

**Mount Joy Borough Council Meeting**  
**Agenda**  
**7:00 PM Monday, December 1, 2025**

1. Call to Order – President Hall
2. Roll Call—Councilors, Eichler, Fahndrich, Greineder, Ginder, Hall, Haigh, Kark, Youngerman, Scordo, and Mayor Bradley
3. Invocation- Mayor Bradley
4. Pledge of Allegiance
5. Announcement of Executive Sessions – There were no Executive Meetings held between November 3, 2025, and December 1, 2025. There will be an Executive Session toward the end of tonight's meeting to discuss legal matters regarding the Police Contract Negotiations.
6. Motion to approve December 1, 2025, Borough Council Meeting Agenda.
7. Public Input Period - Comments of **Any Borough Resident or Borough Property Owner.**  
Time limit of three minutes per individual.
8. Rotary Club presentation of funding for Memorial Project.
9. Reports
  - a. Mayor
  - b. Police Chief
  - c. Fire Department Mount Joy
  - d. PSH Life Lion LLC.
  - e. EMA
  - f. Library
  - g. Zoning, Code, & Stormwater Administrator
  - h. Community & Economic Development Coordinator
  - i. Public Works Department
  - j. Borough Authority Manager
  - k. Assistant Borough Manager/Finance Officer
  - l. Borough Manager
10. Approval of Minutes
  - a. Approval of Minutes of the Regular Borough Council Meeting held on November 3, 2025.
  - b. Approval of the Special Budget Meeting on November 11, 2025
11. Building Ad Hoc Committee
  - a. Updates – Completion date Has been updated to Mid- April – On Schedule.
  - b. Change Orders

If you are a person requiring accommodations 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](mailto:Borough@mountjoypa.org) • [www.mountjoyborough.com](http://www.mountjoyborough.com)

- i. No change orders for the Manager were approved
- ii. There are no change orders for Council to approve.
- iii. Total amount of change orders to date \$33,040.01 however, refund should be deducted from overall costs.

c. Office and Chamber Furniture

12. 175<sup>th</sup> Anniversary Ad Hoc Committee Update

13. Administration and Finance Committee

- a. Consider a motion to adopt Ordinance 07-2025, an ordinance to levy the tax rate for all taxable real properties within the Borough of 5.28 mills for 2026.
- b. Consider a motion to adopt Highway Aid 2026 Budget as presented.
- c. Refuse Fund
  - i. Consider a motion to increase residential and commercial refuse rates by \$70.00 per year.
  - ii. Consider a motion to adopt the Refuse 2026 Budget as presented.
- d. Consider a motion to adopt the Capital Funds Budget for 2026 as presented.
- e. Consider a motion to approve the General Fund Budget for 2026 as presented with Revenues and Expenditures at \$6,714,486.00.
- f. PLGIT Report
- g. Sketch Plan Briefing – Guardian Barrier, 1040 E. Main Street
  - i. Section 240-43.H.4 - As approved by Committee, motion to defer the modification request regarding curbs and sidewalks based upon the justification provided and recommended by the Borough Engineer.
  - ii. Section 240-46.B.1 & Section 240-46. B.2 - As approved by Committee, motion to approve a partial modification for sidewalks to allow the applicant to provide sidewalks on one side of the new access drive
- h. As recommended by Committee, motion to give the property owner permission to proceed with the rezoning process for 409 W. Main Street.
- i. As approved by Committee, motion to possible adoption of a letter in response to the Manheim Central Comprehensive Plan.
- j. As approved by Committee, motion to extend the deadline for the Borough's tax rebate (Volunteer Fire Fighters/Support) to December 1, 2025.
- k. As approved by Committee, motion to close Borough Office on Friday, December 26, 2025.

14. Public Safety Committee

- a. Motion to approve Ordinance 06-2025, an ordinance to amend the Mount Joy Borough Code of Ordinance, Chapter 255, Vehicles and Traffic, to revise regulations governing parking on Mariett Ave.

15. Public Works Committee

- a. Discussion with Possible motion to approve changes to Chapter 232, Streets and Sidewalks Ordinance.
- b. As approved by Committee, direct to Borough Solicitor to draft and send a letter to The Lakes HOA to require upgrades to the walking trail to meet ADA requirements.
- c. As approved by Committee, authorize RETTEW to move forward with "As Built" survey for the basin on Pink Alley at a cost of \$5,600.00.

16. Public Input Period - Comments of **Any Borough Resident or Borough Property Owner.**

Time limit of three minutes per individual

17. Any other matter proper to come before Council.

18. Acknowledge the payment of bills for the month of November.

19. Meetings and dates of importance, see attached calendar.

20. Executive Session – To discuss police contract negotiations.

21. Adjournment

The next full Council Meeting is scheduled for **7 PM, on Monday, January 5, 2026.**

Borough Council Reorganization Meeting followed by regular Council Meeting.

# Police Activity Statistics

## 2025

	Citation Charges	Criminal Charges	Incidents	Total Incidents YTD	Total Incidents Previous YTD
Jan	18	34	488	488	596
Feb	21	13	470	958	1,212
Mar	55	27	636	1,594	1,862
Apr	109	27	702	2,296	2,513
May	77	25	663	2,959	3,259
June	81	16	677	3,636	4,022
July	57	31	699	4,335	4,757
Aug	48	23	611	4,946	5,392
Sept	27	28	545	5,491	6,063
Oct	40	28	591	6,082	6,732
Nov					7,328
Dec					7,780
<b>TOTAL</b>					7,780

# MOUNT JOY POLICE DEPARTMENT

21 E MAIN ST, MOUNT JOY,  
PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

## Citation Output By Charge

Starting Issue Date 10/1/2025 to Ending Issue Date 10/31/2025

Charge	Total
301 A - DR UNREGIST VEH	1
301 A - Dr Unregist Veh	6
311 A - Regist Card Not Signed	1
371 A - Veh Reg Suspended	1
501 A - Driving W/O A License	2
511 A - Fail To Carry Lic	1
543 A - Driv While Oper Priv Susp Or Revoked	1
111 A - Obedience to Traffic-Control Devices	2
345 F.1 - Meeting/Overtaking School Bus Used For Disabled	1
353 A3II - Illegal Park Where Official Signs Prohibit	1
362 A1-17 - Exceed 35 MPH In Urban Dist By 17 MPH	1
362 A1-20 - Exceed 35 MPH In Urban Dist By 20 MPH	1
362 A1.2-28 - Exceed 25 MPH Residence Dist. By 28 MPH	1
581 A2i - Fail to use safety belt - driver and vehicle occupant	7
581 A2iiB - Fail to use safety belt- driver/front seat/back seat occupant of vehicle w/o doors	1
703 A - Operat Veh W/O Valid Inspect	4
730 B - Proof Of Insurance Req. Produced And Displayed	1
301 A - DR UNREGIST VEH	1
514 A - LICENSE EXPIRED	1
316.1A - PROHIBITED USE OF INTERACTIVE MOBILE DEVICE	1
703 A - OPERAT VEH W/O VALID INSPECT	2
703 C - FAIL INSPECT OF VEH REENTERING COMWLTH	2
<b>Total:</b>	<b>40</b>

