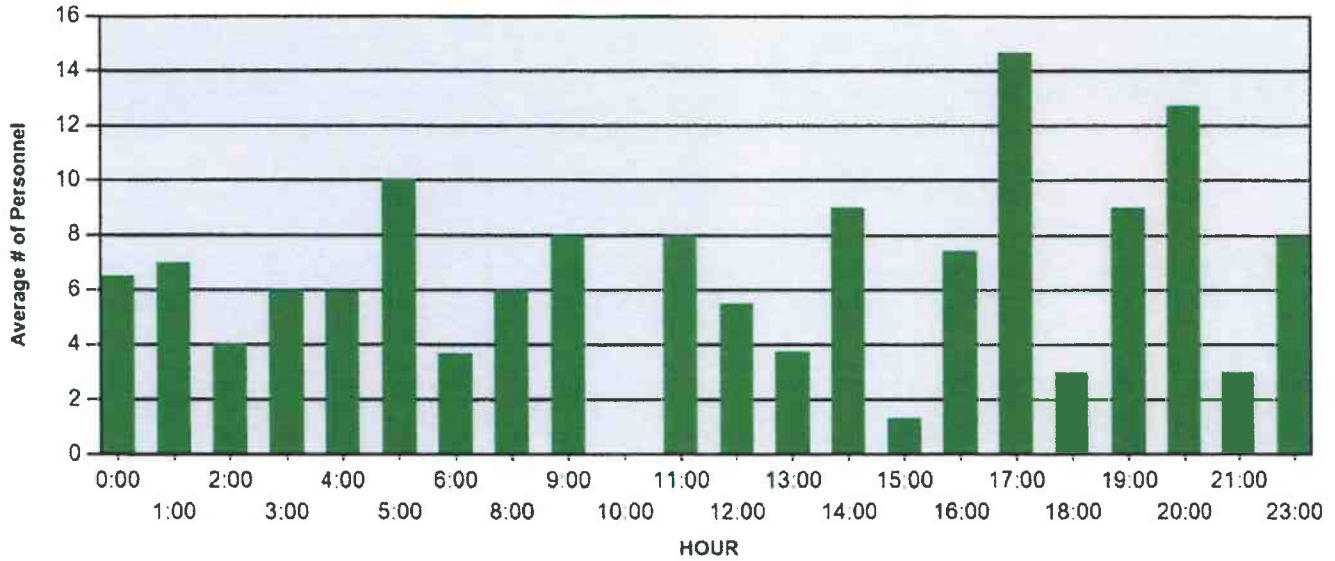


Mount Joy, PA

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Average Number of Responding Personnel per Hour for Date Range

Start Date: 09/01/2023 | End Date: 09/30/2023



HOUR	AVG. # PERSONNEL
00:00 - 00:59	6.50
01:00 - 01:59	7.00
02:00 - 02:59	4.00
03:00 - 03:59	6.00
04:00 - 04:59	6.00
05:00 - 05:59	10.00
06:00 - 06:59	3.67
08:00 - 08:59	6.00
09:00 - 09:59	8.00
10:00 - 10:59	0.00
11:00 - 11:59	8.00
12:00 - 12:59	5.50
13:00 - 13:59	3.75
14:00 - 14:59	9.00
15:00 - 15:59	1.33
16:00 - 16:59	7.43
17:00 - 17:59	14.67
18:00 - 18:59	3.00
19:00 - 19:59	9.00
20:00 - 20:59	12.75
21:00 - 21:59	3.00
23:00 - 23:59	8.00

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

This report was generated on 10/09/2023 7:10:57 PM

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

Start Date: 09/01/2023 | End Date: 09/30/2023

DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
09/01/2023	2023-392	138 MANHEIM ST	736 - CO detector activation due to malfunction	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	8
09/01/2023	2023-393	1840 AUCTION RD	740 - Unintentional transmission of alarm, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	7
09/03/2023	2023-394	2195 VALLEYVIEW RD	151 - Outside rubbish, trash or waste fire	Active Firefighters & Fire Police	75 - MJT - 75 Mount Joy Township	3	11
09/03/2023	2023-395	539 STAUFER CT	746 - Carbon monoxide detector activation, no CO	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	9
09/03/2023	2023-396	ROUTE 230	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	14
09/04/2023	2023-397	1275 DONEGAL SPRINGS RD	440 - Electrical wiring/equipment problem, other	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	4	14
09/05/2023	2023-398	1306 HARRISBURG AVE	600 - Good intent call, other	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	3	12
09/05/2023	2023-399	1234 CLOVERLEAF RD	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	70 - MJT - 70 Mount Joy Township	1	6
09/05/2023	2023-400	1605 S MARKET ST	551 - Assist police or other governmental agency	Active Firefighters & Fire Police	74 - EZB - 74 Elizabethtown Borough	2	2
09/06/2023	2023-401	109 LAKESIDE XING	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	4	9
09/06/2023	2023-402	109 LAKESIDE XING	551 - Assist police or other governmental agency	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	4	8
09/06/2023	2023-403	125 FUHRMAN RD	111 - Building fire	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	4	15
09/07/2023	2023-404	625 KRAYBILL CHURCH RD	745 - Alarm system activation, no fire - unintentional		75 - EDT - 75 East Donegal Township	2	7
09/07/2023	2023-405	152 283 RT E	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	70 - MJT - 70 Mount Joy Township	1	9
09/07/2023	2023-406	CLOVERLEAF RD	551 - Assist police or other governmental agency	Active Firefighters & Fire Police	70 - MJT - 70 Mount Joy Township	2	2
09/07/2023	2023-407	S ESBENSHADE RD	444 - Power line down	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	13

Only REVIEWED incidents included.



DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
09/07/2023	2023-408	1580 STRICKLER RD	444 - Power line down	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	13
09/07/2023	2023-409	509 KRAYBILL CHURCH RD	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	1	8
09/07/2023	2023-410	138 MANHEIM ST	550 - Public service assistance, other	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	9
09/08/2023	2023-411	UNION SCHOOL RD	551 - Assist police or other governmental agency	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	4	7
09/10/2023	2023-412	200 CHOCOLATE AVE	111 - Building fire	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	4	14
09/11/2023	2023-413	1 Donegal Springs Rd.	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	1	3
09/11/2023	2023-414	905 W MAIN ST	111 - Building fire	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	7	24
09/11/2023	2023-415	1088 MILTON GROVE RD	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	13
09/13/2023	2023-416	33 S MAIN ST	111 - Building fire	Active Firefighters & Fire Police	26 - MHB - 26 Manheim Borough	4	11
09/13/2023	2023-417	ROCK POINT RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	1	1
09/15/2023	2023-418	130 W FRONT ST	111 - Building fire	Active Firefighters & Fire Police	10 - MRB - 10 Marietta Borough	1	1
09/15/2023	2023-419	1023 HILLSIDE AVE	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	74 - EZB - 74 Elizabethtown Borough	1	2
09/15/2023	2023-420	493 MUSSER RD	112 - Fires in structure other than in a building	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	5	17
09/15/2023	2023-421	1332 Woodcrest CT	736 - CO detector activation due to malfunction	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	1	15
09/15/2023	2023-422	500 DONEGAL SPRINGS RD	111 - Building fire	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	5	12
09/16/2023	2023-423	2101 STRICKLER RD	118 - Trash or rubbish fire, contained	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	9
09/16/2023	2023-424	1025 WILLOW CREEK DR	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	11
09/16/2023	2023-425	1332 WOODCREST CT	733 - Smoke detector activation due to malfunction	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	15
09/16/2023	2023-426	1332 WOODCREST CT	733 - Smoke detector activation due to malfunction	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	14
09/17/2023	2023-427	COLEBROOK RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	1	3

Only REVIEWED incidents included.

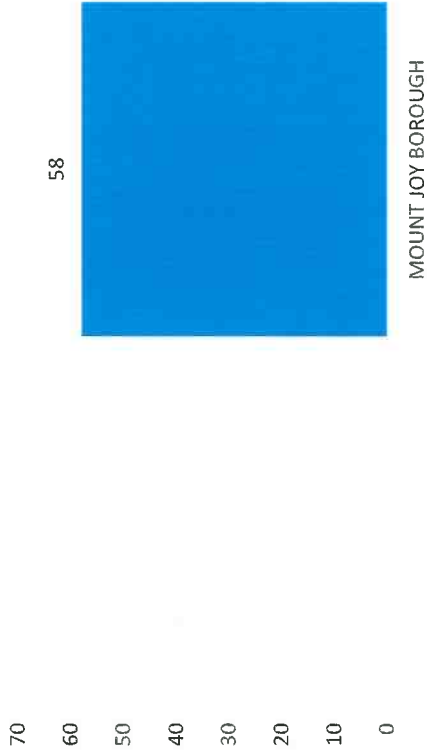
DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
09/18/2023	2023-428	1235 BOSSLER RD	111 - Building fire	Active Firefighters & Fire Police	70 - WDT - 70 West Donegal Township	4	13
09/20/2023	2023-429	29 FRANK ST	743 - Smoke detector activation, no fire - unintentional	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	8
09/21/2023	2023-430	1316 WOODCREST CT	424 - Carbon monoxide incident	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	2	4
09/22/2023	2023-431	1836 IRON BRIDGE RD	743 - Smoke detector activation, no fire - unintentional	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	6
09/25/2023	2023-432	MANHEIM ST	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	7
09/25/2023	2023-433	62 W MAIN ST	652 - Steam, vapor, fog or dust thought to be smoke	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	6
09/25/2023	2023-434	2163 CLOVERLEAF RD	111 - Building fire	Active Firefighters & Fire Police	70 - MJT - 70 Mount Joy Township	4	15
09/27/2023	2023-435	1041 NISSLEY RD	412 - Gas leak (natural gas or LPG)	Active Firefighters & Fire Police	69 - EHT - 69 East Hempfield Township	1	1
09/27/2023	2023-436	400 S ANGLE ST	413 - Oil or other combustible liquid spill	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	8
09/27/2023	2023-437	607 HEARTHSTONE LN	111 - Building fire	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	7	22
09/28/2023	2023-438	45 N FREEMASON DR	111 - Building fire	Active Firefighters & Fire Police	74 - WDT - 74 West Donegal Township	1	4
09/29/2023	2023-439	28 S JACOB ST	731 - Sprinkler activation due to malfunction	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	6
09/29/2023	2023-440	22 S JACOB ST	731 - Sprinkler activation due to malfunction	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	1	3

TOTAL # INCIDENTS: 49

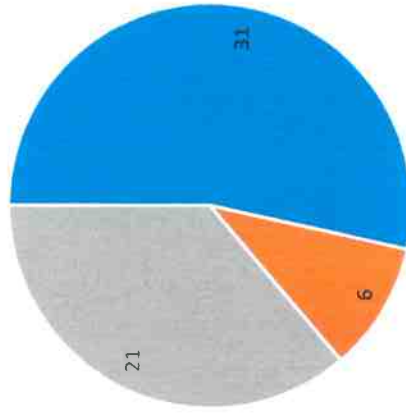
Only REVIEWED incidents included.