# 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 10/1/2025 to Ending Issue Date 10/31/2025

Charge Type: ARREST

Charge	Total
543 A - DRIV WHILE OPER PRIV SUSP OR REVOKED	1
543 A - DRIV WHILE OPER PRIV SUSP OR REVOKED	1
38-2 - SOLICITATION - LICENSING	1
701 A1 - SIMPLE ASSAULT - ATTEMPT	2
702 A1 - AGGRAVATED ASSAULT	1
706 A1 - TERRORISTIC THREATS W/ INT TO TERRORIZE ANOTHER	1
709 A1 - HARASSMENT/STRIKE, SHOVE, KICK, ETC.	1
709 A4 - HARASSMENT - COMM. LEWD, THREATENING, ETC. LANG.	1
709 A5 - HARASSMENT - COMM. REPEATEDLY IN ANONYMOUS MANNER	1
718 A1 - STRANGULATION APPLYING PRESSURE TO THROAT OR NECK	1
304 A5 - CRIMINAL MISCHIEF - DAMAGE PROPERTY - SUMMARY CASE	1
304 A5 - PA TITLE 18, SECTION CS-3304 (A)(5): CRIMINAL MISCHIEF	1
503 (A)(1)(II) - CRIM TRES-BREAK INTO STRUCTURE	1
302 D1I* - DUI: CONTROLLED SUBSTANCE - SCHEDULE 1 - 1ST OFFENSE	1
302 D3* - DUI: CONTROLLED SUBSTANCE - COMBINATION ALCOHOL/DRUGS - 1ST OFFENSE	1
329 A1 - RETAIL THEFT	1
306 A - NOT USE LOW BEAM	1
503 A1* - DISORDERLY CONDUCT - ENGAGE IN FIGHT - COURT CASE	2
503 A2 - DISORDERLY CONDUCT-UNREASONABLE NOISE	1
505 - PUBLIC DRUNKENNESS AND SIMILAR MISCONDUCT	1
30-113 A31I - PA TITLE 35, SECTION 780-113(A)(31)(I): POSSESSION OF SMALL AMOUNT OF ARIJUANA	1
30-113 A32 - PA TITLE 35, SECTION 780-113 (A)(32): USE / POSSESSION OF DRUG PARAPHERNALIA	1
<b>Total:</b>	<b>24</b>

Charge Type: COMPLAINT

Charge	Total
329 A1 - RETAIL THEFT	1
104.2 A - EVADING ARREST OR DETENTION ON FOOT	1
503 A2 - DISORDERLY CONDUCT-UNREASONABLE NOISE	1
505 - PUBLIC DRUNKENNESS AND SIMILAR MISCONDUCT	1
<b>Total:</b>	<b>4</b>



# MOUNT JOY POLICE DEPARTMENT

Calls for Service  
Year 2025 October

Code	Call for Service	Totals
0440	AGGRAVATED ASSAULT/HANDS AND FEET	1
0613	THEFT SHOPLIFTING	1
0619	THEFT ALL OTHERS	1
0800	SIMPLE ASSAULT	1
1130	FRAUD ALL OTHERS	2
1440	CRIMINAL MISCHIEF ALL	1
1510	WEAPONS	1
1810	DRUG POSSESSION OFFENSE	1
2020	FAMILY OFF-CHILD ABUSE	1
2040	FAMILY OFFENSES - DOMESTIC	7
2111	DUI-ALCOHOL/UNDER INFL	1
2310	PUBLIC INTOXICATION / DRUNKENESS	1
2450	NOISE COMPLAINT	5
2485	ALARM ALL OTHERS	1
2624	FALSE POLICE REPORT	1
2640	MUN ORD VIOLATIONS	4
2654	DISTURBANCE	4
2656	THREATS	1
2657	HARASSMENT	1
2660	TRESPASSING	1
2665	FIREWORKS	1
4014	OPEN DOORS/WINDOWS GENERAL POLICE	1
4021	SUSPICIOUS ACTIVITY	12
4026	DOWN-WIRES / POLES /TREES / LIMBS	1
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	4



4100	ALARMS (FIRE ALARMS)	4
5502	BARKING DOG/ANIMAL NOISE	1
5510	ANIMAL COMPLAINTS ALL	6
6008	REPORTABLE MV CRASH NO INJURIES	8
6015	REPORTABLE MV CRASH HIT & RUN	1
6016	NON REPORTABLE MV CRASH	3
6303	TRAFFIC OFFENSE ALL OTHER	8
6305	SELECTIVE ENFORCEMENT TRAFFIC	21
6310	TRAFFIC ENFORCE / STOP	118
6336	DISABLED MV	1
6510	PARKING ENFORCEMENT	2
6511	PARKING VIOLATION COMPLAINT	12
6602	ABANDONED IMPOUND/TOWAWAY	1
6612	SIGNALS SIGNS OUT	1
7002	BUILDING CHECK	8
7006	LOCK OUT	1
7008	MEDICAL ASSISTANCE	58
7014	OTH PUB SERV/WELFARE CHK	7
7015	ASSIST CITIZEN	25
7025	EMOTIONALLY DISTURBED PERSON (EDP)	1
7502	ASSISTING-FIRE DEPT	5
7504	ASSISTING-OTHER POLICE DP	18
7506	ASSISTING-OTHER AGENCIES	7
7522	ASSISTING OTHER OFFICER	1
8010	WARRANTS-LOCAL	6
9002	ADMINISTRATIVE DUTIES	1
9008	COURT	7
9020	POLICE INFORMATION	56
9025	FIELD CONTACT INFORMATION	3
9029	CIVIL MATTER	1

9034	REPOSSESSION	1
9052	PFA INFORMATION	1
9068	COMMUNITY RELATIONS ACTIVITY	1
9115	FOLLOW UP	118
9192	VEHICLE MAINTENANCE	5
9989	CALL BY PHONE	4
9999	NON-CAT DATA	13
	<b>Grand Total</b>	<b>591</b>

## Life Lion LLC Monthly Report Mount Joy Borough

### October 2025 EMS call volume

Total EMS activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Total Life Lion LLC calls dispatched in Mount Joy Borough.	70	53	75	62	73	73	57	74	45	53
Total monthly calls Mount Joy Borough unit dispatched in other municipalities	133	100	89	113	85	82	98	98	94	94
Mount Joy Borough calls handled by other Life Lion units	22	11	25	13	14	9	15	21	15	14

### Total dispatched municipal responses by primary unit assigned in Mount Joy Borough

	Count	Pct
Mount Joy Borough	39	26.9
Rapho Township	51	35.2
Columbia Borough	17	11.7
West Hempfield Township	9	6.2
East Hempfield Township	7	4.8
Mount Joy Township	5	3.4
Manheim Borough	5	2.1
York County	3	2.1
Elizabethtown Borough	3	2.1
Penn Township	3	0.7
Manor Township	1	0.7
East Donegal Township	1	0.7
West Donegal Township	1	0.7
<b>Total</b>	<b>145</b>	

### Medical Call Type in Mount Joy Borough

	Count	Pct
Sick Person	17	32.1
Fall - Injured	8	15.1
Unconscious Person	6	11.3
Chest Pains	4	7.5
Diabetic	3	5.7
Psychiatric - Emotional	2	3.8
Abdominal Pain - Sick	1	1.9
All others	12	22.6
<b>Total</b>	<b>53</b>	

### Response times primary unit assigned to Mount Joy Borough

Response time median (Minutes)	8:04
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## MILANOF-SCHOCK LIBRARY

1184 Anderson Ferry Road, Mount Joy, PA 17552

Tel: 717.653.1510 Fax: 717.653.4030

[www.mslibrary.org](http://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

**November 2025** - Compiled by Joseph McIlhenney, Executive Director  
Contributors: Susan Craine, Jazmynn Whitney, Kirstin Rhoads & Laura Bear

October 1-31, 2025 Statistics	2025	2024	2023	2022	2021
TOTAL CIRCULATION	13,324	13,804	13,834	14,075	12,389
YTD CIRCULATION	141,935	151,502	152,453	152,202	148,000
OVERDRIVE & E-formats	1,141	1,438	1,506	1,338	1,227
NEW PATRONS	52	64	73	51	90
YTD NEW PATRONS	852	838	894	763	596
PATRON COUNT	5,231	5,140	5,033	5,094	4,317
YTD PATRON COUNT	57,556	58,328	59,531	53,240	42,157
PASSPORTS	76	92	95	87	54
YTD PASSPORTS	1508	1050	1170	872	736
WIFI USERS	512	544	524	319	260
PC USERS	209	230	295	232	300

Hoopla!	Oct'25	Sept'25	Aug'25	Jul'25	Jun'25	May'25	Apr'25
Number of Hoopla items used	324	364	334	371	431	543	592

ITEMS SOLD IN LOBBY	\$1,045.03
YTD TOTAL \$	\$8,974.06
TOTAL \$ ADDED DONATIONS	\$170.85
TOTAL	\$1,215.88



## **PROGRAMMING & CLUBS**

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	5	63	30	488
Club Meetings/Participants	8	78	79	628
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	20	467	220	5,316
Off-site Programs	0	0	52	3,027

Volunteer	Month Total	2024 YTD Totals		
Volunteer Hours	74.0	629.73		

### **Joseph**

- Presentation to Friends of Donegal -- Staying Ahead class, Oct 1
- Attended [and served as chairperson] LSLC Director's Council Meeting, Oct 3
- Attended Mount Joy Borough Council meeting, Oct 6
- Presentation to West Hempfield Township Board of Supervisors, Oct 7
- Attended Mount Joy Chamber of Commerce meeting, Oct 8
- Attended MSL Friends Group meeting, Oct 13
- Met with Rich Nornhold and Rich Maisano, Oct 16
- Held Core4 meeting, Oct 23
- Hosted Pa. Senator Malone to visit MSL during National Friends of Libraries Week, Oct 23

**Milanof-Schock Public Library**  
 A few weeks ago, PA Senator Malone visited the library in recognition of National Friends of Libraries Week, and Joseph, our director, gave him a tour of the building. Thank you for visiting, Senator Malone!  
[#MilanofSchockLibrary](#) [#MountJoyPa](#) [#VisitFromPASenator](#) [#Pennsylvania](#) [#LibInThe17552](#)



### **Community/Service Point (Susan)**

- Megan is back and is a passport agent again!!
- Rachel has been doing the staff schedule. She really enjoys doing it....Like a puzzle, she says!
- Taught Diana how to put the Mylar covers on hardback books.
- Cleared the kitchen cabinets of years' worth of clutter and workroom of years' worth of shredding
- Did full processing on 60 items ordered by Joseph

### **Youth Services**

- New Children's office was painted, desk installed and was made ready for use
- Katelyn and Alyssa continue to bring energy and creativity to programs
- Joseph, Katelyn and Alyssa met to begin planning for new Children's Coordinator

### **Public Relations/Promotions (Kirstin)**

- **CONSTANT CONTACT:**
  - November Enews: sent to 4,049 contacts; 1907 opens (48.9%), 53 clicks (1.4%)
- **SOCIAL MEDIA:**
  - **Facebook** – Followers 3,197 (30 new, 12 unfollow); 95.9K views; 18.1K reached; Content Interactions 1.2K; Comments 89; Shares 49; Link clicks 43; Page Visits 2.5K; 57 posts
  - Top Posts: Savannah and "purchased" lobby books 12.2K views, 152 interactions; Coat Drive 6.9K views, 70 interactions; Megan's Return 6.4K views, 75 interactions
  - **Instagram** – 1,407 followers (11 new); 25.8K views; 1.K reach; 400 content interactions; 324 profile visits.



- Top Content: Coat Drive 754 views, 15 interactions, 310 Reach; Megan's Return 676 views, 22 interactions, 231 Reach; Jigsaw Puzzle Team Showdown Promo 621 views, 13 interactions, 189 Reach
- Created Promos for programs/events.
- Post at least once a day on both platforms.
- 1 Press Release - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
  - 3,422 total sessions; highest views: 240 sessions of Passports; 98 visits to Children & Family; 51 Adult Page; 35 Library News; 45 Contact Us
- **GOOGLE**
  - Business Profile: 871 website clicks, 1,432 Interactions, 174 calls
- **BOOK SALES - \$2,403.94**
  - Lobby Books: Earned \$1,043, Pango Books: Earned \$38.40, eBay Earned \$1,322.54
  - Have been using recycled bubble wrap, brown paper, cardboard, and old boxes
  - Took 753 photos of items for sale on eBay and Pango in October

### Volunteers/Programming/Fundraising (Jazmynn)

- **ExtraGive**
  - Informational page set up on website, as well as home page "slider"
- **#GivingTuesday 2025**
  - Informational page and donation portal set up on website
- **Annual Appeal 2026**
  - Target date is February 14th, 2026
- **Volunteers**
  - Total hours in October: 74 hours
- **Clubs**
  - 8 clubs met in October, 78 attended.
- **Programs (5 programs; 63 total attendees)**
  - Strength and Support: Resources for an Addiction Recovery Journey, Partnered with DSAA and Mount Joy Area Chamber, 26 Attended
  - Adult Book Bingo, led by the Friends Group, 6 attended
  - Medicare Made Simple, led by Dave Kerlin, 9 attended
  - Make-It Monday: Pumpkin Pandemonium, 16 attended
  - CANCELLED: Learn about Girl Scouts, partnered with local Girl Scout Troops, presenter was ill and could not come
  - Special Movie Night: Ghostbusters (1984), 6 attended
  - Honor a Veteran (Passive Program) with Power Point on lobby monitor
- **Ongoing Tasks**
  - Attended Board Meeting on Oct. 16th
  - Created sample program brochure
  - Supported friends during their Friends of the Library week
  - Contacted Lit Lovers for 2026 book list
  - Finalized 2026 adult programming budget





# ***Mount Joy Borough Codes Department***

**21 E Main St, Mount Joy, PA 17552**

93

11/18/2025

Mount Joy Borough  
Borough Manager  
Mark G. Pugliese

RE: Monthly Report, October 2025  
Zoning, Codes & Stormwater Administrator

Mr. Borough Manager,  
The following is a summary of the department's activity since the last monthly report, 10/21/2025.

## **Zoning & Building**

As of 11/17/2025, 43 permits for 14 projects were issued.  
A permit by dates issued report for 10/21/2025 – 11/17/2025 is attached.

## **Rental Permit & Inspection Program**

13 - Rental Inspections completed  
0 – Rental Permits issued.

## **Complaints & Violations**

4 - Notice of Violation letter issued for Disruptive Tenant violation.  
3- Notice of Violation letters issued for Property Maintenance/UCC violations.  
18 - Complaints / Violations closed since the last report.  
17 - Open Complaints / Violations pending follow-up and/or closure.

## **Planning Commission**

The Planning Commission met on 11/12/2025 and reviewed following projects.  
Sketch Plan Review – 1087 Wood St,  
Sketch Plan review – 1040 E. Main St. Guardian Barrier  
Final Plan Review – 400 E. Main St.

## **Zoning Hearing Board**

The Zoning Hearing Board met on 11/19/2025.  
Special Exception request regarding 401-413 E. Main St. - Former MTJ Gift & Thrift

### **Stormwater**

Stormwater permits issued included in the attached permits by date issued report.