Penn State Health Life Lion, LLC
September 2023

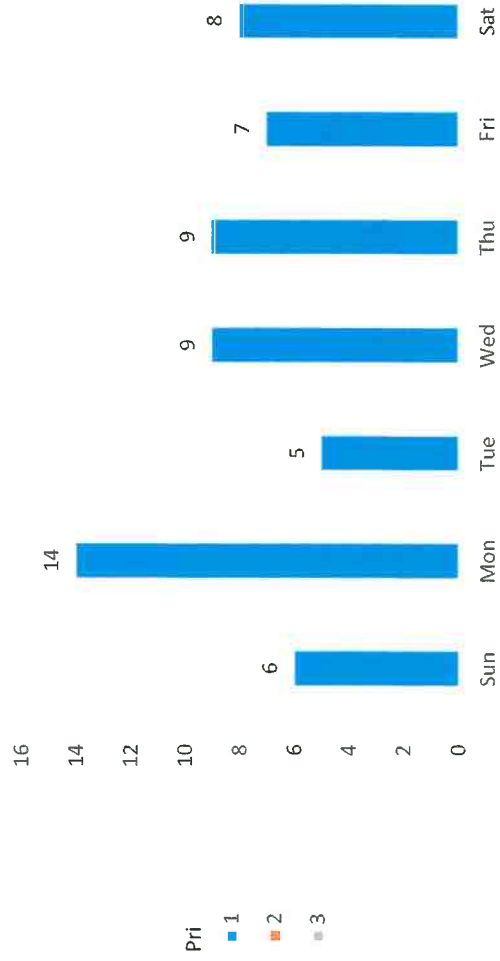
Total Calls by Municipality



Total Calls by Priority

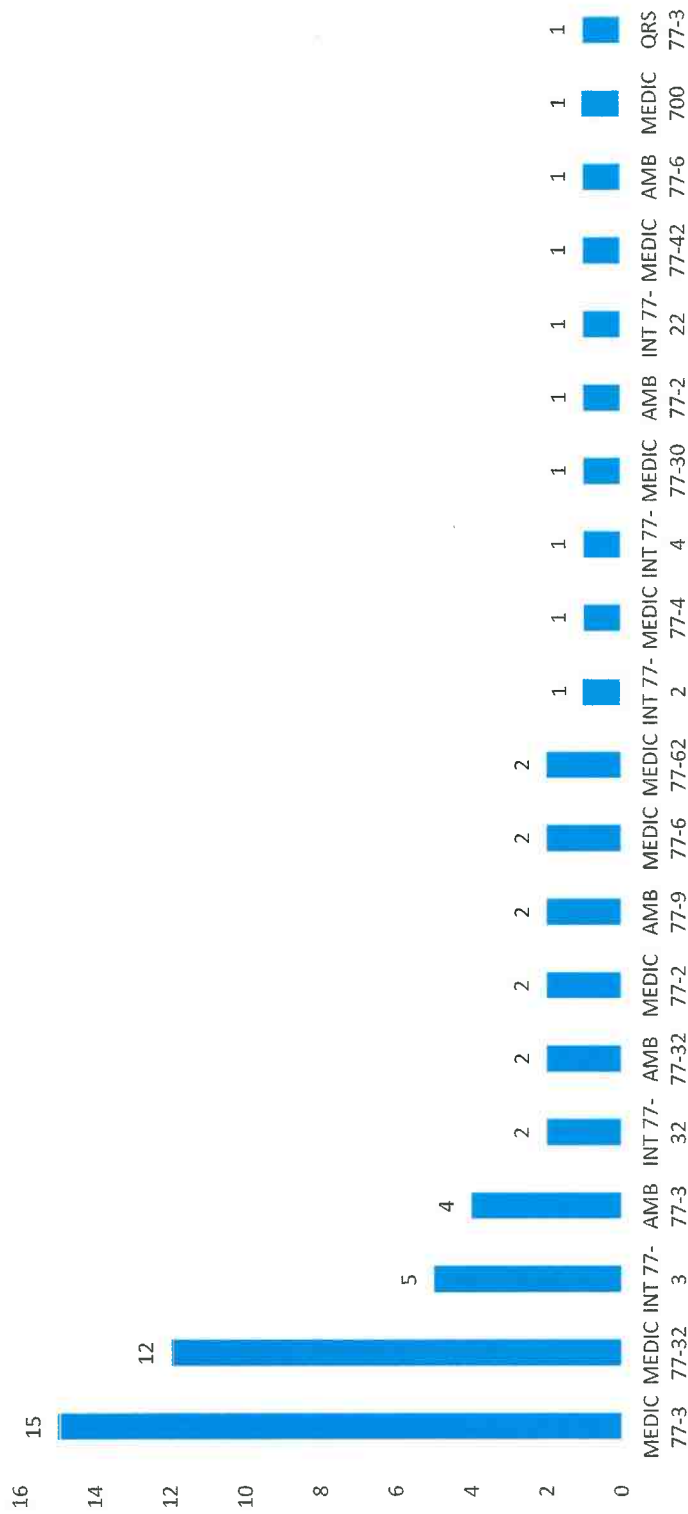


Total Calls by Day of the Week



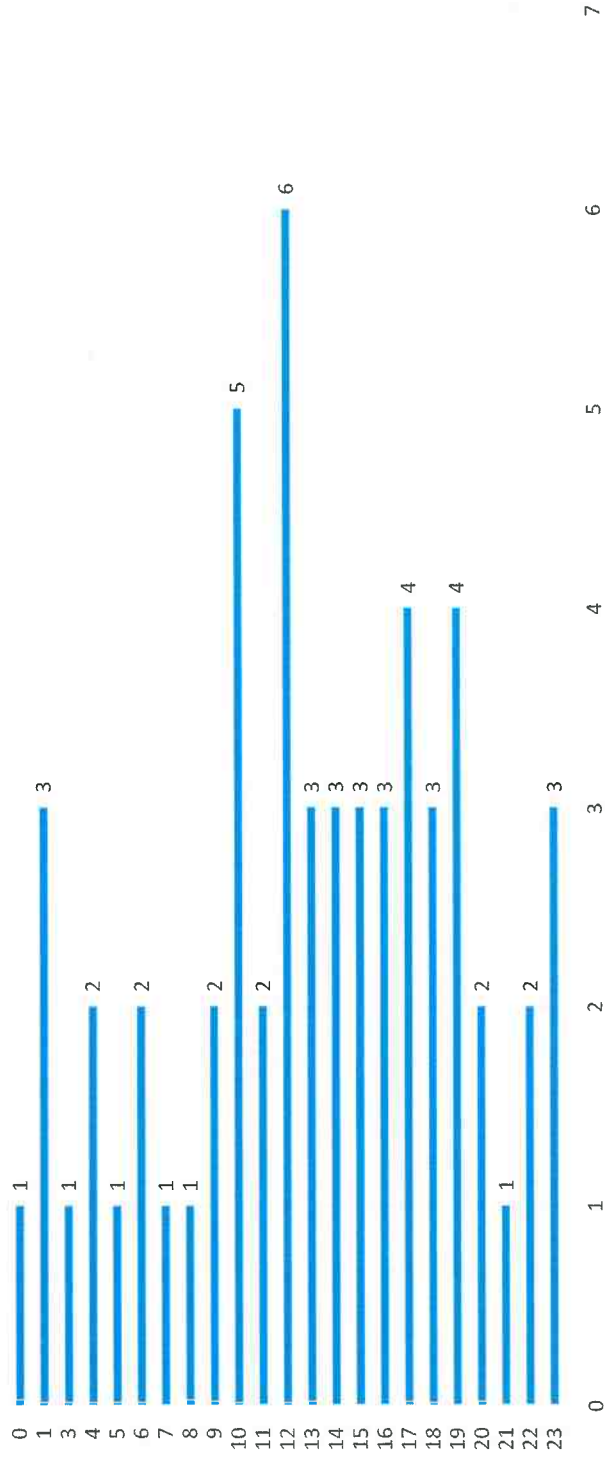
Penn State Health Life Lion, LLC
September 2023

Total Calls by First Unit Dispatched



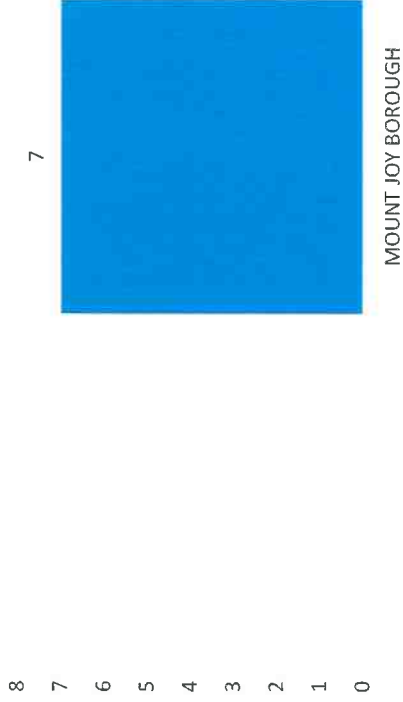
Penn State Health Life Lion, LLC
September 2023

Total Calls by Hour



Penn State Health Life Lion, LLC
Covered Incidents
September 2023

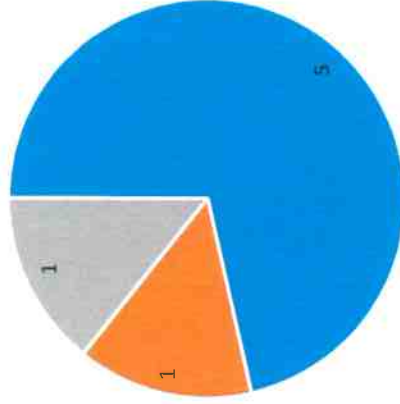
Total Calls by Municipality



Total Calls by Day of the Week

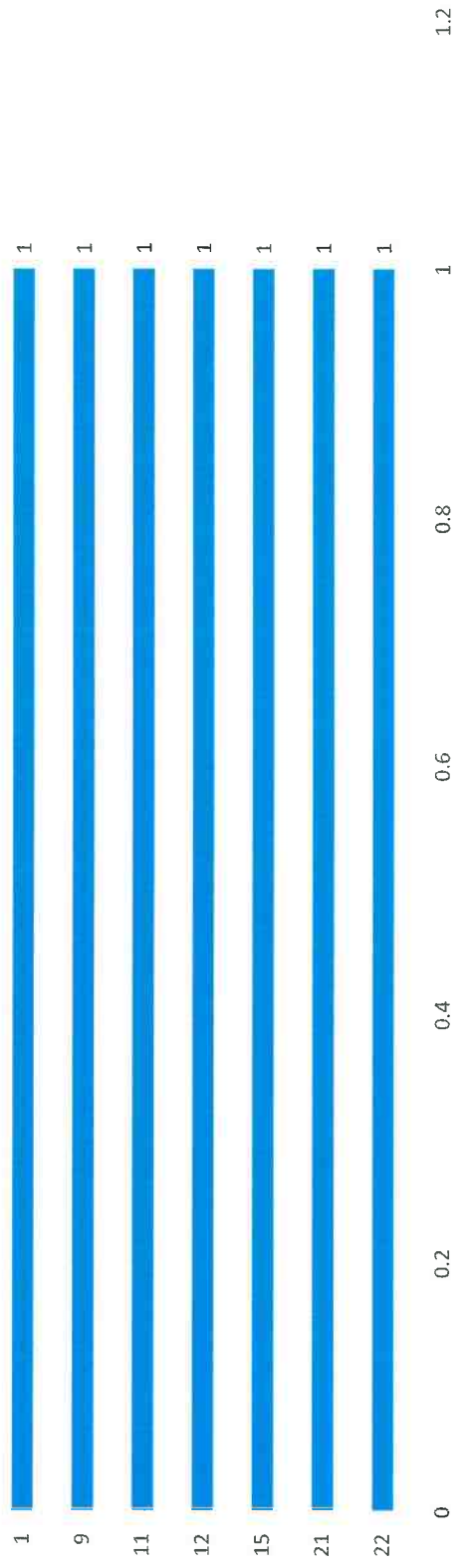


Total Calls by Pri

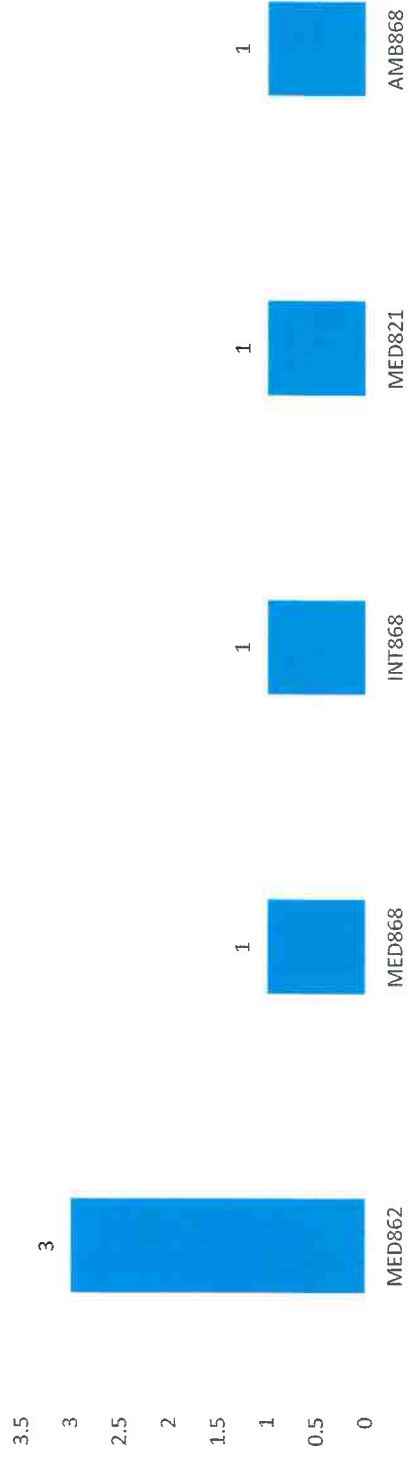


Penn State Health Life Lion, LLC
 Covered Incidents
 September 2023

Total Calls by Hour

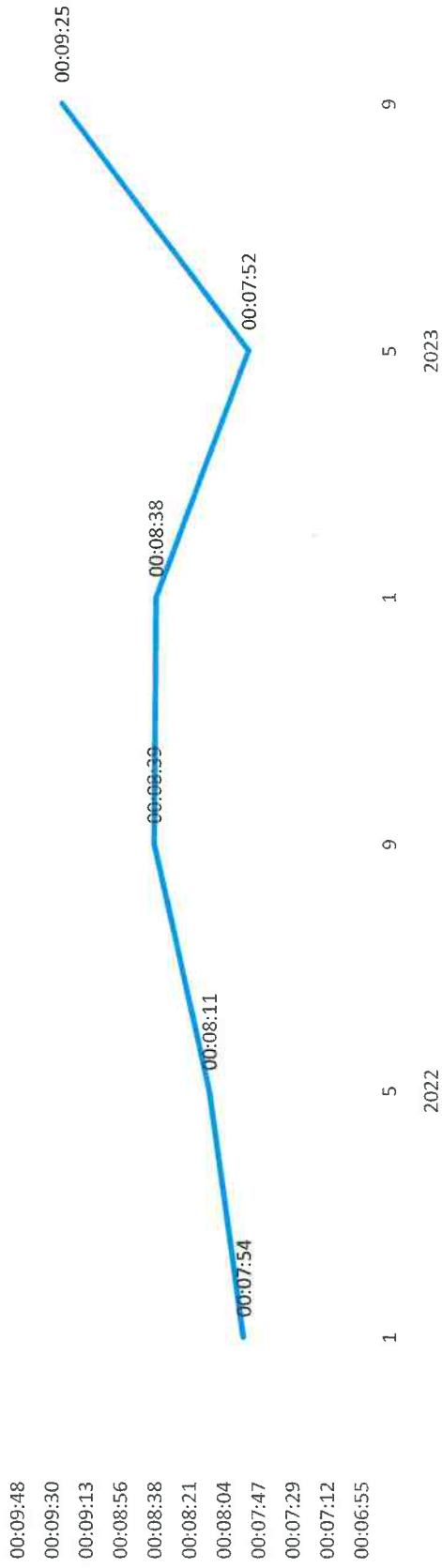


Total Calls by First Unit Dispatched



Penn State Health Life Lion, LLC September 2023

Response Time (Dispatch to OnScene)



Unit Assigned Transports-September 2023

West Hempfield

77-2-15

77-22-14

Mount Joy

77-3-6

77-32-15

Woodcrest (East Hempfield)

77-4-9

77-42-15

Columbia

77-6-10

77-62-7

East Hempfield (Rhorerstown Rd & Columbia Ave)

77-7-12

Float Ambulance

77-9-10

York (Hellam, Hallam & Wrightsville)

Y41-1

Mount Joy Unit Responding to another Agencies Municipality-September 2023-13/3

East Donegal Township

9/25/2023 @ 15:46 Class 3 Abdominal pain

Elizabethtown Borough

77-3 9/4/2023 @ 13:13 Class 1 Chest pain

77-32 9/5/2023 @ 00:24 Class 1 Difficulty breathing

Manheim Borough

77-32 9/1/2023 @ 21:54 Class 1I stroke

77-32 9/13/2023 @ 05:37 Class 1 Fire

77-32 9/28/2023 @ 20:49 Class 1 Unconscious

Manor Township

77-3 9/19/2023 16:05 Class 3 Heart problem

77-3 9/30/2023 @ 15:37 Class 1 Vehicle accident/Canceled after 17 minutes of responding

Marietta Borough

77-3 9/2/2023 @ 14:06 Class 3 Traumatic injury

Mount Joy Township

77-32 9/19/2023 @ 20:38 Class 1 Fall

77-30 9/21/2023 @ 01:36 Class 1 Stroke

Penn Township

9/24/2023 @ 20:57 Class 1 Chest pain

Rapho Township

77-32 9/25/2023 @ 19:02 Class 1 Difficulty breathing/Canceled after 7 minutes of responding

West Donegal Township

77-32 9/4/2023 @ 22:33 Class 1 Breathing problem

77-3 9/24/2023 @ 11:56 Class 1 Sick person

77-3 9/25/2023 15:28 Class 3 Diabetic/Canceled after 5 minutes of responding

Mount Joy Borough Missed Calls September 2023-8

9/19-9/25

9/1/2023 @ 10:15 Class 1 Breathing problem 86-8

77-3 9/1/2023 @ 09:24 Class 1 Chest pain East Donegal Township

9/11/2023 @ 08:33 Class 3 Fall 86-8

9/11/2023 @ 07:54 Class 1 Unconscious person Rapho Township

9/16/2023 @ 19:45 Class 1 Headache 86-2

77-32 9/16/2023 @ 18:23 Routine transfer

9/17/2023 @ 11:22 Class 2 fall 82-1

77-3 9/17/2023 @10:24 Class1I Stroke Rapho Township

9/24/2023 @ 21:43 Class 1 Breathing problem 86-2

77-32 9/24/2023 @ 20:57 Class 1 Difficulty breathing Penn Township

9/28/2023 @ 15:20 Class 1 Difficulty breathing 86-2

77-3 9/28/2023 @ 14:59 Routine transfer

9/30/2023 @ 00:07 Class 1 Chest pain 86-2

77-32 9/29/2023 @ 23:58 Routine transfer



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 Donegal Township, Marietta Boro, Mount Joy Boro, Mount Joy Township & Rapho Township

October 2023 - Compiled by Joseph McIlhenney, Executive Director
Contributors: Susan Craine, Jan Betty, Stephanie Funk & Kirstin Rhoads

September 1-30, 2023 Statistics	2023	2022	2021	2020	2019
TOTAL CIRCULATION	13,570	13,312	12,747	14,897	14,379
YTD CIRCULATION	138,619	138,127	135,611	88,462	147,000
OVERDRIVE & E-formats	1,369	1,425	1,398	1,436	1,051
NEW PATRONS	67	84	45	48	65
YTD NEW PATRONS	821	712	506	332	713
PATRON COUNT	4,870	4,817	3,789	3,603	5,660
YTD PATRON COUNT	54,498	48,146	37,840	27,986	59,556
PASSPORTS	67	66	42	44	55
YTD PASSPORTS	1,264	785	682	473	979
WIFI USERS	536	326	283	261	433
PC USERS	319	-	267	259	460

Hoopla!	Sep'23	Aug'23	Jul'23	Jun'23	May'23	Apr'23	Mar'23
Number of Hoopla items used	357	365	311	307	268	232	266