NOV Letter sent to Charter Homes regarding Florin Hill – Phase 3 – 11/11/25

### **Items of Note**

10/21/25 – Met with contractor/new owner 101 W. Main St. regarding permits.  
10/22/25 - Occupancy/ Fire Safety evaluation - REYS – 105 Fairview St  
10/22/25 - ZHB meeting  
10/23/25 - Attended MJB Admin & Finance Meeting  
10/24/25 – Site Visit with Code Administrators – 101 W. Main St.  
10/24/25 – Attended MJB Spooktacular  
10/27/25 – Meeting with owner Twisted Bine regarding sidewalk project  
10/27/25 - Attended MJB Public Safety Committee meeting.  
10/28/25 - Attended New MJB Building Site meeting  
10/30/25 – Attended LCPD Open House event at LCPSTC  
10/30/25 – ZHB Meeting (ZHB Decision regarding 127 E. Main St. variance request)  
11/3/25 – Attended MJB Council meeting  
11/6/25 – Attended MJB Budget meeting  
11/7/25 – Attended Zoom meeting regarding Cornerstone Lot 6A project  
11/11/25 - Attended New MJB Building Site meeting  
11/11/25 - Attended MJB Budget meeting  
11/12/25 – MJB Planning Commission meeting  
11/13/25 – New Knox box installation 350 W. Main St.  
11/14/25 – PSU Water Quality Webinar  
11/18/25 - Attended PA DOT/LTAP – Municipal Stormwater Facility Program Webinar

### **Information / Updates:**

130 E. Donegal St. – Fire Restoration – Demolition permit pending.  
35 W. Main St. – Structural issues – Plan review complete and permits issued.  
101 W. Main St. – Condemned building - Plan review complete and permits issued.  
51 Donegal Springs Rd. – Hoarding Conditions – Cleanout in progress  
1087 Wood St. – Demolition completed. Sketch Plan - Planning Commission recommend  
19 Poplar & 163 New Haven – Awakened Properties - ZHB Appeal – No update.

Respectfully,



**Brett R. Hamm, Mount Joy Borough**

*Codes, Zoning, & Stormwater Administrator*



9h.

**MOUNT JOY BOROUGH  
MEMORANDUM**



**TO:** Council & Mayor

**FROM:** Rachel Stebbins, Community & Economic Development Coordinator

**DATE:** November 20, 2025

**RE:** C&ED's Report

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**Highlights:**

Winterfest is December 6<sup>th</sup>.

Three grants have been submitted; one more will be by the end of November.

**Time Breakdown:**

Community & Economic Development – 35%

Grants – 55%

General (council/committee meetings, staff meetings, C&ED reports, etc.) – 10%

**Activities:**

1. I have attended Mount Joy Chamber mixer, a Chamber/MSL Event, 1<sup>st</sup> Responders' Grant Seminar, staff benefits meeting, C2P2 Round 31 grant webinar
2. Created ad for downtown events for Merchandiser (MC, Etown, Columbia); see attached
3. Assisted MJCOC in preparing for audit.
4. Continue working with several property owners and real estate agents to fill vacant properties and/or acquire tenants for soon-to-be-vacant properties; Borough resident with business in Manheim is looking to relocate to Mount Joy and I am assisting her with various aspects of the process as well as finding space
5. Fielded questions for businesses and residents regarding Winterfest.
6. Worked with Assistant Borough Manager to gather/compile grant information of existing and submitted grants to gain a better understanding of where they are and how to move forward.
7. Assisted in gathering pricing information for the Mount Joy's 175th anniversary
8. Created/scheduled Borough Facebook posts re: several area nonprofits, announcements, and events.
9. Continued taking course on Advanced Grant Writing through Elizabethtown College

**Grants**

1. Searching for grant opportunities to determine parameters, qualifications, needs, etc.

2. Searching for possible stormwater-related grants applicable to the Borough.
3. **Local Share Account – Statewide (AEDs)** - \$46,190 for 22 AED units; submitted
4. **Local Share Account – Statewide (Hako Vehicle)** - \$156,329 for Hako Vehicle for Public Works department; submitted
5. **Local Share Account – Statewide (Barricades)** - \$29,963 for water-filled barricades for Police Department and Public Works; submitted
6. **Local Share Account – Statewide (Pickle Ball Courts)** - \$30,000 for pickleball courts with \$37,000 from Rotary; due November 30th
7. **C2P2 Round 31** – Phase 1 for Little Chiques Park Development; DCNR \$200,000; 50/50 match; Submitted; 11/6 – confirmed with DCNR staff these have not been awarded yet
8. **PFBC Habitat Improvement Grant** - \$75,000 towards Little Chiques Streambank Restoration Phase 3; submitted.
9. **Multimodal Transportation Fund** – Discussed with Borough team and Engineers to determine specific projects, timeline, etc. – Submitted
10. **NIBRS Compliance Efforts Grant** – Awarded; Submitted Q3 Reports
11. **ARLE Transportation Enhancement Grant** – Awarded; sent signed contract to RETTEW for them to prepare bid documents

**\*\*\*\*End of Report\*\*\*\***

**Save the Date!**  
**Winterfest**  
December 6th  
2pm-5pm



**Experience the JOY of Mount Joy**

- Dining • Drinks
- Retail • Events
- History & More!

ETN




VISIT  
**Mount Joy**

0110016

## Designing the Magic of Christmas

BY CAT SHANNON

To say Dawn Fisher loves Christmas doesn't quite capture it. For her, the holiday isn't just a season; it's a way of life. For nearly 30 years, Dawn has poured her creativity and sparkle into designing the enchanting displays at the National Christmas Center, helping countless visitors feel the magic she's always cherished.

"I've always loved Christmas," she said with a smile. "I love glittery decorations. I really like decorating inside. Outside, not so much—but inside, I just love building displays."

Dawn, who lives in Millersville, has a background in art and design. After years as an interior designer and antique shop owner



Dawn Fisher with a scene from Tudor Towne at the National Christmas Center.

Photo by Cat Shannon

in Columbia, she discovered her knack for festive window displays, one that soon led her to a new opportunity at the National Christmas Center, which opened in 1998. Her first big project at

the center became her greatest joy.

"I was in charge of setting up Tudor Towne," she said, describing the walk through storybook scenes of animatronic woodland creatures

See Designing pg 3

## Laughs Will Run Wild in "North Woods Nonsense"

BY CAT SHANNON

Can politics play for laughs? Ask the director of Elizabethtown Homeschool Drama Club's fall production, and the answer is "yes."

"In today's political climate, this show will make everyone giggle," shared Ginger Wayde, describing "North Woods Nonsense." "We all know of someone in government who

we think could be doing a better job. We've also all heard verbal spaghetti that doesn't make any sense. We've also all spent time in the store checkout line reading headlines from the scam sheets with their ridiculous stories. Coupled with character names to fit the locale, you will spend your evening chuckling, slapping your knee or maybe even snorting."

The play will be performed

See Laughs pg 4



Seniors in the production of "North Woods Nonsense" are (from left) Alyssa DeCubellis, Jon Ainsley and Shelby Gingrich.

## Gobble Up Fun at Great Turkey Chase

BY CAT SHANNON

"This is our eighth annual Turkey Chase event, and every year it gets bigger and better," said Grace Wells, race director of the 5K run/walk. The race will be held on Thanksgiving Day, Thursday, Nov. 27, at Elizabethtown Brethren in Christ Church (EBC), 996 E. High St., Elizabethtown. Day of registration will be held from 6:45 to 8 a.m., and the race will start at 8:15 a.m.

"During the run/walk, the participants have the chance to fit stuffed turkeys on the coat that they can trade in at the end of the race for a Thanksgiving Day treat," Wells said. "There's also a kids' run that starts at 9:15. We have a variety of distances for younger participants to 1 mile for those that want to go long."

The event will also feature contests. The Family Gathering Contest will recognize the largest number of family members registered for the race, and a costume contest will award people dressed with the most Thanksgiving Day spirit.

"Every 5K race participant receives a finisher's medal. This will be first place overall finish and first place group award," Wells shared, noting that groups will be in increments of 10 years. "Kids' run participants receive their own special treat at the end of the kids' event."