ITEMS SOLD IN LOBBY	\$968.50
YTD TOTAL \$	9,059.72
TOTAL \$ ADDED DONATIONS	\$259.00
TOTAL \$ DONATIONS as PRIZES	\$180.00
TOTAL	\$1,407.50

Executive Summary

- MSL was closed Saturday, Sept 3 & Monday, Sept 4 for Labor Day, Fall Hours began Sept 8
- During early September "Love Your Library Benefit Bash" Raffle, Silent Auction and Lego Creation winners visit MSL to pick up winnings!
- MSL holds Blood Drive Sept 28
- Miss Jan represents MSL at the Pig Iron Fest in Marietta, Sept 30



PROGRAMMING / CLUBS / PROCTORS NUMBERS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	4	131	32	674
Club Meetings/Participants	8	79	47	459
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	13	317	167	4410
Off-site Programs	4	309	60	4323
Virtual Programs	3	117	37	2454

Volunteer	Month Total	2022 YTD Totals		
Volunteer Hours	74.5	911.5		

Joseph

- Stephanie’s first official day as Operations Coordinator was Sept 5
- Achieved something I’ve wanted to do my entire career. I was in two places at once [actually, it just involved running]. Attended both the Friends Group and Mount Joy Borough Council, Sept 11
- Met with Greg Kiehl and Lark Eshleman regarding Policy Committee, Sept 12
- Attended Mount Joy Chamber, Sept 13
- Met with Kerri Milliken, LSLC trainer, for training and help with the migration and setup of SharePoint file storage, Sept 28

Easy Reader	30.20%
Juv Fiction	17.60%
FICTION Adult	15.10%
DVDs	9.00%

Community/Service Point (Susan)

- Worked with Joseph to figure out a way to re-work the Juvenile Non-Fiction using carts borrowed from Armstrong Relocation Co.
- Weeded every possible area in the library to create more shelving space.
- Worked with Megan, Rachel and Joseph to create a better Passport Picture area
- Processed many new items

Youth Services (Jan)

- September was off with a bang. Storytimes and homeschool classes were in full swing. I was happy to have 89 different children attend storytimes with anywhere from 18 to 51 per session.
- It was a typical September with great attendance during the day, but not so many for evening activities, with sports and school getting underway.
- I also had an area at the Marietta Pig Iron Fest and car show.
- Spent some time in September working on visits with Donegal Kindergarten and Kraybill School. Hoping to get back in Donegal. They were unable to host me last year because changes in their curriculum left no time for visiting readers.
- Attended my first Donegal Key Club meeting for this school year. We are breaking in a new advisor who seems very enthusiastic. We use them for Winterfest and our Seuss event, among other things.
- We sent out 24 book bundles this month; it seems like folks are doing less book bundles and more in-person “shopping”!
- Attended yet another open house, this time at Donegal Junior High.
- Also attended the YES (Youth Educational Services) monthly meeting with the Summer Reading Program wrap-up.

Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - October 2023 Enews: sent to 3711 contacts (69 new); 1428 opens (42%), 27clicks (1%)

- Sept. Welcome Email: sent to 37 new patrons; 73% opened, 0 unsubscribe
- **SOCIAL MEDIA:**
 - Facebook – Total Page Followers 2,586 (4 new); 3,751 reached; Created 2 Events.
 - Instagram – 1,093 followers (19 new)
 - 3 Press Releases - Distributed via news media, municipalities, and Chamber of Commerce.
 - Sent Fall/Winter events and programs to MJ Borough and Township for their Newsletters
- **WEBSITE**
 - 1,689 users; 4,956 page views
 - Highest view counts: 148 views of Passports, 141 views Children & Family Programs
- **PANGO**
 - Pango is a book-selling app that allows us to sell our donated books.
 - -How do I decide what to sell on Pango? Most books I try in the Lobby first. If they don't sell and I think they might appeal to a wider audience AND there is not an abundance of the book being sold on Pango, I list it.
 - \$32 earned in September (first month) – 3 sales, 6 books
- **MISC**
 - Continued the emptying of the book donation shed 5 days a week and gathering books for sale in lobby, which made over \$966 in September.
 - Attended meeting to discuss migration of files to Sharepoint.

Volunteers/Programming/Fundraising (Stephanie)

- **Annual Patron Appeal 2023**
 - As of September 30: \$31,716.70.
 - After a somewhat slower start, we are almost even with the 2022 September total of \$35,201.38.
- **Legacy Bricks**
 - Bricks ordered as of September 30: 136 of 392. We're at 35% sold.
 - Will take orders through October and have those installed before the weather gets too cold.
 - Orders from November and December will wait for installation until next Spring.
- **Patron Appreciation 2023**
 - Prepping for a two-week celebration of our patrons.
 - Steph found 2 local businesses willing to provide discounts when a patron shows his/her library card.
 - Hope to partner with other businesses throughout the year.
- **ExtraOrdinary Give 2023; November 17**
 - Began planning for this year's event.
 - "Hook" will be that we are raising funds to replace aging seating throughout the library.
 - Need everyone's help to get the word out to friends, relatives, customers, etc.!
- **SharePoint Project**
 - Met with Kerri Milliken, from LSLC to being the project of moving our huge amounts of data from a shared computer drive to a SharePoint cloud.
 - Kim assigned all shared drive data folders to their primary users for cleanout.
 - Kerri will return in October for a follow-up meeting.
- **Friends Recruitment Project**
 - Friends are planning a recruitment project during Friends of Libraries Week, Oct. 15-21.
 - They requested bookmarks, forms, and posters. Kim designed.

- **Miscellaneous Projects**

- Transition from Kim to Stephanie continuing to progress with Stephanie taking over most duties, allowing Kim time to tidy up and close out several projects.
- Central PA Blood Bank was here on September 28. 48 people came out to donate.
- Transitioning signups for Adult Programming to all online. Circ staff are now using the new online calendar to sign up people, rather than writing signups on paper. Really streamlines the process!



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

9h

10/23/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Monthly Report, Oct 2023
Codes Department

Mr. Borough Manager,

The following is a summary of the department's activity in October 2023. This past month has proven to be what can be described as stressful and overwhelming, a feeling I haven't felt the need to express since starting with the Department almost one year ago. Several things came to the forefront over the last several weeks that have proven to be time-consuming, discouraging, and have led to multiple stressor points in the department.

Zoning & Building

New permits coming in continue to be slow as the building season transitions. The department continues to process, review, and issue permits in as timely a manner as possible. A report on permits issued in the last month is attached.

I continue to come across multiple properties while conducting reviews that are not inline with our ordinances for varied reasons, whether lack of permitting, lack of full or complete review of applications on previous projects, changes to what was permitted with correction or enforcement, and similar items that require more time to be spent on reviews and working through these issues on permit applications. This has led to additional zoning hearing board applications, denial of projects that might have otherwise been easily approved, additional work to clean up easement issues, extended review times, and other various items and tasks to address these areas of concern.

Another area of concern that is ongoing is the most effective way to address inquiries into the department. A significant amount of time is spent handling pre-submission, post submission, and general inquiries on various topics. Many times, the information being sought is or should be readily available through other means such as pamphlets, website, or similar methods of communication that would lessen the need for direct involvement and allow focus and time to be spent on other matters. Many of these inquiries never result in an application or project being reviewed by the department because the inquiries are not for the Borough, are purely inquisitive or theoretical, or are not pursued because of basic provisions in the ordinances that would prohibit the proposed project. I continue to explore and attempt to develop, as time allows, better and more effective ways to address this concern to reduce the amount of time that is needed to be devoted to this area.

Rentals

A separate report on rentals is attached.

Third Party Services

Code Administrators continues to provide great service to the Borough and has been extremely helpful and accommodating in the past few weeks as various issues have arisen.

Commonwealth Code Inspection Service has been and continues to be a major point of dissatisfaction and time-consuming stress for the department. As reported in August, a cease-and-desist letter was sent to CCIS for performing inspections in the Borough for which no permit was issued. Since that time it has been found that CCIS has no permit tracking system, has no knowledge of the permits they have reviewed for the Borough, and no methodology for their processes. The continued willful incompetence displayed by CCIS has led to multiple issues and complaints to myself, the Borough Manager's office, and directly to Council as a whole and to individual members.

As a result of the cease and desist letter, CCIS stopped all inspections in the Borough, including those which they have received payment to perform, which understandably generated complaints from the public. In communicating with CCIS it was revealed that they don't know what permits they have for the Borough.

I conduct research and review of our permits and permitting system and found 74 open permits dating from late 2021 to early this year when their service to the Borough was terminated for which there are no records and currently have an unknown status. In attempting to be provided with the needed information, the Borough received information on 9 permits, most of which had errors on the documents. The errors included wrong permit numbers, wrong addresses, inspections that occurred after expiration, and one that I am currently unable to connect to any project due to the amount of bad data on their documents.

These issues with CCIS have affected several projects, properties that are soon going to zoning hearing board that could affect the cases, generated multiple complaints and issues in the operations of this department. At this point I have no faith in any communication, action, document, or anything else they provide to the Borough and any project that I am able to remove from their oversight and give to Code Administrators I am attempting to do so.

Complaints & Violations

Complaints and violations continue to be an area of focus. Since August 1st the department has opened 34 files and attempts to work through any potential enforcement needs and close the files as quickly as possible. We have opened five files generated by continued work with FDMJ on various issues throughout the Borough.

While the department strives to resolve issues and enforcement matters in a way that benefits and makes everyone feel like they have been heard, this is not always possible as some items referred to the department are unable to be resolved through action of Borough staff. Over the last several weeks this has led to multiple calls and complaints about the same or similar issues that are not code violations or property maintenance issues or files needing to be reopened and examined with involvement of other staff to have the concerns addressed. This lends itself to time and resources that could be directed to other matters that need to be addressed and reveals a desire for predetermined outcomes based on previous encounters with this department that are not fulfilled by current staff.

Zoning Hearing Board

October 25th the Zoning Hearing Board will hear Case 23-09 for 400 E Main St regarding an variance application to allow a restaurant with drive through.

As Council was made aware via email earlier this month, Cases 23-07 and 23-08 regarding Awakened Properties and Short-Term Rental Use was granted a continuance to the November 15th hearing date. I am working with the Borough Solicitor as previously voted by Council to present the Boroughs position on the properties in question. Additionally, there will be two other cases at the November 15th hearing date:

Case 23-10 for 410 Delta St seeking a variance for a third accessory structure for a free-standing deck to accompany a pool and Case 23-11 seeking a special exception and related variance for a unit for care of relative.

MOUNT JOY BOROUGH CODES DEPARTMENT

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

Planning Commission

The Planning Commission reviewed application 23-02 300 Orchard Rd for the Possible Borough and Police Administration Building. The plan was given a continuance to address a few items in regards to storm water and some concerns expressed by members of the Commission on how the plan related to Future Land Use considerations and the 2011 Donegal Region Comprehensive Plan. This will be before Council for consideration at the December Council meeting.

In my monthly report and comments to the Planning Commission I made mention to what and/or how I would like to see the Commission operate in the future and potential projects or discussions that the Commission could partake in and make recommendations on to Council. These comments were not well received by some members of the Planning Commission, and I hope would not be the same sentiment of members of Council. I would like to see the Planning Commission not only be a body to review and comment on land development projects but also be part of building a vision and direction that the community as a whole can be behind and act as a sounding board for concerns of the community to Council and be part of addressing and developing ordinances and plans to benefit the future of Mount Joy.

Ordinances

I received back comment from the Borough Solicitor on the proposed Property Maintenance and Rental Code Ordinances changes. I have reviewed her comments and am drafting a third revision for her review. This process has taken exceptionally longer than anticipated and while I would like to see these ordinances advertised and passed in the near future, I fear that due to outlooks and opinions on the topics addressed in the proposed ordinances a final draft that could be passed may still be a long work in progress.

While my anticipation is to have the Property Maintenance and Rental Codes in place before 2024 so that other ordinances could be reviewed, amended and revised in the new year, I do not expect at this time for that goal to be reached due to the continuing revisions that are having to be done.

Safety Committee

The Employee Safety Committee meets on 10/25/23 and continues on the review of the Employee Safety Manual/ AIPP.

Items of Note

I have attached to this report a department goal statement for 2024 to 2029. It includes various training, operational, or policy milestones that I would like to see the department achieve in the next few years. I believe that the Borough would greatly benefit from the department being able to exercise its function to the fullest extent possible and this document is intended to act a guide to help achieve that.

Respectfully submitted,

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

Permit Report

10/24/2023

1 of 1

All Permits Issued 9-30-23 to 10-24-23

35 Permits Issued on 23 Projects

Permit #	Permit Description	Property Address	Permit Type	Issued Date
230037	Inground pool with patio and fence	257 MARIETTA AVE	Zoning Permit	10/19/2023
230037-E	Inground pool with patio and fence	257 MARIETTA AVE	Electrical Permit	10/19/2023
230037-SW	Inground pool with patio and fence	257 MARIETTA AVE	Stormwater Permit	10/19/2023
230183	Upgrade Dust Collection	113 MANHEIM ST	Zoning Permit	10/2/2023
230183-B	Upgrade Dust Collection	113 MANHEIM ST	Building Permit	10/2/2023
230191	Alteration - Side Vestibule	1250 E MAIN ST	Zoning Permit	10/2/2023
230191-B	Alteration - Side Vestibule	1250 E MAIN ST	Building Permit	10/2/2023
230196	Roof Mount Solar System	433 FLORIN AVE	Zoning Permit	10/2/2023
230196-E	Roof Mount Solar System	433 FLORIN AVE	Electrical Permit	10/2/2023
230201	Borough Required Sidewalk Project	251 SCHOOL LN	Curb & Sidewalk Permit	10/2/2023
230202	Borough Required Sidewalk Project	322 SCHOOL LN	Curb & Sidewalk Permit	10/2/2023
230203	Borough Required Sidewalk Project	323 SCHOOL LN	Curb & Sidewalk Permit	10/2/2023
230204	Borough Required Sidewalk Project	327 SCHOOL LN	Curb & Sidewalk Permit	10/2/2023
230205	Emergency Roof Repair	58 W MAIN ST	Zoning Permit	10/2/2023
230205-B	Emergency Roof Repair	58 W MAIN ST	Building Permit	10/2/2023
230206	Repvaing with repairs to stormwater system	151 ORANGE ST	Zoning Permit	10/2/2023
230207	Fence around property	39 OLD MARKET ST	Zoning Permit	10/2/2023
230208	Roof Mount Solar System	220 E MAIN ST	Zoning Permit	10/20/2023
230208-E	Roof Mount Solar System	220 E MAIN ST	Electrical Permit	10/20/2023
230209	Lot 17 - New Manufacture Home	PENN COURT MOBILE HOME	Zoning Permit	10/17/2023
230209-B	Lot 17 - New Manufacture Home	PENN COURT MOBILE HOME	Building Permit	10/17/2023
230210	Alterations - Whole Structure	318 E MAIN ST	Zoning Permit	10/16/2023
230210-B	Alterations - Whole Structure	318 E MAIN ST	Building Permit	10/16/2023
230211-E	Split Service	716 CHURCH ST	Electrical Permit	10/17/2023
230212	Roof Mount Solar System	333 FLORIN AVE	Zoning Permit	10/24/2023
230212-E	Roof Mount Solar System	333 FLORIN AVE	Electrical Permit	10/24/2023
230214	Alteration - Finish Basement	1104 COLLINA LN	Zoning Permit	10/24/2023
230214-B	Alteration - Finish Basement	1104 COLLINA LN	Building Permit	10/24/2023
230217	Storage - New Unsold Vehicles	24 S JACOB STREET	Zoning Permit	10/20/2023
230218	Renovation - House Remodel	707 SQUARE ST	Zoning Permit	10/24/2023
230218-B	Renovation - House Remodel	707 SQUARE ST	Building Permit	10/24/2023
230219	Borough Required Sidewalk Project	309 SCHOOL LN	Curb & Sidewalk Permit	10/24/2023
230220	Borough Required Sidewalk Project	315 SCHOOL LN	Curb & Sidewalk Permit	10/24/2023
230221	Commercial Occupancy - Restaurant: Fusion Hist	89 E MAIN ST	Zoning Permit	10/24/2023
230222	Accessory Structure - Animal Cover	35 COLUMBIA AVE	Zoning Permit	10/24/2023

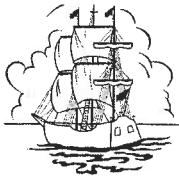
Complaints and Violations Report

10/24/2023

COMPLAINTS AND VIOLATION 8/1/23 TO 10/24/23

Complaint #	Property Address	Rental	Open Date	Close Date	Complaint Description
230033	303 BERRY ST		8/1/2023	9/19/2023	Recreation Fire Pit Violation
230034	127 NEW HAVEN ST		8/15/2023	10/19/2023	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	10/19/2023	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	X	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	10/9/2023	High Grass/Weeds
230048	124 N ANGLE ST	X	8/18/2023	10/19/2023	Roosters
230049	395 S ANGLE ST		8/28/2023		Possible ZHB Conditions Violations
230050	PENN COURT MOBILE HOME P		9/25/2023		Possible Rubbish Issue
230051	40 W MAIN ST		10/23/2023		Feeding and Harboring Cats
230052	437 MARTIN AVE		9/11/2023	9/18/2023	Trees Falling Storm

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	X	8/30/2023	10/2/2023	Failure to acquire permits
230026	740 E MAIN ST		8/7/2023	9/13/2023	Faulire 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	1005 E MAIN ST		10/2/2023	10/19/2023	Furniture on road side
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
23FD14	607 HEARTHSTONE LN		9/27/2023		RM 302 - Bathroom
23FD15	28 S JACOB STREET		9/29/2023	10/9/2023	Sprinkler Activiation
23FD16	950 SQUARE ST		10/3/2023		Gas Leak @ Appliance
23FD17	18 PINE ST		10/9/2023		Deck Fire - Illegal Fire Ring
23FD18	74-76-78 E MAIN ST		10/14/2023		Fire Jockey Pump / Dry System OOS



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

Departmental Goals - 2024 to 2029

Over the course of the next five years, the Borough Codes Department will attempt to transform into a premier public safety entity in Lancaster County. This will seek to be accomplished through the stated items below and by reviewing what we do and how we interact with and inform the public and Council using the "SMART" metric as a guide for success

Building Code Official

Continued training, education, and experience

Certificates to achieve:

- Accessibility/ADA Inspector/Plans Examiner
- Electrical Inspector
- Mechanical Inspector
- Building Plans Examiner
- Full Residential Suite – 5 Certifications

Reduce the need for Third Party services with full-time or part-time staff.

Stay on top of relevant building code and UCC issues and law.

Code Enforcement

Continue to develop a strong working relationship with MJPD

Become certified as a Property Maintenance Inspector under the ICC 2018 IPMC

Develop and maintain systems to handle in a consistent manner complaints and violations.

Develop and maintain systems to facilitate Borough Rental Program

Develop and deploy systems for review and updating ordinances based on current issues and legal precedent.

Develop and maintain systems for public engagement on Code Enforcement issues and concerns

Fire Code Official

Complete review and deployment of updated fire code

Continue to develop a strong working relationship with FDMJ

Establish office of Borough Fire Marshal

Establish under Fire Marshal Office, a system for inspection of commercial properties for life and fire safety on a regular basis.

Continue in training, education, and experience

Certificates to achieve:

Fire Inspector – PA UCC

NFPA/Pro-Board Fire Inspector 1

NFPA/Pro-Board Fire Inspector 2

NFPA/Pro-Board Fire Plans Examiner

IAAI – FIT (Fire Investigation Technician)

NAFI – CFEI (Certified Fire & Explosion Investigator)

Municipal Planner

Continue training, education, and experience

Develop Planning Commission with members into a respected body with vision for the long-term outlook of the Borough

Develop and maintain systems of communication between the public and the Borough via the Planning Commission

Evaluate and participate in revisions as needed to the Comprehensive Plan(s) that the Borough participates in.

Conduct a thorough review of Borough SALDO for potential updates to modern/current standards

Stay on top of new and emerging issues and topics related to planning.

Stormwater Officer

Continue to develop and maintain solid working relationship appointed Borough Engineer
Continue to develop a strong working relationship with Public Works
Develop and maintain a system for reporting and responding to illicit discharges
Develop and maintain a program for community education and involvement in MS4
Continue education and experience to reduce the need for engineering services in permit reviews and inspections
Stay on top of legal issues and changes related to stormwater.

Zoning Officer

Develop and deploy a system of zoning inspections for better tracking and record keeping of zoning projects and permits
Conduct a thorough review of current zoning ordinance and map and update to reflect current Borough trends and conditions
Continue training and education to stay on top of current zoning and land use issues
Develop through the zoning ordinance land use options so that the Zoning Hearing Board is a body only needed as a final resort
Develop a system for community education and interaction on land use and zoning topics

Mission Statement

This office will seek to be intentional and specific in its actions, determinations, and processes looking for measurable and visible results to achieve and maintain a reputation in the community that sees this office as relevant, purposeful, transparent, and accountable keeping in mind that the communities time, resources, and concerns are of great importance.

This office will seek to perform under this mindset:

"I sometimes fell short of being the best, but I never fell short of giving it my best" – Adm. McRaven (USN Retired)

Specific
Measurable
Achievable
Relevant
Time-based



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

10/24/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Rental Program

Mr. Borough Manager,

I am including a separate report regarding the Borough rental program so that you and council may have a better understanding of the current state of the program and how this department intends to facilitate the tracking and enforcement of rental properties in the Borough.

Number of Rental Units in the Borough:

I have been looking through available records and data for the last several years to attempt to get a clear picture of the number of rental units currently in the Borough. For various reasons, data entry errors, property sales, and other factors into the status of properties in town I am not able to produce a firm number of how many rentals are currently operating in the Borough.

I believe this should be a number that we have hard, empirical data on so that we can accurately and effectively enforce Borough ordinance and know the status of these properties.

Based on what records and data I was able to put into hard figures, there are potentially 1450 rental units in the Borough. This is based on permits issued in previous years, units marked as rentals in our permitting software, and other secondary information. Financially we have not been generating revenue from permit fees to match that number. We have consistently registered less than 1400 units for the last three years. My estimate is that the number is roughly 1400 rental units currently active in the Borough.

Plan for Rental Program in 2024 and Beyond:

Moving forward as the department prepares to permit rentals for 2024 there will be a concerted effort to reestablish the rental program and provide effective enforcement and data driven records keeping so that the Borough can operate with accurate and current information.

We will no longer be issuing a new permit number every year to every property that operates rentals. I will be working with my contacts at CSDatum (Permit Manager) to set up a system where we issue a unique identification number to every property that will act as a "permit number" and that number will remain with the property as long as it operates as a rental. This will be based on the property and address, not the owners, so if ownership changes hands and the property remains a rental the Rental ID will remain the same. If a property stops use as a rental, that number will be stored for that property and if that property were to start use as a rental again the number would be reactivated. There will still be an annual "permitting" process, but this will act more as renewal than issuing a new permit on an annual basis.

This will allow for more accurate tracking of the properties and provide us the data that we need to operate the program in a accurate and effective manner. As part of this, I am exploring the possibility of issuing a sticker/tag for the property that clearly marks the property as a rental so that the various departments of the Borough (police, fire, codes) can quickly and accurately determine if a property is a rental and if it is in good standing. This will also

allow for easier identification and discovery by Borough personnel of properties that are operating but are not registered or in compliance with Borough ordinances. My hope is to have the revision of the Borough Rental Ordinance in place by the 1st of the year which would allow for changes and more effective enforcement of the Rental Program moving forward.

Inspections

Due to inspections being performed by CCIS for a number of years and very minimal records available to the Department on the results of inspections that were supposed to have occurred the inspection program is going to be started from scratch with the intention of inspecting all properties and bringing them into compliance over the next 3 to 4 years.

Currently we require inspections every 4 years of occupancy, every time a tenant changes, or upon complaint. The proposed changes to the rental ordinance would adjust the inspections to an initial inspection upon entry into the program, every 3 years, or upon complaint. The change of not requiring inspection at change of tenant is to simplify the inspection process. If renovations or alterations are being made to a rental property between tenants, the Borough will still see the property during that process through zoning and building inspections as part of permitting that work.

Third Party vs Borough Staff

In looking at the most cost-effective manner in which to conduct inspections, I have looked at having a third-party firm conduct inspections versus having Borough Staff conduct inspections.

As part of the departments budget requests for 2024, there is a line item for a part-time permit clerk and rental inspector, that line item has a cost of \$21,250 to have someone come in three days a week to assist with multiple areas in the department, including facilitating the rental program and inspections. Depending on the Rental Ordinance, we are looking at an average of 34 inspections required per month to keep the program on track. [1400 units divided by 48 months (4 yr) = 29 inspections per month/ 1400 divided by 36 months (3 yr) = 39 inspections per month]

There are various benefits and disadvantages to using either a third party or a PT staff person. The Borough will incur more costs regardless of which option is chosen. If we grant an hour per inspection, we are looking at nearly three full days a month dedicate to nothing else but rental inspections and the associated paperwork. That would be if every inspection passes and no re-inspections or other enforcement action is needed. I have presented some cost analysis on the next page of hiring various third party firms to conduct the inspections vs the proposed hiring or a PT staff person.

Summary

As the department looks into 2024 and beyond in regard to rentals in the Borough, there are some rough days ahead. The need to essentially restart a multiple years old program will generate complaints and enforcement action that will require extra time and resources to be addressed. The end result will be better living conditions and community for the Borough as the many rental properties are kept under more effective enforcement and regulation. If the Borough can work through an initial cycle of a redeveloped program, I believe the community and Borough will be better for it.

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



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

9i

10/5/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Monthly Report, October 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 working on updating the information available to the public both online and in a hard copy format at the front desk. Information will be available at Spooktacular Family Fun Night, and I will be hosting a separate table at Winter fest with stormwater information.

MCM#2 Public Involvement & Participation:

I continue to review the PA DEP template for a PIPP (Public Involvement and Participation Program) to develop 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. I will be exploring ideas over the winter months to have some sort public participation event in the Borough so that residence may be more involved and have a better understanding of MS4 and Stormwater considerations.

MCM#3 Illicit Discharges:

No illicit discharges have been at the time of this report.

There were three spill that occurred since the last report that did not lead to an Illicit Discharge, these were handled by either Public Works or FDMJ.

MCM#4 Construction Site Controls:

Permit applications and informational documents that go out with permits is still being reviewed and worked on. I plan to have a full set of updated documents available by the first of the year

MCM#5 Post-Construction Management:

As of this report we have received no Notice of Termination or inspection reports from LCCD

MCM#6 Municipal Operations:

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.

EPA / PA DEP Settlement

Last month I mentioned that the EPA will be increasing enforcement in the area as the result of a recent court decision. Included with this report is a fact sheet from Rettew detailing the agreement and what may happen over the next several years as this agreement is implemented.

Spill Response

I am in discussion with a private Environmental Response group (Lewis Environmental) regarding services for a large spill event that would be outside the scope of what Public Works and FDMJ may be able to handle. I hope to make a recommendation on this with a full briefing before the end of the year.

Respectfully,

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

The [Chesapeake Bay Watershed Agreement](#) established goals and outcomes for restoring the Chesapeake Bay, its tributaries, and surrounding lands. As part of its water quality initiative, the Chesapeake Bay Program (CBP) created [Watershed Implementation Plans \(WIPs\) - 2025](#) to ensure all practices and controls are installed by 2025 to achieve the Bay's dissolved oxygen, water clarity/submerged aquatic vegetation, and chlorophyll-z water quality standards in accordance with the Chesapeake Bay Total Maximum Daily Load (TMDL).

However, two lawsuits were brought against the U.S. Environmental Protection Agency (EPA) regarding the agency's oversight of Pennsylvania's implementation of the Chesapeake Bay TMDL and the CBP's water quality goals. After combining the lawsuits, a settlement agreement that resolves the issues among all parties was finalized in July 2023.

The Settlement Agreement

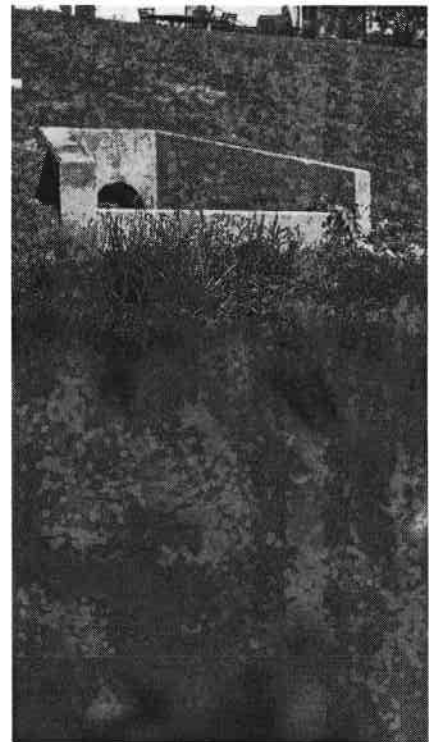
As a result of the agreement, which ends April 30, 2027, EPA will take the following backstop measures that specifically affect National Pollutant Discharge Elimination System (NPDES) permittees in Pennsylvania. NPDES permitted sources that are impacted by these changes include concentrated animal feeding operations, MS4s, and other NPDES permitted facilities.

- ▶ **Increasing federal oversight inspections and investigations for NPDES Permittees in Tier 1 and Tier II counties** - This includes Lancaster and York (Tier I) as well as Lebanon and Cumberland (Tier II).
- ▶ **Updating the *Urban Stormwater Approach for the Mid-Atlantic Region and Chesapeake Bay Watershed*** - Last updated in July 2010, EPA will consider adding content about climate resiliency.
- ▶ **Addressing noncompliance** - The agency may respond with notices of violation, notices of noncompliance, or administrative and judicial enforcement.

Will EPA Assist Permittees with Compliance?

EPA will evaluate funding vehicles and opportunities to direct funding targeting technical assistance in the priority areas of Tier I and Tier II counties that have the greatest potential for reducing nutrient and sediment discharges. The agency may:

- ▶ Host workshops for potential grant applicants
- ▶ Offer technical assistance to potential grant applicants
- ▶ Encourage other federal agencies to target federal funding for implementing agricultural practices.



Resources

- ▶ [Key Developments in the Chesapeake Bay Watershed](#) (EPA)
- ▶ [EPA Activities Pursuant to 2023 Settlement Agreement](#) (EPA)
- ▶ [EPA Promises More Water Quality Enforcement in PA and Fact Sheet](#) (RETTEW)

References

- ▶ [EPA Settles Lawsuits Over Chesapeake Bay Pollution from PA](#) (PhillyVoice [Pennsylvania Capital-Star])
- ▶ [Lawsuit Over Pennsylvania's Role in Chesapeake Cleanup Comes to Settlement](#) - Bay Journal

What This Means for MS4 Permittees

RETTEW has identified the following areas of importance based on the results of recent inspections by EPA and the Pennsylvania Department of Environmental Protection (PA DEP), reviews of annual reports, and advances towards completing pollutant reduction plan projects:

- ▶ Written documentation of all activities is critical. Most permittees have solid plans, but some need to be updated to reflect the requirements of the current permit and accurately reflect the current activity of the permittee.
- ▶ The agencies want to see a review log containing each time the written plans are reviewed and updated. For example, if you post any stormwater activity on social media or make a new item available, it should be noted in the logs for the *Minimum Control Measure #1 Public Education and Outreach Plan*. Likewise, any time the permittee conducts best management practices (BMP) and/or outfall inspections, the day and time should be logged.
- ▶ Permittees should make a concerted effort to work with their environmental organizations, such as the conservation district, watershed groups, and other agencies to show proactive engagement.
- ▶ Involve the public in more activities.
- ▶ Outfall inspections should include documentation of illicit discharges and follow-up. If an outfall has dry weather flows, conduct a strip test to document baseline conditions. In addition, inspect the condition of the stream at the outfall and stabilize any eroding areas resulting from stormwater discharge.
- ▶ BMP inventory should be updated per the [PA DEP template](#).
- ▶ Conduct BMP inspections, or ensure landowners are conducting them, and submit written reports. Show documentation of follow-up with landowners. Written reporting requirements are clear in the [updated stormwater management ordinances](#).
- ▶ Maintain up-to-date written documents on all municipal properties, operation and maintenance activities, and training programs.
- ▶ Provide more training for staff and elected officials across the board.