Prizes have not been finalized yet, she added, but the awards are always something fun.

"We always do something Thanksgiving feast-related," she commented. "In the past have given out wooden kitchen spoons, cutting boards, plates and forks."

See Chase pg 5

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

**TO:** Mark Pugliese, Borough Manager

**FROM:** Dennis Nissley, Public Works Director

**DATE:** November 25, 2025

**RE:** Public Works Department Activities for November 2025

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Following is a list of activities for the Public Works Department for November 2025

- Parks – Leaf Cleanup and collection
- Parks – Drain water and winterize water systems at parks
- Parks – General Parks cleanup
- PW – Pothole repair as needed
- PW – Leaf Collection
- PW – Haul dirt/fill to approved fill sites
- PW – Pavement patching at North Alley and N. Barbara St
- PW – Haul documents that were approved for disposal to incinerator
- Signs – Repair and replacement of missing or damaged signs as needed.
- Compost Site – Material processing/ screen leaf compost
- Compost Site – Track down and follow up with unauthorized dumping of oversized tree debris at the site.

**Meetings:**

- Attend Public Works Committee meeting
- Attend Council Budget meeting
- Attend Staff meetings
- Interview 2 applicants for open PW position

**Projects:**

- S. Market Avenue – Work with Rettew on design plans
- Work on Stormwater Maintenance Plan
- Inspect and monitor curb and sidewalk installation on N. Barbara St.



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



## November 2025 Authority Administrator Report

- The Authority has hired Mr. Dilan Dreibelbis as a Water & Sewer Maintenance Technician. Dilan will work out of the Authority's Construction Department.
- Bid results were received for the renovation project to the N. Market Ave (Shop) facility. NOIA have been issued to the low bidders.
- A pre-drill well site review has been submitted to PA DEP in efforts to drill a test well for an additional Raw Water source.
- Efforts to establish a new website are ongoing. 12:34 is scheduled to implement our new .GOV domain for our email accounts on Dec 4<sup>th</sup>.
- Staff attended a meeting with PADEP regarding a recent Filter Plant Performance Evaluation (FPPE). There were no major deficiencies noted and the facility received a Satisfactory rating.

### Authority staff continued review and involvement on the following projects:

- 1000 Strickler Rd (Rapho Township) Maple Press – Construction in Progress.
- Core 5 @ I-283 Project – Construction in progress.
- Jura USA Hospitality Center (Rapho Township) – Construction in Progress.
- Florin Hills Phase 3 – Blocks F&M – Construction in Progress. Revised drawings for Blocks V and Z were reviewed and a recommendation letter was provided by the Authority Engineer.
- KRM Ventures Lot 1&4 (Rapho Township) – An updated LD plan submission was received and reviewed; a comment letter was provided back to the design engineer.
- Mount Joy Borough Admin / Police Department Facility (Mount Joy Borough) – Construction in Progress.
- 30 Orchard Rd (Mount Joy Borough) – Awaiting project as-builts
- LCCTC Lot-2 – (Mount Joy Twp) – Construction in Progress
- 55 Maibach Ln – (Rapho Twp) – Staff attended a pre-construction meeting. Construction to begin soon.
- 1320 Strickler Rd (Paradise Energy) – A recommendation for plan approval was provided by Rettew. A capacity request was received, and a recommendation was provided by Rettew.
- 1500 East Main St (Dunkin Donuts) – Capacity request was approved. LD plan review is ongoing
- Chiques Crossing (Rapho Twp)- Conditional Right – Of – Way Agreements were executed for the proposed sanitary sewer main installation.
- KW Cornerstone 6A – LD plans and a water/sewer capacity request were submitted for review. A recommendation letter for both was provided by Rettew.
- KW Cornerstone W4 - LD plans and a water/sewer capacity request were submitted for review. A comment response letter has been provided by Rettew.
- At&t cell equipment upgrade – CD drawings were provided for review. A comment response letter was provided.
- 400 East Main Street (Mount Joy Borough)– LD Plans, along with a Water/Sewer Capacity request was received. Review and an official comment response letter is forthcoming.

Authority in-house projects that are ongoing:

- WWTP Dystor Gas System Rehab Project – Contractor is mobilized, and work is ongoing.
- Fairview Rd Water Main Replacement Project –Project has been advertised for bidding. Mandatory Prebid meeting scheduled for December 16, 2025.
- N. Market Ave (Shop) –
- Carmany Rd – Water Softener Rehab Project – A construction permit was received from PA DEP for this project.
- In House Water Main Replacement Project (Portions of Martin Ave and Florin Ave) – Construction to start late within the next few weeks. We will stay on this project until the weather becomes inclement.
- Water Service Line Inventory – Efforts are ongoing to complete the verification process of all water service lines as required by PA DEP.
- Residential Meter Replacement Project – Ongoing – In progress. Letters were mailed to customers who are apart of this year’s replacement project.
- Chlorine Analyzer Replacement (Carmany Water Plant) – Permit Application for this project has been submitted to PA DEP.
- Industrial Pre-Treatment Program – Efforts are ongoing to perform site visits of current permit holders to review their discharge to the sanitary sewer system.

9K

To: Borough Council  
From: Jill Frey - Assistant Borough Manager/Finance Officer  
Date: 11/25/2025

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In the beginning of the month, I spent a lot of time working on the budgets.

November 3, 2025, I attended Council Meeting.

November 6, and 11, 2025, I attended Special Budget Meetings.

November 20, 2025, I attended Admin & Finance Committee Meeting.

November 5, 2025, Lindsey and I attended Susquehanna Municipal Trust's annual meeting. This is our Workers Comp insurance coverage.

November 19, 2025, Lindsey and I organized and facilitated the employee's annual AFLAC/FSA open enrollment meeting.

November 20, 2025, Mark and I met with RJHall to review the plans and investments.

Fulfilled a number of RTKL requests.

Attached you will find the following items:

Account Balance Reports - A report of the reserves in our four major operating funds as of November 25<sup>th</sup>, 2025. This does not include the EIT for November; we did not receive it in time.

Budget reports for both General Fund and Refuse Fund through November 25<sup>th</sup>, 2025.

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

Respectfully submitted,

*Jill Frey*

Assistant Borough Manager/Finance Officer

# MOUNT JOY BOROUGH MEMORANDUM



**TO:** Council & Mayor

**FROM:** Mark G. Pugliese I, Borough Manager

**DATE:** November 25, 2025

**RE:** Manager's Report

1. **Meetings** I have attended the Council Meeting, Public Works Committee Mtg, Chamber meeting, staff meetings, Bi-weekly construction meetings, and two Budget Meetings.
2. **PennState Life Lion LLC** – PennState Life Lion has sent a preliminary agreement document that will be before the Public Safet Committee. **No updates**
3. **Contract Talks** – Negotiations are ongoing. We are addressing several issues that Council has highlighted. One of the more important topics is the ability to change health insurance providers. I have had discussions with another Insurance Broker, and we are tentatively scheduling a meeting on December 2 at 6:00 pm for the broker to explain options. This will be an open meeting for all employees and any Council members as well.
4. **Borough Handbook**: No updates. I would like to have this completed by the end of the year so it can be affected by January 1, 2026. Obviously, we will not be meeting my deadline, but work will continue. **No update**
5. Reference to **BMP 107/Melhorn Basin & BMP 125/Borough Basin**, As requested, this has been placed on the Admin & Finance agenda. Again, I need to remind council/committee that there is a pending lawsuit, and comments should be limited to general steps the Borough is taking, nothing specific. I have contacted RETTEW and asked that BMP 107 be their first priority and BMP 125 be their second priority. I was told that RETTEW will have suggestions moving forward for BMP 107 by the October Admin & Finance Committee and for BMP 125 by the November Admin & Finance Committee Meeting.