*Do you need a
BMP Inspector
training course?*

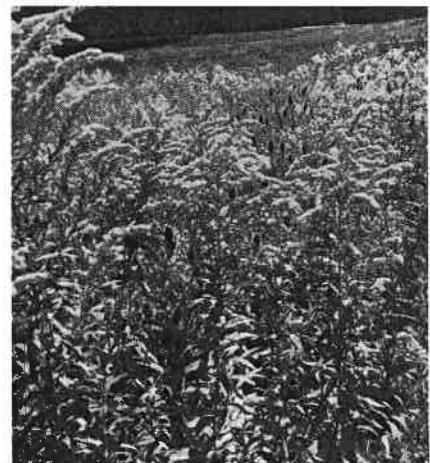
CONTACT US

We can help!

*Let us know and tell us the
type of course you want:
in person, virtual, or hybrid.*

Jim Caldwell
Team Lead, Municipal
(717) 431-3740
jcaldwell@rettew.com

Kara Kalupson,
RLA, ASLA, CPMSM
Senior MS4 Coordinator
(717) 431-3706
kara.kalupson@rettew.com





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

TO: Mark Pugliese, Borough Manager

FROM: Dennis Nissley, Public Works Director

DATE: November 2, 2023

RE: Public Works Department Activities for October 2023

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

- Parks – Mowing
- Parks – Winterize water lines
- Parks – Tree removal in Memorial Park
- Parks – Maintenance of equipment and facilities
- Parks/PW – Attend APWA meeting for PennDOT update
- Parks/PW – Conduct interview for open positions
- PW – Crack Sealing
- PW – Inlet cleaning
- PW – Clean up E&S materials and install sod at basin outlet.
- Signs – Repair and replacement of missing or damaged signs as needed.
- Signs – Installed No Parking signs on Pinkerton Rd per Ordinance
- Compost Site – Manage material, screening, rotating
- Prepare leaf collection equipment and begin collection
- Provide and staff trucks and equipment to block streets for Spooktacular event
- Hang FDMJ banner
- Conduct curb pour inspections on School Lane

Projects:

- Wood Street Project – Kinsley completed reconstruction and repaving, Monitoring equipment was installed to track vibrations along the street. Meet with property owners to discuss or address questions or concerns.

Meetings:

- Attend Public Works Committee meeting
- Attend Staff meetings / budget planning
- Attend Safety Committee meeting
- Attend Parks Study Group meeting
- Attend meeting with Charter concerning Florin Hill
- Attend Pedestrian Safety Project Pre-Construction meeting for MTF Grant
- Conduct employee evaluations

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

9K

October 2023 Authority Administrator Report

1. Orange Street water main project. Complete
2. This year's fire hydrant flushing program has been completed.
3. The Authority hired a new staff member for our construction department / water plant, his name is Caleb Pardun, he started with the Authority on 10/23/23.
4. Staff started a watermain replacement project on a portion of N. Jacob St.
5. Staff received the Department's NPDES inspection report that was performed on May 8, 2023, at Carmany Rd. No violations were noted.
6. Two Authority staff members received their Wastewater Operators License!
7. 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.
 - Messick's (Rapho Township) – As-built drawings were provided and approved; therefore, this project is ready for closeout.
 - Rapho Industrial Park sewerage (Rapho Township) – As-built drawings were received, reviewed, and conditionally approved. Deed of dedication agreement is being worked on.
 - 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, A recommendation to approve the plan as presented was provide by Arro.
 - 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.
 - KRM Ventures Lot 1&4 (Rapho Township) – LD plan submission was received and reviewed, a comment letter was provided back to the engineer.
 - Elm Tree 4C (Rapho Township) – As-built drawings were provided for review. A comment letter was provided back to the engineer.

To: Borough Council
From: Jill Frey - Assistant Borough Manager/Finance Officer
Date: 10/31/2023

The Handbook Committee met October 2nd, 11th, 17th, 23rd, and 31st. We have now run through three times. There are few items to address before moving on to next level review.

I attended the Council meeting on October 2nd.

I attended the Safety Committee meeting on October 25th.

I attended the Administration & Finance Committee meeting on October 26th.

I met with Allen Miller from the HDH group to review our Casualty and Liability insurance renewals.

I facilitated and managed the Auditor General's Liquid Fuels audit with Michael Thomas for the calendar years 2021 and 2022. Everything went well; no findings or recommendations.

Attached you will find the following items:

Account Balance Report - A report of the reserves in our four major operating funds as of **October 31st, 2023**. You will notice the numbers have shifted since the major transfers were made.

Budget report for both General Fund and Refuse Fund through October 31st, 2023.

For General Fund, to date, we have collected 93.14% of revenue and exhausted 93.67% of expenses.

For Refuse Fund, we have collected 99.41% of revenue and exhausted 78.10% of expenses.

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

Respectfully submitted,

Jill Frey

Assistant Borough Manager/Finance Officer



9m

MOUNT JOY BOROUGH MEMORANDUM

TO: Council & Mayor

FROM: Mark G. Pugliese I, Borough Manager

DATE: November 2, 2023

RE: Manager's Report

1. I have processed three (3) **Right-To-Know Requests** For the month of October. One is still pending.
2. I have attended the Council Meeting, Public Works Committee meeting, Public Safety Committee, Admin & Finance Committee meeting, and the Chamber of Commerce.
3. I attended the PSAB Fall Leadership Conference in Erie and attended classes on Short Term Rental Regulations, Right-To-Know Law Updates, Building Trust and Enhancing Community Safety – a Look At Indiana Borough Police K9 Program, Cybersecurity Update, and Internal Controls.
4. I am receiving regular updates from the Borough Handbook Committee and Safety Committee.
5. I attended PMPEI webinar “Building a Stronger Planning Commission as part of Certified Borough Official requirements.
6. I attended the October 11, 2023, Planning Commission Meeting regarding the Municipal Service Complex and addressed several issues that were asked of me from members of the Commission.
7. I attended a meeting with DC Gohn, RETTEW and Borough Staff regarding stormwater run off from Pink Alley. I was able to provide them with additional plans that they did not have. I will mention that it appears that the plans for the building on this lot may be being adjusted from what Council had originally saw.
8. 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 recently spoke with Kara at RETTEW who stated that they are reviewing information from DG Gohn regarding BMP 107/Melhorn Basin. I also forwarded photographs from Ms. Schatz and Mr. Haigh regarding BMP 125/Borough Basin holding water which was contrary to photos I had sent to RETTEW in June of 2023.**
9. **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**

10. 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. **Awaiting notice of termination of the permit from LCCD. Final payment to Kinsley will take place at the time.**
11. Reference to **Brady's Alley**, this project has been turned over to RETTEW for review and direction. **No Updates**
12. **Building Ad Hoc Committee** – Zach Williard from PMF will be present at your meeting to review updated numbers regarding finances for the Municipal Service Complex.
13. **Rt 772 Re-Route** Awaiting traffic studies to come back. **No updates.**
14. **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 sent 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. **Pre-construction meeting held for RRFB installation on Wednesday, 10/25/23. Anticipate work to begin in mid-November.**
 - 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. **I am currently completing more data entry of required prior to RFP going out.**
 - 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. **No updates**
 - 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. **Contract signed, expect work to start in 2 to 3 weeks.**
 - 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**
15. **Schatz v. Borough of Mount Joy.** I received documentation from the engineering firm representing Mr. & Mrs. Schatz. No updates from Borough’s law firm.
 16. **Florin Hills** - There was a high-level meeting on July 26th at 2:30 in the afternoon. Meeting included 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 they can proceed with the original plans that do not meet current specifications. **RETTEW & K&W 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. This will be on your December meeting agenda.**
 17. **Borough Solicitor** – Staff and I have been working on numerous projects with the Borough Solicitor.
 - a. Stormwater swale issue on Manheim Street, swale needs to be cleaned out.
 - b. Ordinance for permit parking.
 - c. Updates to Stormwater Ordinance.
 - d. Updates to Building Maintenance Code Zoning Ordinance Changes
 18. **EV Charging Station – On Hold.**
 19. **Budget** – Staff has been working very hard and making some difficult decisions regarding cuts.
 20. **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.**
 21. **Wood Street** – Working with Borough Solicitor regarding legal issues
 22. **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 have reached out to neighboring municipal managers requesting if they felt their municipal leaders would be infavor of some sort of Act 172 tax relief for act fire company members. I have also asked if they wish to meet as a group. At this point I have heard from bother Rapho & East Donegal Twp managers. Rapho is not interested in this but East Donegal Twp is and would like to bring Elizabethtown Borough into the conversation..**

23. Employee appraisals have been being conducted and pay raises documented in 2024 Budget reflecting the guideline provided by Council.

MOUNT JOY BOROUGH
JOB DESCRIPTION

TITLE: Community & Economic Development Coordinator
DEPARTMENT: Administration

GENERAL SUMMARY: This position, under the general supervision of the Borough Manager, will coordinate the management, and organization of strategic planning, grants and projects throughout the Borough. Coordinator will oversee the economic development of the Borough community. Facilitation of federal, state, and local grants, business expansion and retention,. Work requires the exercise of considerable professional judgment and initiative within the framework of established regulations, policies, and strategic plan.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

1. GRANTS

- a. Identify and apply for various grants that meet the organization's needs, overseeing the grant application process from beginning to end.
- b. Grant Priorities will be
 1. Grants that pay for this position
 2. Grants that offset operating expenses in the current budget
 3. Grants that offset capital expenses in the current budget
 4. Grants that offset planned capital or operating expenses for future budgets
 5. Grants that offset unplanned capital or operating expenses or projects
- c. Research various types of grants available and the criteria to qualify for each grant.
- d. Review available sources of funding with administrative managers.
- e. Compile necessary information for the application process through collaboration with other employees, database research, and other fact-finding actions and meetings.
- f. Draft and completes grant applications according to application requirements.\
 1. Submit the completed grants to appropriate department head or administrative manager for review prior to submission.
- g. Ensure grants are submitted on time and within application parameters.
- h. Complete all documents, forms, or reports required by the grant.

2. COMMUNITY AND ECONOMIC DEVELOPMENT

- a. Coordinate the development of a strategic plan for the Borough of Mount Joy
 1. Work with all Borough departments, (Police, Fire, Public Works, Parks, Codes and Zoning)
 2. Seek input from elected officials of the borough.
 3. Seek input from community groups within the borough (i.e., civic organizations, athletic organizations, scouting organizations, religious organizations, service organizations, etc.
 4. Seek input of the community at large
 - Surveys and polls
 - Community meetings
 5. Plan will include mission, vision and goals.
- b. From the strategic plan, assist in developing objectives and a timeline to meet the goals.
- c. Assist with budget development including general budget development as well as

- items specific to the strategic plan.
- d. Monitor current legislation related to areas of responsibility and develop reports and present findings.
- e. Creates and maintains a list of local businesses to be contacted for a business communication program.
- f. Collaborates with business owners and prepares periodic reports concerning businesses.
- g. Collaborates with legal professionals to assist in the preparation of necessary documents.
- h. Conducts special research and/or analyzes economic development program activities.

3. LIAISON DUTIES

- a. Serve as liaison between the Borough and various community organizations which are involved in community development and improvement. Organizations will include:
 1. Mount Joy Chamber of Commerce
 2. Voyage Mount Joy
 3. Mount Joy Rotary Club
 4. Main Street Mount Joy
 5. Mount Joy Area Historical Society
 6. Milanof Schock Library
 7. Mount Joy Athletic Association
 8. Donegal Tribe Softball
 9. Mount Jou Memorial Day Committee
 10. Regional and state organizations involved in community and economic development.
 11. Any other organization appointed by borough council.
 12. Any other organization appointed by the Assistant Borough Manager

4. PROJECTS

- a. At the direction of council or the borough manager, lead or assist in the development of special projects and initiatives.
- b. Prepares and reports progress on projects, monitoring until complete.
- c. Evaluates projects that are grant-eligible according to applicable regulations and criteria.
- d. For community growth projects outside the scope or control of the borough, coordinates and manages community growth projects with the project developer.

5. PERFORM ADMINISTRATIVE SUPPORT DUTIES TO COUNCIL, MANAGER AND ASSISTANT MANAGER:

- a. Organize files.
- b. Schedules meetings related to position.
- c. Prepare reports for Borough Council and Council Committee's
- d. Respond to phone calls.
- e. Assist with maintaining Pavement Maintenance Plan and update as needed.
- f. Assist with preparation and maintenance of Capital Expenditures Plan.
- g. Provide staff support to Council, boards, and Committees.

6. Attendance at meetings outside of regularly scheduled work hours

JOB SPECIFICATIONS:

*Indicates developed after employment

Education/Employment:

Any combination of education and experience which indicates possession of the skills, knowledge and abilities listed below. An example of acceptable qualifications for this position is completion of high school diploma, GED or the equivalent and five years' experience or the equivalent in education and experience.

Knowledge:

- Advanced knowledge of grant writing
- Thorough knowledge of the Mount Joy Borough Code and State Law.
- Thorough knowledge of MS Office.
- Thorough knowledge of project management principles and practices.
- Thorough knowledge of geographical features of Mount Joy Borough.
- Thorough understanding of agencies and programs related to federal economic and urban development.
- Thorough knowledge of economic development principles and practices.

Skill:

- Computer operation
- Excellent verbal and writing skills

Abilities:

- Ability to communicate effectively to explain complex regulations in basic terms.
- Ability to perform advanced mathematical calculations.
- Ability to write effective communications to explain reasons for acceptance or denial of requests.
- Ability to resolve concerns from the public through proper investigation, mediation, and action to correct problems.
- Ability to present facts and arguments in a clear and convincing fashion.
- Ability to develop and maintain effective working relationships with elected officials, borough staff, community organizations, and the general public.
- Ability to resolve conflicts in a tactful and diplomatic fashion.
- Ability to prepare and maintain accurate records.
- Ability to train and develop other staff using effective communication and people skills.
- Ability to gather, collate, and analyze a variety of data.
- Basic understanding of community resources and development needs.

Working Conditions:

Portions of work are performed in normal but busy office environment where frequent interruptions may occur. Portions of work performed alone. Travel to various locations throughout the Borough is required. Work occasionally involves responding to angry, frustrated or upset individuals. Work is occasionally performed around hazardous machinery and can involve some threat to personal safety if safety standards are not observed. Attendance at evening meetings is required.

DISCLAIMER:

The above statements are intended to describe the general nature and level of work being performed by a person assigned to this position. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required to perform the job.

REPORTS TO: Assistant Borough Manager
FLSA STATUS: Exempt
DATE: October 10, 2023

Ferne Silberman

Winterfest Committee
Mount Joy, PA.
717-575-8626
fernesilberman@comcast.net

14 October 2023

Mark G. Pugliese

Borough Manager
Borough of Mount Joy
Mount Joy, PA. 17552
Manager@mountjoypa.org

Dear Mark,

For the 2024 Mount Joy Borough Budget, we would like to request \$1250 funding for the Taste of Mount Joy Car Show, held the 4th Saturday in July and \$1250 funding for Winterfest, held the 1st Saturday in December.

We are also requesting that the Borough order, place and pay for the Porta Potties needed for these events. For Winterfest, 2 would be needed and for the Car Show, a maximum of 5 are needed. (This was a definite need in 2023)

This Committee is composed of members of Mount Joy Rotary Club, Mount Joy Lions, Kiwanis Club, Voyage, Friends of Donegal and Mount Joy Volunteers. We are working on a "formal name" for this group to be decided in 2024.

Sincerely,



Ferne Silberman

12c

Manager

From: Joanne Pinkerton <joanne@gatheringplacemj.com>
Sent: Thursday, October 26, 2023 1:53 AM
To: Manager
Cc: joanne@gatheringplacemj.com
Subject: FW: Christmas stars
Attachments: 20231026_010820.jpg

Hello Mark.

On behalf of the Rotary Club of Mount Joy and Mount Joy residents I am sending you this request. Could you forward my financial request to the Admin Committee to assist in the refurbishing the Holiday Stars with new lights. The cost of the new light will be about \$1,500. I have secured \$1,000. Could the Borough help us reach our goal by donating \$500?

Please contact me with any questions at 717-653-5911

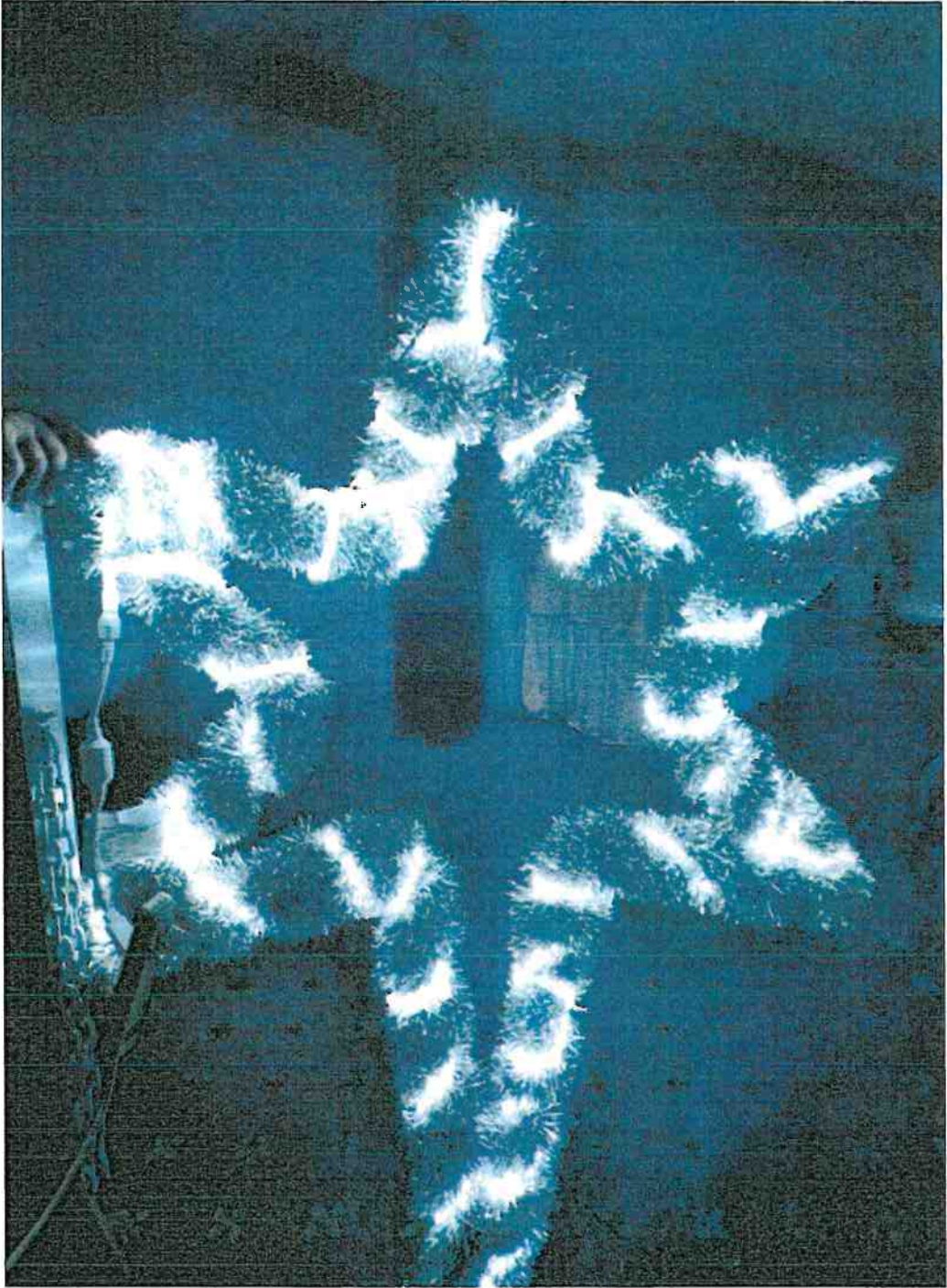
It is our goal to have the stars in place by Thanksgiving 2023.



Joanne Pinkerton
 6 Pine Street | Mount Joy PA, 17552
Phone: (717) 653-5911 | **Fax:** (717) 653-0336
joanne@gatheringplacemj.com

From: joanne@gatheringplacemj.com <joanne@gatheringplacemj.com>
Sent: Thursday, October 26, 2023 1:34 AM
To: joanne@gatheringplacemj.com
Subject: Christmas stars

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)



Borough of Mount Joy
Lancaster County, Pennsylvania
Resolution No: 2023-15

The following meetings will be held from January 1, 2024, through December 31, 2024, in Council Chambers of the Borough Municipal Building, 21 East Main Street, Mount Joy, PA:

Mount Joy Borough Council

First Monday at 7 PM
Except January 2 and September 9
Except November 4 at 6 PM

Council Public Works Committee

Second Monday at 6:30 PM
Except September 16

Building Ad-Hoc Committee

Third Monday at 5:30 PM
Except February 12

Council Public Safety Committee

Fourth Monday at 6:30 PM
Except May 20

Civil Service Commission

Fourth Monday at 5:30 PM as needed
Except May 20

Council Administration and Finance Committee

Fourth Thursday at 6:30 PM
Except November 21 and December 19

Parks & Recreation Advisory Board

Third Tuesday at 6:30 PM
No Meeting March 19,

Mount Joy Borough Council Budget Meetings

November 7, 12, & 14 at 6:30 PM

Mount Joy Borough Authority

First Tuesday at 4 PM
Third Tuesday at 4 PM
Except March 20 and November 6 at 4 PM

Authority Finance Committee

March 6 at 10 AM
March 27 at 10 AM
July 10 at 10 AM
November 13 at 10 AM

Authority Administration Committee

February 27 at 10 AM
June 25 at 10 AM
October 22 at 10 AM

Planning Commission

Second Wednesday at 7 PM

Zoning Hearing Board

Fourth Wednesday at 7 PM
Except November 20 and December 18

Trick or Treat

October 31 from 6:PM to 8 PM
Borough Manager may set alternative date due to inclement weather or other unforeseen factors.

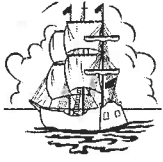
DULY ADOPTED this 6th day of November 2023, by the Borough Council of the Borough of Mount Joy in lawful session duly assembled.

BOROUGH OF MOUNT JOY
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President Borough Council

SEAL



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

128

10/24/23

Borough Manager
Mark Pugliese
Mount Joy Borough

RE: Spill Response Services
Lewis Environmental

Mr. Borough Manager,

Recently several members of Borough Staff participated in a video conference at my request with a representative of Lewis Environmental regarding the Borough participating in the ALERT Program that their company offers for spill response that would be above the Boroughs capacity to handle as well as other potential services. I am preparing this brief to bring to Council so that they may make an informed decision regarding the Borough entering into this program.

As we heard during the call, there is no cost to enroll in the program and no annual fees, we only pay when we use services from Lewis. All that is required to enter into the program is to complete the memorandum of understanding, which they refer to as a "Commitment Verification" and submit the document.

The services are offered to the Borough as part of the program are at a 20% discount from their standard charges. The 2024 charge rates will be published in December and I have current 2023 pricing available for anyone that would like to review them. Additionally, we can purchase spill response supplies and materials through Lewis instead of a traditional supplier which may provide for additional cost savings over other sources.

This service is primarily a Stormwater/Illicit Discharge response consideration, should an event occur that goes beyond the available resources of FDMJ or Borough Public Works, a plan needs to be in place to remediate the issue and restore as fully as possible the effected area. Lewis is equipped to respond to marine environments, like the Little Chiques or Donegal Creeks, and is able to respond 24/7/365 from their local facility in New Columbia with a response time of less than one hour. This response time is not always guaranteed as they may have other responses or teams in the field that may delay response to our event.

In addition to the emergency spill response, Lewis can offer services at discount for pre-scheduled service like oil traps servicing for Public Works, lab services and testing for unknown substances that may be found in Borough systems, and a wide range of other services, including a professionally trained confined space rescue service.

The only draw backs would be, one – potential delays due to pre-existing events that would delay responses to a Borough event; two – in the event that the Borough calls Lewis for service with the intention of turning the bill for service over to that responsible party, say a trucking company that is in an accident, Lewis as part of the contract with that party require that a fall back clause be in that contract for the Borough to be responsible for charges incurred for services. This is a result of the Borough generating the call for service, in this event the Borough would need to pursue the bill against the responsible party as has been done in the past for charges or bills generated by their action or inaction.

I have offered this information to the Authority as well for their consideration and it will be a point of discussion at the Employee Safety Committee meeting in October. I have worked with Lewis in the past, Lewis being a PA based company from Royersford, Montgomery County has grown into a large environmental response service in the mid-Atlantic region and believe this program would be a great benefit to the Borough to have as contingency should the event arise that their services are needed.

Respectfully,

X 

Duane J Brady Jr, Mount Joy Borough

Codes, Zoning, & Stormwater Admin

Building Code Official #007261

Certified Zoning Officer #C246972



EMERGENCY RESPONSE



When You Need Us Most.

Decades of experience and thousands of emergency response calls have uniquely qualified Lewis Environmental as an industry leader.

Equipped and staffed with full-time, expertly trained personnel, capable of responding to hazardous materials, environmental threats, natural disasters, biological and other incidents, immediately, safely and successfully 24/7/365 to address the issue and minimize additional hazards and risks.



Our teams of highly trained personnel are always ready to respond. Lewis Environmental maintains an extensive inventory of capital and personnel resources available to respond at any time of day and under any circumstances.

INLAND RESPONSE

- Over-the-Road Incidents
- Pipeline Leaks
- Tank Truck Rollovers
- Railroad Incidents
- Biological & High-Hez Incidents

NEAR SHORE RESPONSE

- Shallow Water /Shoreline Protection
- Waste Recovery Operations
- Vessel Booming/Preventative Booming
- AMPD Coverage
- Shoreline Cleanup Assessment Team Support

DiscoverLEWIS.com
24 Hour Emergency Response: 800-258-5585

Remediation Solutions
for Every Environment.



DISASTER RESPONSE

- Debris Removal & Reduction
- Hazardous Waste Collection, Transport & Disposal
- Decontamination & Cleanup
- Unsafe Structure Demolition
- Equipment & Personnel Staging

MARINE CLEANING & PRODUCT TRANSFER

- Over-the-Water Transfer
- MARPOL (Oil Bilge Slips Disposal)
- Barge/Bilge Cleaning
- Vacuum Truck/Air Movers
- Container Management (Liquids & Solids)

**24/7/365
Response.**



- PREP Compliance
- Tabletop & Deployment Exercises
- Preferred Rates
- Immediate Incident Response—
No Paperwork, No Delays
- Issuance of Annual
Commitment Letter
- Absorbent Material Discounts
- Confidential Emergency
Response Audit
- Unlimited Access to 24/7
Technical Guidance

Simple and effective, the Lewis A.L.E.R.T. Program (Activate Lewis Emergency Response Team) establishes a written commitment to respond to our customer's emergencies 24 hours a day, 365 days a year.

Lewis' Emergency Response Specialists proactively perform site visits to understand the unique needs of each facility and to ensure a unified approach to any potential incident. Lewis will also share important regulatory and industry statistics aimed at incident avoidance and limiting liability during a response.

**Reduce your regulatory and financial exposure and
Activate Your Membership in A.L.E.R.T. Today!**

Since 1996, Lewis Environmental has been committed to providing our customers with safe, reliable, comprehensive environmental services that exceed all expectations.

Lewis Environmental is a best-in-class services company expertly offering Emergency Response, Environmental Remediation, Industrial Maintenance and Waste Management solutions to client partners who care about safety, quality and value.

lewis
ENVIRONMENTAL

Corporate Headquarters

155 Railroad Plaza
P.O. Box 639
Royersford, PA 19468

p: 610-495-6695
f: 610-495-6697
DiscoverLEWIS.com

Remediation Solutions
for Every Environment.

24 Hour Emergency Response: 800-258-5585



EMERGENCY RESPONSE COMMITMENT VERIFICATION



**Activate Lewis Emergency Response Team
800.258.5585**

The Emergency Response Commitment Verification (ERCV) is intended as a planning tool for Lewis Environmental's ALERT Program customers. The ERCV verifies Lewis has visited the customers site(s) and/or the customer has provided Lewis with site-specific information as specified on Lewis' Facility Pre-Planning documentation.

Based on the specific information provided by the customer, along with Lewis' site visit if confirmed above, Lewis is verifying to have the appropriate personnel, equipment, training and experience as needed to respond to the fixed and/or intermodal facility with available resources in-order-to provide emergency spill response and remediation services 24 hours per day, 365 days per year.

The ERCV further represents there to be a formal contractual and/or purchasing arrangement in place in-order-to streamline response times and establishes terms under which the parties will contract for services.