**RETTEW has been gathering information for BMP 107. The more information they receive the more precise the recommendation will be. This passed Tuesday & Wednesday there were surveyors out surveying BMP 107.**

The Borough Solicitor drafted and sent a letter to Gus's Keystone Family Restaurant advising that of the Boroughs' intent to reclaim the parking spaces on Borough property and that the Borough is willing to sit down and discuss this with them. **I have been playing phone tag with the owners to set up a meeting.**

6. **AMTRAK** – Working with Congressman Smucker's Office to address BMP 107. I received an updated letter from Congressman Smucker's office indicating that they have contacted AMTRK and are waiting on a response. Noting that earlier this year we were told that the work was to be completed in September of 2025, there is no signs of any work happening. So once again, I contacted AMTRAK via email asking for the status, but I received no response.

**I received a 4<sup>th</sup> letter from Congressman Smucker office indication that they had contacted AMTRAK a second time.** I also had a phone call and email exchanges with the Manager, Government Affairs-Northeast. I provide location mapping as well as photographs of the end wall. I also provided her with names



of several individuals to whom I have spoken with over the years, including those that no longer work for AMTRAK. **I have received no communication from AMTRAK in the past month, month and a half.**

7. **Municipal Services Complex** – The building is coming along, and you are able to tell what rooms are what. Should any Councilors wish to go through the site, please let me know and I will make arrangements for that.

- **Furniture proposal will be before Committee and Council for approval.**
- **Key schedule approved.**
- **Card access & Security Camera contracts have been signed.**
- **New Completion date is mid-April.**
- **Started working on needed phone system.**

8. **Radios**– Some members of Council may remember back around 8 years or so, Lancaster County Wide Communications/County of Lancaster switched over to a new radio system and municipalities were on the hook to purchase radios for police, public works, possibly fire departments, EMA, etc. At the time municipalities were purchasing radios, there were few models available. The radios that most agencies ordered were Tait BK radios. One of the advantages was that these radios, both portables and vehicle mounted were to be “Phase 2” ready. The County is now at the point where they wish to move to Phase 2 by the end of next year. As you can probably guess, the current radios are not Phase 2 capable.

What does this mean? All radios need to be replaced. We are working on a 2-year plan for both police and public works. This means that we are purchasing what we can this year and budgeting funds in 2026 to complete the changeover.

Public works is changing out vehicle mounted radios to be replaced with charging cradles in the vehicles. This will save thousands of dollars by not having to purchase expensive vehicle radios.

I will mention that this is not something that was planned for in the new building. There is a chance that portables will work just fine in the new building with no exterior antennas, however, we are looking at running conduit to the roof or other locations where we may need to install exterior antennas.

**Chief Goshen and I met with the vender for the antennas. We will be getting a proposal./**

9. **RACP Update** - Ms. Frey and I met with individuals from Stantec who the Commonwealths appointed oversight representatives for our grant. There will be a lot of work to be done to complete all the requirements but nothing insurmountable. If you recall several months ago I reported that the Borough had a “conditional” approval for the grant funding. There was certain information that we needed to submit, and I am happy to report that we have been approved to the grant. **No updates**
10. **Rt 772 Re-Route** - I had made a request of PennDOT to meet with the Borough at the intersection of Manheim St/ New Haven St/Main Street (PA 230). Following the on-site meeting, my request was to meet back at our building to review possible fixes as well as relocating of Rt 772 in the borough. I did not receive a response. **No updates.**
11. **Grants**
- a. **DCED Multimodal Transportation Fund Grant - 2021** – **Closing out. We are expecting one more reimbursement in the \$9,000 range.**
- b. **RACP Grant 2022/2023** – **See Item 9.**

- c. **Lancaster County Community Foundation/Lancaster Clean Water Partners (Reserve Swale)** – Working with Clean Water Partners to receive the remaining \$10,000. **Money received, closing grant out.**
  - d. **Clean Water Partners/Foundation** –Phase 1 & 2 closed out. **Putting together all the documentation for Phase 3.**
  - e. **902 Grant** -. **RETTEW is working on Bid Documents.**
  - f. **ARLE Transportation Enhancement Grant**- **RETTEW working on bid documents.**
  - g. **DCED WRPP Grant**-. **Submitted, No Updates**
  - h. **PA Fish & Boat Commission** – Ms Stebbins has submitted the application in the amount of \$75,000 for Phase 3 of the Streambank Restoration Project. **Submitted, no updates.**
  - i. **MTF Grant** – Submitted, **no update**
  - j. **Pickle Ball Court** – See Local Shares Grant. **Application to be submitted. By the end of the month.**
  - k. **Local Shares Grant**. Working on project identification. One such discussion item is updating all of the AEDs, including Admin, Police and Public Works. **Application submitted.**
  - l. **Barriers**-. **Application submitted**
12. **Shovel Ready Projects** -No updates.
13. **Schatz v. Borough of Mount Joy** - No updates from Borough’s law firm.
14. **Florin Hills** – Home construction has started and permits issued.
- Borough Solicitor has drafted a letter for the Borough addressing options due to the uncontrolled sediment releases. Letter received and will be distributed to Council.**
15. **Borough Solicitor** – Staff and I have been working on numerous projects with the Borough Solicitor.
- a. Ordinance for Curbs and sidewalk. No updates
16. **Chiques Crossing** – I’m am expecting some sort of a submittal to Rapho Township in the near future.
17. **Flood Mitigation & Response Plan** - Met with staff and EMA to review locations of know flooding issues, locations of basement flooding that FDMJ pumped out to create and heat map. EMA is looking to find data from 2018 event to add to the heat map. This should give staff physical data to look at and to start working on low hanging fruit. Work in progress. **No updates.**
18. **Website** - Council received a quote from CivicPlus during budget meetings that covered website design, tracking Right To know Requests, and Social Media Archiving. I am also having discussions with a local individual that would just be website design

As always, please feel free to contact me if you have any questions.

**\*\*\*\*End of Report\*\*\*\***

**BOROUGH OF MOUNT JOY**

Lancaster County, Pennsylvania

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**ORDINANCE NO. 07-2025**

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AN ORDINANCE OF THE BOROUGH OF MOUNT JOY, LANCASTER COUNTY, PENNSYLVANIA, TO LEVY TAXES UPON ALL TAXABLE REAL PROPERTY WITHIN THE BOROUGH FOR GENERAL BOROUGH PURPOSES FOR THE YEAR 2026.

WHEREAS, the Borough Code, 8 Pa. C.S. §101 et seq., authorizes Borough Council to levy certain taxes upon real property; and

WHEREAS, Section 1302(a) of the Borough Code, 8 Pa. C.S. §1302(a), permits Borough Council to levy taxes upon all real property within the Borough made taxable for Borough purposes, as ascertained by the last adjusted valuation for county purposes, at the rate specified in this Ordinance.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, as follows:

Section 1. Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, hereby levies an annual tax for general Borough purposes upon all taxable real property within the Borough and establishes the millage rate at 5.28 mills based on an assessment ratio of 100 percent of assessed value for the year 2026. The tax rate expressed in dollars and cents shall be \$0.528 on each one hundred (\$100.00) dollars of assessed valuation of taxable property.

Section 2. All taxes imposed under this Ordinance paid by April 30, 2026, shall be subject to a two (2%) per cent discount. All taxes imposed under this Ordinance which are not paid in full by July 1, 2026, shall be subject to a flat ten (10%) percent penalty. Notwithstanding the foregoing, Council may change such time periods by resolution, if a change is authorized by the Legislature or a Declaration of Emergency by the Governor.

Section 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held to be illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of Borough Council that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 4. All Ordinances or part of Ordinances inconsistent herewith are hereby repealed.

Section 5. This Ordinance shall take effect January 1, 2026.

DULY ORDAINED AND ENACTED this 1st day of December 2025, by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MOUNT JOY  
Lancaster County, Pennsylvania

Attest: \_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
(Vice) President  
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this \_\_\_\_\_ day of December 2025.

\_\_\_\_\_  
Mayor

BOROUGH OF MOUNT JOY		
HIGHWAY AID FUND - 35		
2026		
		2026
REVENUES		DRAFT
106.000	NW Cash Forward	\$ 6,824.85
120.000	PLIGIT Cash Forward	\$ 25,972.55
341.000	NW Interest Earnings	\$ 18.00
341.001	PLIGIT Interest Earnings	\$ 6,000.00
355.050	Liquid Fuels Allocation	\$ 205,618.02
380.012	Misc. Receipts	\$ -
	<b>Total Revenue</b>	<b>\$ 244,433.42</b>
279.740	Equipment Allocation Fund Balance	\$ 305,196.55
	20% of Allocation	\$ 41,123.60
	Equipment Allocation Purchase	\$ -
	<b>Equipment Fund Balance</b>	<b>\$ 346,320.15</b>
EXPENDITURES		
ADMINISTRATION		
400.310	Banking Fees	\$ -
	<b>Total Expenditures</b>	<b>\$ -</b>
PUBLIC WORKS		
430.740	Equipment Allocation Purchases	\$ -
433.360	Traffic Signal Utilities	\$ -
433.740	Preemption / LEDS	\$ -
434.000	Street Lighting	\$ -
	<b>Total Expenditures</b>	<b>\$ -</b>
HIGHWAY MAINTENANCE & REPAIRS		
438.000	Highway Maintenance & Repairs	\$ -
438.310	General Maintenance Expense	\$ -
438.313	Engineering	\$ -
438.315	Microsurfacing	\$ -
438.600	Resurfacing Streets	\$ -
		\$ -
438.601	Bridge Reconstruction	\$ -
	<b>Total Expenditures</b>	<b>\$ -</b>
HIGHWAY CONSTRUCTION & REBUILDING		
439.000	Projects	
	2026 Road Project	\$ 200,000
	<b>Total Expenditures</b>	<b>\$ 200,000.00</b>
	<b>TOTAL REVENUES</b>	<b>\$ 244,433</b>
	<b>TOTAL EXPENDITURES</b>	<b>\$ 200,000</b>
	<b>UNAPPROPRIATED BALANCE</b>	<b>\$ 44,433.42</b>

136

	<b>04. REFUSE / RECYCLING FUND</b>	<b>2026</b>
<b>ACCT. NO.</b>	<b>LINE ITEM</b>	<b>PROPOSED</b>
<b>REVENUES</b>		
<b>341</b>	<b><u>INTEREST EARNINGS</u></b>	
<b>301.001.</b>	<b><u>Fund Balance</u></b>	\$ -
341.000	Interest Earnings	\$ 170.00
341.001	PLIGIT Interest Earnings	\$ 16,000.00
341.200	Lien Payoffs	\$ 3,000.00
	<b><i>SUBTOTAL</i></b>	<b>\$ 19,170.00</b>
<b>364</b>	<b><u>SANITATION</u></b>	
364.301	Collection - Domestic	\$ 1,244,727.00
364.302	Collection - Commercial	\$ 31,620.00
364.303	Collection - Bulk Waste - Trash Tags Sold	\$ 10,000.00
364.305	PADEP Grant (904)	\$ 13,400.00
364.306	LCSWMA Rebate	\$ 25,000.00
364.307	Commercial - Compost Material	\$ 9,000.00
364.308	Kraft Bags	\$ 1,000.00
364.309	Other Municipal - Compost Material	\$ 5,000.00
364.310	Compost Material Delivery and Disposal Charges	\$ 2,000.00
364.311	Refuse Final Fee	\$ 2,000.00
364.312	Key Fobs	\$ 23,000.00
	<b><i>SUBTOTAL</i></b>	<b>\$ 1,366,747.00</b>
<b>380</b>	<b><u>OTHER REVENUES</u></b>	
380.010	Misc Revenue	\$ -
380.340	Newsletter Ads	\$ 200.00
	<b><i>SUBTOTAL</i></b>	<b>\$ 200.00</b>
	<b>TOTAL CASH &amp; RECEIPTS</b>	<b>\$ 1,386,117</b>
<b>EXPENDITURES</b>		
<b>400</b>	<b><u>SOLID WASTE COLLECTION &amp; DISPOSAL</u></b>	
400.310	Banking Service Charges	\$ -
	<b><i>SUBTOTAL</i></b>	<b>\$ -</b>
<b>427</b>	<b><u>SOLID WASTE COLLECTION &amp; DISPOSAL</u></b>	
427.200	Materials & Supplies	\$ -
427.300	General Expense	\$ 500.00
427.314	Legal Services	\$ 1,000.00
427.325	Postage	\$ 100.00
427.340	Advertising and Printing	\$ 2,500.00
427.370	Vehicle / Equip Maintenance & Repairs	\$ 1,500.00
427.470	Facility Maintenance and Repair	\$ 500.00
427.450	Tipping Fees	\$ 340,000.00
427.453	Woody Waste Disposal (Kraft Bags)	\$ 1,200.00
427.454	Compost Site	\$ 4,000.00
427.455	Collection	\$ 671,320.00
427.456	Billing	\$ 8,000.00
427.457	Refuse Service Reimbursements	\$ 1,000.00
427.458	Grinding	\$ 25,000.00
427.700	Newsletter	\$ 13,500.00
427.750	Minor Equipment Purchase	\$ 200.00
427.900	Recycling Bins	\$ 3,000.00
427.999	Emergency Expenditures	\$ -
	<b><i>SUBTOTAL</i></b>	<b>\$ 1,073,320.00</b>
<b>492</b>	<b><u>TRANSFERS</u></b>	
492.010	Transfer to General Fund	\$ 300,000.00
492.200	Transfer to Capital Fund (Leaf Coll/Compost/DumpTk)	\$ -
492.201	Transfer to Capital Fund (Dump Truck)	\$ -
	<b><i>SUBTOTAL</i></b>	<b>\$ 300,000.00</b>
	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,373,320.00</b>
	<b>TOTAL REVENUES (under)/over</b>	<b>\$ 1,386,117.00</b>
	<b>TOTAL EXPENDITURES (under)/over</b>	<b>\$ 1,373,320.00</b>
	<b>UNAPPORTIONED BALANCE</b>	<b>\$ 12,797.00</b>

13c.