Location of Facility _____ Geographic Coverage if Intermodal _____

Date of Facility Pre-Plan Visit _____ Exceptions _____

Notes _____

Contract / Purchasing Details (CWA, MSA, PO, Other- specify) _____

Term of Contract / Purchase Detail Start Date _____ Termination Date _____

Lewis Operations Center Designated as Primary Responder _____

ACKNOWLEDGEMENT

Customer: _____ Lewis Environmental, Inc _____

Signed: _____ Signed: _____

Printed Name: _____ Printed Name: _____

Title: _____ Title: _____

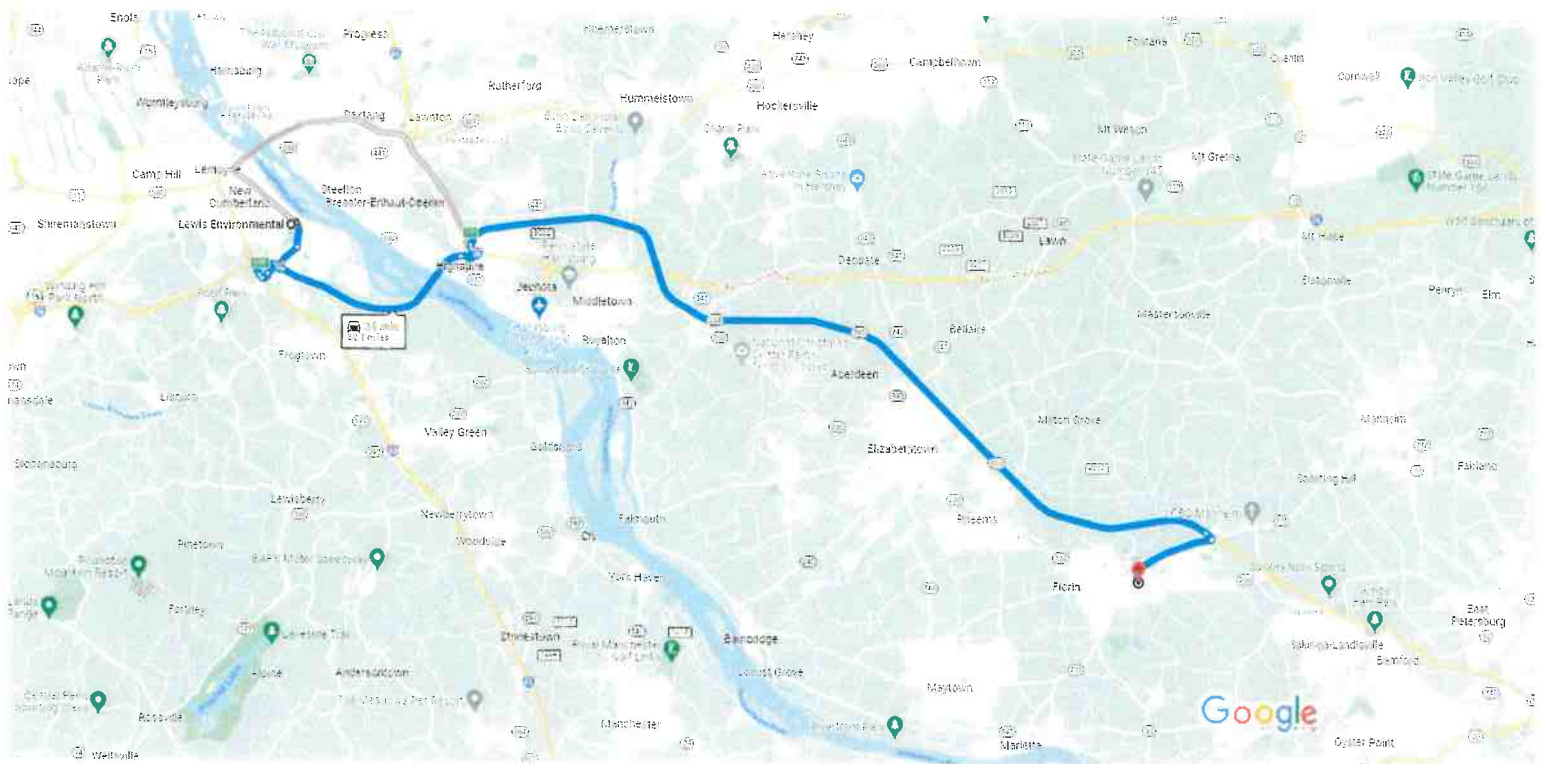
Date: _____ Date: _____




Lewis Environmental, 144 Reno Ave #2045, New Cumberland, PA 17070 to 21 E Main St, Mount Joy, PA 17552


Drive 30.1 miles, 34 min

Lewis Environmental Travel Time



Map data ©2023 2 mi

 via PA-283 E **34 min**
 Fastest route now due to traffic conditions 30.1 miles
 ⚠️ This route has tolls.

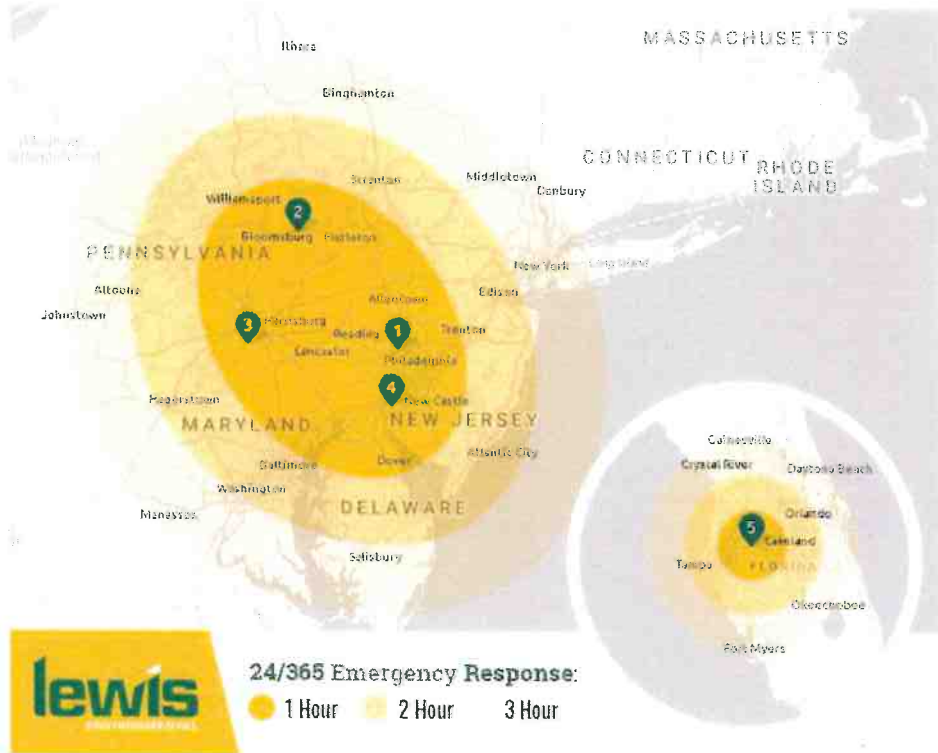
 via I-83 N and PA-283 E **40 min**
 31.3 miles

Explore nearby 21 E Main St

Restaurants Hotels Gas stations Parking Lots More

OUR SERVICE REGIONS

Lewis Environmental employs a broad range of professional field service personnel uniquely qualified and prepared to make your project a success. Fully compliant with all federal, state and local rules and regulations, our teams are ready to respond when and where you need us.



Lewis Environmental provides solutions and support for a variety of projects while ensuring utmost discretion 24 hours a day, 7 days a week, 365 days a year.

\ OPERATIONS CENTERS

- | | |
|--|---|
| <p>1 Royersford, PA
Headquarters
155 Railroad Plaza
PO Box 639
Royersford, PA 19468</p> | <p>3 New Cumberland, PA
Operations Center
144 Reno Street
New Cumberland, PA 17070</p> |
| <p>1 Royersford, PA
Operations Center
455 Railroad Plaza
Royersford, PA 19468</p> | <p>4 New Castle, DE
Operations Center
101 Carroll Drive
New Castle, DE 19720</p> |
| <p>2 Bloomsburg, PA
Operations Center
18 Industrial Drive
Bloomsburg, PA 17815</p> | <p>5 Lakeland, FL
Operations Center
2005 Edenfield Place
Lakeland, FL 33801</p> |



130a

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Consultants

September 27, 2023

Mr. Mark Pugliese I, CSI, Borough Manager
Mount Joy Borough
21 East Main Street
Mount Joy, PA 17552

Re: 2023 Roadway Project
Contract No. 2 – ADA Curb Ramps
Engineer’s Project No.: 029613000
Application for Payment No. 1

Dear Mr. Pugliese:

We have reviewed Application for Payment No. 1, dated September 26, 2023, from LB Construction Enterprises, Inc. The application is summarized as follow:

Original Contract Price:	\$118,930.00
Value of Completed work to date:	\$106,831.00
5% Retainage	<u>\$ 5,341.55</u>
Application for Payment No 1. Request	\$101,489.45

We have reviewed Application for Payment No. 1 and find that it accurately reflects the quantity and value of work completed to date.

The date for substantial completion as established in the Contract Documents and Notice to Proceed was August 25, 2023. To date we have not received a request for Contract Change Order to extend the contract time. Based upon the application for payment date of September 26, 2023, the Contractor is 32 days beyond the substantial completion date. To date we have not received notice that the work is substantially complete, and Contract work remains. Per the Special Provisions to the Contract – MS-944 (Attachment 1A), liquidated damages are to be applied at a rate of \$500 per calendar day. This results in a liquidated damage charge of \$16,000.00 to the date of September 26, 2023. Additional charges may accrue to the substantial completion date.

Therefore, we recommend payment as follows:

Application for Payment No 1. Request	\$101,489.45
Liquidated Damages	<u>(\$ 16,000.00)</u>
Recommended Payment Amount	\$85,489.45

10/20/23

Mount Joy Borough
2023 Roadway Project
029613000
Contract 2 – ADA Curb Ramps

The following is a summary of the Contract timeline:

- RETTEW issued Notice of Award (NOA) on June 7, 2023; NOA required submission of required documents within 10 days by Contractor
- Executed NOA received June 8, 2023 from Contractor
- Required bonds and insurance received June 26, 2023 from Contractor
- Revised Certificate of Insurance received June 27, 2023 from Contractor
- Executed Contract pages received from Borough July 3, 2023
- RETTEW issued Executed Contract and Notice to Proceed on July 5, 2023; substantial completion per Contract and Notice to Proceed is August 25, 2023
- Pre-construction meeting held on July 17, 2023 at 8:00 AM
- Project schedule received on August 7, 2023 from Contractor
- Submittal on Detectable Warning Surface received for review on August 14, 2023 from Contractor
- Original anticipated start date August 14, 2023
- Actual start construction date August 15, 2023
- ✱ Concrete work on Wood Street completed on September 8, 2023; restoration not completed at all locations
- Contractor continued with remaining Contract work the week of September 11, 2023
- ✱ Contractor moved off-site by September 13, 2023
- RETTEW e-mailed Contractor on September 13, 2023 notifying that curb on Locust Street had not been completed, provided list of required documents to be provided and requested a project walkthrough.
- Application for Payment No. 1 received September 21, 2023 from Contractor
- Project walkthrough conducted on September 22, 2023; per punch list Contract work on Locust Street not completed.
- RETTEW issued comments on September 25, 2023 to Contractor on Application for Payment No. 1; Application included work not completed yet.
- ✱ Revised Application for Payment No. 1 received September 26, 2023 from Contractor
- Kinsley Construction, Inc. began work under Contract No. 1 – Paving on September 27, 2023
- RETTEW issued recommendation on Application for Payment No. 1 on September 28, 2023
- Received ADA Curb Ramp Inspection forms on October 3, 2023 from Contractor.
- Contractor returned September 29, 2023 to address some of the items on the punch list dated September 22, 2023.
- RETTEW forwarded notice from Borough (e-mail dated October 3, 2023) on October 4, 2023 to the Contractor regarding direction from Borough Council on repairs to be completed.

- Contractor returned October 9, 2023 to complete punch list items. Locust Street curb poured.
- RETTEW e-mailed Contractor informing the ADA Curb Ramp inspection forms submitted do not appear to match the slopes constructed in the field.
- RETTEW issued a status update of the punch list (dated October 11, 2023) to the Contractor on October 12, 2023

Study of Wood Street / Chocolate Avenue Curve

October 2023



Sergeant Scott E Drexel

Mount Joy Borough Police Department



Background

Wood Street and Chocolate Avenue meet at a near 90 degree angle at the driveway of Cargill located in Mount Joy Borough. These two streets are often thought of and referred to as meeting at an “intersection”, however, there are only two legs (Wood Street heading West and Chocolate Avenue heading South), and therefore will be referred to in this report as a curve.

The subject roadways are constructed of bituminous asphalt, which at the time of observation, was polished and well-worn. It should be noted that Wood Street is being repaved at the time of writing this report. The site is a two-lane roadway with unmarked parking lanes on both sides. There is a single yellow line delineating the two opposing travel lanes which was painted at the curve but does not extend much beyond said curve.

This study looks at the options for parking restrictions at and near the curve, as there is concern that current parking lanes cause a hazard to vehicles negotiating said curve.

Site Measurements

A point cloud was generated of the curve and surrounding site using a Faro Focus3 laser scanner. This point cloud was then uploaded to Faro Zone in order to create a scaled 3D model of the site. Measurements were then taken using the 3D model. The above-described process has been accepted by courts as an accurate method of obtaining measurements and is common practice in my field of expertise.

Site measurements are depicted below in *Figure 1*. Of particular importance are the radii of the South curb and the painted yellow line. The arc of the South curb has a radius of approximately 39.58 feet, and the painted yellow line has a radius of approximately 55.83 feet.



Figure 1: Site Measurements

Figure 2 below shows the current travel path of vehicles which is shown as a red line in the center of the travel lane. The radius of this path is approximately 43.25 feet. This radius is important to note because it will be the radius used to determine the “critical curve speed.” The critical curve speed is the maximum speed that could be taken by a vehicle when negotiating a curve given the radius of the curve and the coefficient of friction.



Figure 2: Current Vehicle Path

A drag sled was utilized to measure the coefficient of friction on this curve. A coefficient of friction is a ratio of available friction between two surfaces (in this case, a tire and the asphalt). The coefficient of friction on this curve was found to be 0.674.

In order to find the critical curve speed, we utilize the following formula where s is the critical curve speed (in mph), R is the radius of the curve (in feet), and f is the coefficient of friction:

$$S = 3.86\sqrt{Rf}$$

$$S = 3.86\sqrt{43.25(0.674)}$$

$$S = 3.86\sqrt{29.1505}$$

$$S = 3.86(5.399)$$

$$S = 20.84 \text{ mph}$$

The calculation above finds that a vehicle could travel no faster than 20 mph in order to safely negotiate this curve as it is currently constructed. It is important to note that the posted speed limit at this site is 25 mph, and there are currently no posted warning signs which warn of the curve ahead with an attached advisory speed sign. This is an obvious deficiency of this site with two possible solutions.

Option 1: Reduce Curve Speed through Warning Signs

PennDOT provides that warning signs are used to warn of possible hazards or changing road conditions. Excerpts from the Pennsylvania Driver’s Manual released by PennDOT are found below depicting the applicable warning signs and advisory speed sign. While the advisory speed sign depicted below in *Figure 5* provides a speed limit of 25 mph, this speed would be inappropriate for the curve at this site. Although the above calculation yielded a result of 20 mph as the maximum speed, it should be noted that at 20 mph, an eastbound vehicle would still be using all available friction to maintain control, and this speed may not be slow enough for a vehicle to negotiate the curve safely.

WARNING SIGNS

Warning signs tell you about conditions on or near the road ahead. They warn you about possible hazards or changes in roadway conditions. They are posted before the condition, so you have time to see what is ahead, decide how you should respond and slow down or change your travel path, if necessary. Warning signs are usually diamond shaped with black symbols or words on a yellow background.

Figure 3: PennDOT PA Driver's Manual Defines Warning Signs

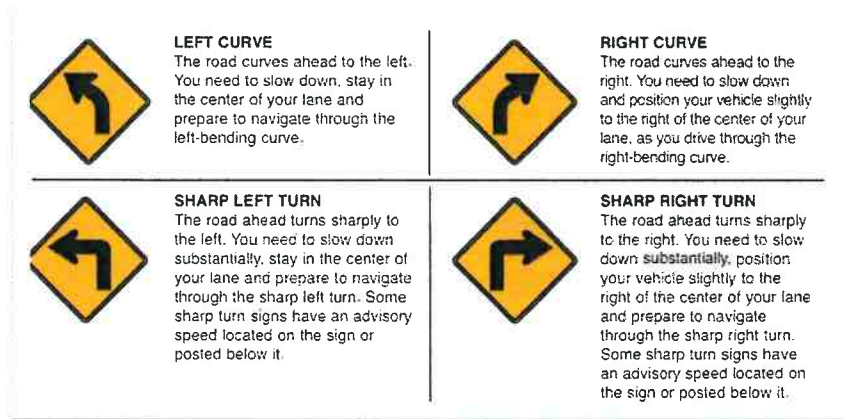


Figure 4: PennDOT PA Driver's Manual Curve Warning Signs

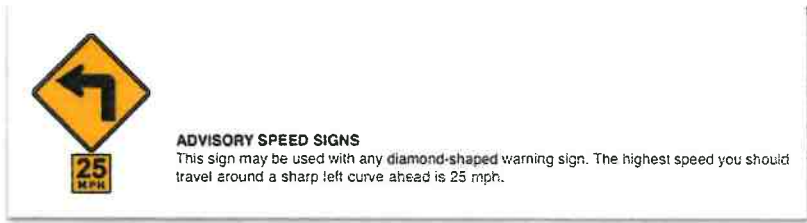


Figure 5: PennDOT PA Driver's Manual Defines Advisory Speed Signs

The speed of this curve as it is currently constructed and marked should be reduced to 15 mph (for eastbound/southbound traffic) through the use of curve warning signs in conjunction with advisory speed signs. This reduced speed would allow vehicles to safely negotiate the curve and avoid conflict with any parking lanes.

It should be noted that although the above recommendation would allow passenger vehicles to safely negotiate the curve without encroaching upon the parking lane, a reduction in speed will not prevent commercial trucks from encroaching the parking lane or opposing lane while negotiating this curve due to a commercial vehicle's width and wheelbase.

Option 2: Increase Radius of Curve through Lane Markings and Parking Restrictions

We can increase the critical curve speed by increasing the radius of the travel lane. This can be done by eliminating the parking lane on the curve and adding painted lane markings which moves the travel lane closer to the curb at the apex of the curve. This recommendation is depicted below in *Figure 6*.

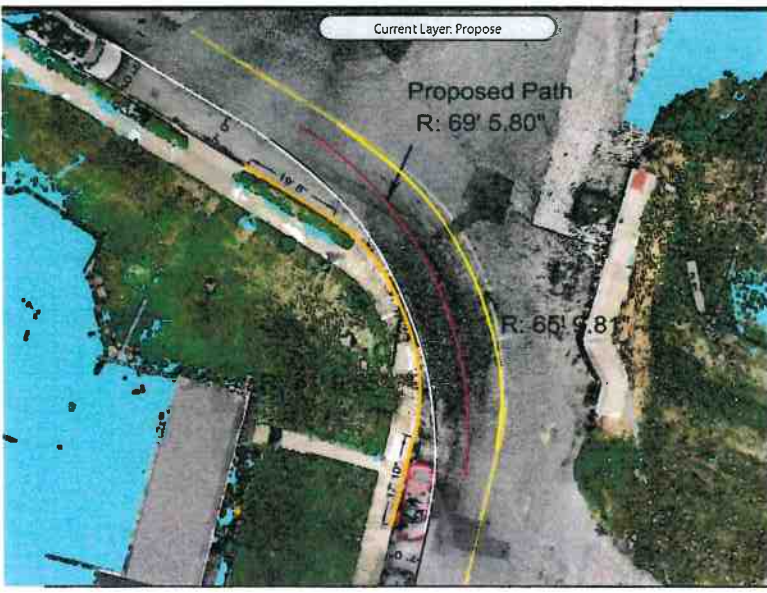


Figure 6: Proposed Lane of Travel

In the above depiction, the white and yellow lines would be the location of the painted lane markings, the red line indicates the path of travel (Radius = approx. 69.5 feet), and the orange line indicates the no parking zones created due to the insufficient parking lane width. The parking restrictions are further depicted in *Figure 7* and *Figure 8* below.



Figure 7: Chocolate Ave Parking Restriction. The red car pictured would be in the No Parking zone.



Figure 8: Wood Street Parking Restriction

Using the same equation above, we can find the critical curve speed for the above-proposed changes (where s_p is the proposed critical curve speed in mph, R_p is the radius of the proposed curve, and f is the coefficient of friction):

$$S_p = 3.86 \sqrt{R_p f}$$

$$S_p = 3.86 \sqrt{69.5(0.674)}$$

$$S_p = 26.4 \text{ mph}$$

As calculated above, the increase in the curve radius increases the critical curve speed to 26 mph. Furthermore, the additional space provided in the lane of travel would allow additional space necessary for single-unit commercial trucks to negotiate this curve (articulated combinations such as tractor-trailers would still likely need to encroach the opposing lane to successfully negotiate this curve).

As mentioned in *Option 1* above, the critical curve speed would require that the vehicle use all available roadway friction to negotiate the curve. It is suggested that the curve speed be reduced to 20 mph for eastbound traffic through the use of curve warning signs in conjunction with advisory speed signs.

Furthermore, it is recommended that the no parking zones be indicated through the use of official parking signs and curb paint. These additions would make clear the parking restrictions and allow for lawful enforcement of no parking zones.

Conclusion

All measurements and calculations herein are offered within a reasonable degree of scientific certainty. I reserve the right to add, delete, or modify any, and/or all opinions and conclusions if new or additional information becomes available. Based on my analysis, I offer the following summary of the two proposed solutions:

Option 1	Option 2
<ul style="list-style-type: none"> • Erect curve warning sign in conjunction with advisory speed sign (15 mph) on Wood Street prior to the curve. • Erect curve warning sign in conjunction with advisory speed sign (speed TBD) on Chocolate Avenue prior to the curve. 	<ul style="list-style-type: none"> • Reduce curve radius through the use of lane paint as indicated in diagrams. • Restrict parking on and adjacent to the curve as indicated in diagrams above. • Erect curve warning sign in conjunction with advisory speed sign (20 mph) on Wood Street prior to the curve. • Erect curve warning sign on Chocolate Avenue prior to the curve.

Respectfully submitted,



Scott E. Drexel, #411
Patrol Sergeant



16

RECEIVED
OCT 27 2023

October 25, 2023

Rapho Township Board of Supervisors
c/o Chairman Lowell Fry
Rapho Township Municipal Office
971 N. Colebrook Road
Manheim, PA 17545

RE: Chiques Crossing
Proposed 378 Unit Apartment Complex

Dear Chairman Fry, Vice-Chairman Swarr and Secretary Erb:

My wife Sandy and I first became aware of the apartment complex proposal for the Vistablock LLC tract on April 4. Up until that time all prior discussion concerning the subject tract centered around the potential of a single-family detached development in accordance with the Rapho Township's standard R-1 Zoning criteria. It took us and many of our neighbors by surprise that a 378 unit apartment complex was now being proposed.

We are residents of Mount Joy Borough (227 Park Avenue) and although we are not immediately adjacent to the subject property (a narrow strip of Mount Joy Borough's Little Chiques Park is situated between our lot and the subject parcel), we are concerned about the impact this project will have upon ourselves and our property, as well as upon our Borough in general. Zoning serves two main purposes, among many others: it identifies what private property owners can and cannot do with their properties, and it protects already developed properties from the adverse impacts of adjacent or nearby incompatible uses. The Rapho Township Zoning Ordinance, Section 102, provides eight (8) Purposes of Enactment, the third of which is to "prevent overcrowding of land...and congestion in travel and transportation..."

Rapho Township also has an Open Space Overlay Zone which is coincidental with some of the R-1 zoned parcels in the Township. This provides owners of R-1 land in the Township the capability to voluntarily pursue a proposed open space development with a minimum of 50% of the parent tract set aside for public open space land, in exchange for an increase in the maximum permitted density. The maximum permitted density is calculated by "multiplying the lot area of the tract (defined in the Zoning Ordinance as "the area contained within the property lines of an individual parcel of land, not including any area within a street right-of-way") proposed for an Open Space Design Development by the density multiplier stipulated for the applicable base Zone." This multiplier appears to be 15 for those tracts of land with areas of 15 acres or greater, where buildings for multi-family dwellings are proposed. The allowable density of 15 units per acre seems excessive and arbitrary for a parcel surrounded on three sides (the only exception being Drohan Brick) by single-family detached dwellings on appreciably-sized lots.

What is even more difficult to comprehend is the fact that the R-2 Mixed Residential Zone (presumed to be a more dense residential district), permits by right a density of six (6) dwelling units (Table 3-2.2.2) per acre with an increase to a maximum of eight (8) dwelling units per acre (Table 4-4.3(f)) if the optional Village Overlay Zone Criteria is voluntarily utilized. Compare this to the fact that the R-1 Zone allows by right a minimum lot size of 20,000 sf (single-family detached only), which equates to an allowable density of less than 2 units per acre when you account for acreage lost to public street right-of-ways. But if the Open Space Overlay option is utilized, the allowable density sky rockets to 15 units per acre (a 700% plus increase). This does not seem appropriate, and I must wonder if this was the true intent of what the creators of this particular Ordinance content originally intended.

In looking at the Zoning Ordinance's Purpose Statement for the R-1 Residential Zone (Table 3-2.1.1):

"The primary purpose of the R-1 Zone is to accommodate suburban 'detached' residential growth within the Township...

... and lastly, multiple family uses have been specifically excluded to protect the single-family detached residential character of these neighborhoods."

This is an admirable and appropriate purpose statement for the R-1 Zoning District in Rapho Township, especially for the subject parcel, because of the abundance of single-family dwellings pre-existing around much of the perimeter of the site (excluding Drohan Brick and Little Chiques Park). Yet the Ordinance appears to incentivize the developer to convert "already protected" floodplain to public open space, theoretically, we're told, to prevent suburban development from encroaching into rural Rapho Township. A tough pill to swallow for those of us who live around the perimeter of the subject parcel.

On a positive note, we were happy to hear that the developer is proposing to enhance the quality of the floodplain on their parcel with native plants and expanded wildlife habitat. This would certainly be a welcome addition in support of the over 100 bird species documented in Little Chickies Park (link to documented birds: <https://www.youtube.com/watch?v=jbPk9JnpXl8>) and would hopefully encourage our famous resident Great Horned Owls (15 plus years in Little Chiques Park) to continue to call the stately sycamore tree in the park their home for the "next" 15 years and beyond. We do, however, worry about the potential impact several years of construction on this site may have on the prevalence of wildlife those of us nearby and from afar (many out-of-county and out-of-state visitors visit this park during the Great Horned Owl nesting season) have come to enjoy.

Sandy and I would much prefer single-family detached homes bordering our property, as opposed to 3-story, 45 foot tall per Ordinance (developer is proposing 50 feet plus) and 160 foot long per Ordinance (developer is proposing 334 feet) apartment buildings with associated parking and lighting. We believe there are some provisions within the Rapho Township Zoning Ordinance that the Township could rely on to disapprove of any pending Conditional Use Application for this proposed apartment development:

Section 906.B.1 – the proposed use shall be consistent with the purpose and intent of the Rapho Township Zoning Ordinance.

See the purpose as outlined on page 2 of this correspondence, which the proposed apartment development seems to ignore.

Section 906.B.2 - the proposed use shall not detract from the use and enjoyment of adjoining or nearby properties.

The impacts this development will have on Mount Joy Borough residents, although significant in our eyes, pales in comparison to the impacts this development will have upon those Rapho Township residents who directly border the proposed development (at least those who haven't agreed to sell their property to the developer) who will have 45-50 foot tall and 334 foot long apartment buildings with associated parking breathing down their necks to the rear, and in some cases to their side as well.

Section 906.B.3 – the proposed use will not substantially cause a change in character of the subject property's neighborhood (which certainly extends beyond Rapho Township into Mount Joy Borough), nor adversely affect the character of the general neighborhood, the conservation of property values, the health and safety of our residents or workers on adjacent properties and in the neighborhood nor the reasonable use of neighboring properties. The use of adjacent properties shall be adequately safe-guarded.

It seems difficult to suggest that a proposed development of this intensity and density will not substantially affect any of these Ordinance-mandated safeguards intended to protect the existing neighborhood.

If the Township ultimately decides that there are no grounds for Conditional Use disapproval, I would respectfully request two things. One, that the Board consider any and all necessary and appropriate conditions to remediate all legitimate and reasonable neighbors' concerns. Second, that significant requested waivers, modifications, ordinance text amendments and/or variances not be approved if in the eyes of the Township they are being utilized to achieve a higher density. The developer is not guaranteed a density of 15 units per acre. That is merely the maximum allowable, which as stated previously seems excessively absurd for a parcel zoned R-1 Low Density Residential. Zoning Ordinance **Section 405.D.2.d** specifically states that: "The applicant is advised that the maximum number of dwelling units calculated may not always be achievable while meeting the minimum requirements for public open space land and all other standards, criteria and regulations set forth in the Open Space District Overlay Zone." Modifications of building height, building length, impervious coverage, parking requirements and any other standards that would allow an increase in density to occur, should not be approved in our view. The presumption is these standards are in the Ordinance for a reason.

Lastly, as a result of our personal experience living near the subject tract, we wish to express the following concerns as well, which you may or may not be aware of:

1. 378 apartment units, according to the ITE Trip Generation Manual would generate approximately 2056 (5.44 x 378) Average Daily Trips and 166 (.44 x 378) Peak Hour Trips. Left turns off of Barbara Street onto westbound 772 are currently extremely difficult and unsafe, and this will only get worse with the proposed development.
2. Left turns off of Main Street onto Route 772 in both directions is very difficult at the traffic signal in Mount Joy Borough and this should be studied in the Traffic Impact Study and thoroughly discussed with Mount Joy Borough.

3. Any proposed pedestrian access from the subject site across the Little Chiques Creek into Little Chiques Park in Mount Joy Borough should be discussed with and approved, or hopefully disapproved by Mount Joy Borough, if they deem it appropriate to do so. We do not personally support a pedestrian bridge from 378 apartment units into what is now a quiet, passive neighborhood park in Mount Joy Borough. We do realize this ultimate decision rests with Mount Joy Borough.
4. We are significantly concerned about site lighting for a project of this nature. Yes, lighting can be designed so that footcandles do not spread beyond property lines, but significant sky lighting will occur and cannot be avoided with a project of this size and with buildings the size as are being contemplated.
5. Plans should be reviewed by Fire Department Mount Joy if they will be responding to events at this site. We are concerned that a single two-way access into and out of this site, along with a right turn in/right turn out only secondary access within close proximity to the primary access, may not be adequate to protect public safety for a development of this size and scope.

Sandy and I both appreciate the time taken to read our initial concerns. We may in time have others. We are of the understanding that a petition to make a text amendment to your Zoning Ordinance relative to this project has recently been submitted, and a hearing is tentatively scheduled for November 16 before the Rapho Township Board of Supervisors, with possible discussion at the November 13 Rapho Township Planning Commission. We hope you will weigh our thoughts throughout your deliberations on this project, and know that we are personally opposed to the construction of apartment units on this property. We will stay in touch as the project progresses. At the very least, we would anticipate that the Township would require a significant visual vegetative buffer along the subject property's southern interface and/or elsewhere as needed to buffer and screen the 3-story buildings and all parking lots and lighting from our view and those of our Park Avenue, Barbara Street and Route 772 neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "David and Sandy Christian". The signature is written in a cursive, flowing style.


David and Sandy Christian
227 Park Avenue
Mount Joy, PA 17552

cc: Randall Wenger – Rapho Township Manager
Jim Caldwell – Rapho Township Engineer
Jay Gainer - Rapho Township Planning Commission Chair
Mark Pugliese – Mount Joy Borough Manager
Bill Hall – Mount Joy Borough Council (Fire Department Mount Joy)



November 2023



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 WOODY WASTE PICK-UP	2 Council Budget Mtg 6:30 PM	3	4
5	6 Council 6 PM	7 	8 Authority 4 PM Plan. Comm. 7 PM	9	10	11
12	13 Public Works 6:30 PM	14 Council Budget Mtg 6:30 PM	15 WOODY WASTE PICK-UP	16 Admin. Fin 6:30 PM	17	18
19	20 Building Ad Hoc 5:30 PM	21 Authority 4 PM Council Budget Mtg 6:30 PM	22 ZHB 7 PM	23  OFFICE CLOSED	24 OFFICE CLOSED	25
26	27 Public Safety 6:30 PM Civil Service Com 5:30 PM (as needed)	28 WOODY WASTE PICK-UP	29	30		Note: Leaf Collection begins Nov 6th and runs thru Dec 16th