BOROUGH OF MOUNT JOY		11.11.25	
CAPITAL FUND		DRAFT	
	<b>Beginning Balance</b>	\$ -	
341.000	Interest Earnings	\$ 100	
341.001	PLIGIT Interest Earnings	\$ 14,000	
	<b>New Fund Balance</b>	\$ 14,100	
	<b>OFFICE EQUIP</b>		
279.400	Carry Over Fund Balance	\$ (875)	
REV - 392.400	General Fund Transfer	\$ 20,000	LaptopReplcmnt
REV - 392.400	General Fund Transfer	\$ 1,000	Printers
REV - 392.400	General Fund Transfer	\$ 10,000	Admin/EMA Radio
REV - 392.400	General Fund Transfer	\$ 22,832	CivicPlus(Website,RTKL,SocialMediaSoftware
REV - 380.400	SMT Grant Revenue	\$ -	
EXP - 400.701	Office Expenditures (SMT Grant)	\$ -	
EXP - 400.701	Office Expenditures	\$ (20,000)	LaptopReplcmnt
EXP - 400.701	Office Expenditures	\$ (1,000)	Printers
EXP - 400.701	Office Expenditures	\$ (10,000)	Admin/EMA Radio
EXP - 400.701	Office Expenditures	\$ (22,832)	CivicPlus(Website,RTKL,SocialMediaSoftware
	<b>New Fund Balance</b>	\$ (875)	\$ (875)
	<b>MUNICI BDG</b>		
279.409	Municipal Carry Over Fund Balance	\$ 57,476	
REV - 392.409	General Transfer - Building	\$ 10,000	MunicBldng-Planning,Design &PM
EXP - 400.600	Expenditures	\$ (10,000)	MunicBldng-Planning,Design &PM
EXP - 400.600	Expenditures	\$ -	
	<b>New Fund Balance</b>	\$ 57,476	\$ 56,601
	<b>POLICE DEPT</b>		
279.410	Police Department Carry Over Fund Balance	\$ 4,405	
REV - 392.410	General Fund Transfer	\$ 35,000	IT/Computer/RadioInfrastructUpgrade
REV - 392.410	General Fund Transfer	\$ 6,000	TraffEnfrmntEquip-Radar,SpdSigns
REV - 392.410	General Fund Transfer	\$ 67,000	Vehicle&Upfit
REV - 392.410	General Fund Transfer	\$ 17,000	BodyCameras
REV - 380.743	Contributions/Receipts	\$ -	
REV - 380.747	Grant Revenue	\$ -	
REV - 380.747	Grants (Ballistic Vests)	\$ -	
REV - 380.749	Bicycle Patrol Contribution/Receipts	\$ -	
EXP - 410.743	Expenditures	\$ (35,000)	IT/Computer/RadioInfrastructUpgrade
EXP - 410.743	Expenditures	\$ (6,000)	TraffEnfrmntEquip-Radar,SpdSigns
EXP - 410.743	Expenditures	\$ (67,000)	Vehicle&Upfit
EXP - 410.743	Expenditures	\$ (17,000)	BodyCameras
	<b>New Fund Balance</b>	\$ 4,405	\$ 61,006
	<b>COMP SITE</b>		
279.427	Leaf Cllctr/CompostEquip/Site CarryOverFundBal	\$ 81,357	
REV - 392.427	Refuse Trnsfr - Leaf Cllctr/Compost/SiteEquip	\$ -	
REV - 380.615	DEP 902 Grant Revenues	\$ 50,000	902GrantRevenue2026
REV - 380.615	DEP 902 Grant Revenues	\$ 200,000	902GrantRevenueFrom2025
EXP - 427.615	DEP 902 Grant Expenditures	\$ (50,000)	902GrantExpense2026
EXP - 427.615	DEP 902 Grant Expenditures	\$ (236,829)	902GrantExpenseFrom2025
EXP - 427.373	Expenditures		
EXP - 427.373	Expenditures		



		<b>New Fund Balance</b>	<b>\$ 44,528</b>	<b>\$ 105,534</b>
	<b>HWY EQUIP</b>			
279.430	Highway Equipment Carry Over Fund Balance	\$ 42,095		
REV - 380.430	Sale of Equipment - Revenues	\$ -		
REV - 392.430	General Fund Transfer	\$ 5,000	PWRadioUpgrade	
REV - 392.430	General Fund Transfer	\$ 160,000	324LoaderReplcmnt	
REV - 392.201	Refuse Fund Transfer	\$ -		
EXP - 430.373	Expenditures	\$ (5,000)	PWRadioUpgrade	
EXP - 430.373	Expenditures	\$ (160,000)	324LoaderReplcmnt	
EXP - 430.373	Expenditures	\$ (30,000)	RadioExpenseFrom2025	
		<b>New Fund Balance</b>	<b>\$ 12,095</b>	<b>\$ 117,629</b>
	<b>TRAFIC CNTRL</b>			
279.433	Traffic Control Carry Over Fund Balance	\$ (9,854)		
REV - 392.433	General Transfer - Traffic Control	\$ -		
REV - 380.616	PennDOT ARLE Grant Revenue	\$ 297,000	ARLEGrantRevenueFrom2025	
REV - 380.616	MTF Grant Revenue	\$ 30,000	MTFGrantRevenueFrom2025	
REV - 380.433	Contributions/Receipts	\$ -		
EXP - 433.616	ARLE Grant Expenditures	\$ (296,850)	ARLEGrantExpenseFrom2025	
EXP - 433.616	MTF Grant Expenditures	\$ (20,146)	MTFGrantExpenseFrom2025	
		<b>New Fund Balance</b>	<b>\$ (9,833)</b>	<b>\$ 107,796</b>
	<b>STS &amp; BRIDGS</b>			
279.438	Street & Bridges Carry Over Fund Balance	\$ 822,043		
REV - 380.438	Contributions/Receipts	\$ -		
REV - 392.438	General Fund Transfer - Streets/Bridges	\$ 400,000	2026RoadProjects(FromBorrowing)	
REV - 380.618	Smart Growth/Complete Streets Grant Revenue	\$ -		
EXP - 435.600	Reconstruction of Sidewalks	\$ -		
EXP - 438.600	Expenditures	\$ (400,000)	2026RoadProjectExpense(FromBorrowing)	
EXP - 438.600	Expenditures	\$ (450,308)	RoadProjectExpenseFrom2025Borrowing	
EXP - 438.619	Grant Expenditures	\$ -		
		<b>New Fund Balance</b>	<b>\$ 371,735</b>	<b>\$ 479,531</b>
	<b>SW MNGMNT</b>			
279.446	Stormwater Carry Over Fund Balance	\$ 313,908		
REV - 392.446	General Fund Transfer	\$ 30,000	2026SWInfrastructure(FromBorrowing)	
REV - 392.446	General Fund Transfer	\$ 40,000	BMP125Retrofit	
REV - 392.446	General Fund Transfer	\$ 60,000	berm at Westview	
REV - 380.612	Grant Revenue (Reserves / Bio Swale)	\$ 10,000	Reserves/BioSwaleGrantRevenueFrom2025	
EXP - 446.600	Construction/Mntnce Expense	\$ (30,000)	2026SWInfrastructure(FromBorrowing)	
EXP - 446.600	Construction/Mntnce Expense	\$ (40,000)	BMP125Retrofit	
EXP - 446.600	Construction/Mntnce Expense	\$ (209,000)	LocustLnExpenseFrom2025Borrowing	
EXP - 446.612	Grant Expense	\$ -		
EXP - 446.613	Grant Expense	\$ -		
EXP - 446.613	NFWF - Rotary Park	\$ -		
EXP - 446.614	Construction Boro Basin	\$ -		
EXP - 446.664	Engineering	\$ -		
		<b>New Fund Balance</b>	<b>\$ 174,908</b>	<b>\$ 654,438</b>
	<b>PARKS</b>			
279.454	Parks Carry Over Fund Balance	\$ 407,845		
REV - 380.454	Parks Contributions / Receipts	\$ -		
REV - 392.454	General Fund Transfer	\$ 25,000	LakesCourtResurfacing	



REV - 392.454	General Fund Transfer	\$ -	
REV - 380.613	Grant Revenue (DCNR C2P2)	\$ 200,000	ImplementationPhase1GrantRev
REV - 380.613	Grant Revenue (CAP-StrmBankRest)	\$ 429,000	CAPGrantRevenue
REV - 380.613	Grant Revenue (C2P2-MasterSitePlan)	\$ 3,750	RemngRevFrom\$3,750-10%MstrSitePlan
EXP - 454.600	Expenditures	\$ (25,000)	LakesCourtResurfacing
EXP - 454.600	Expenditures	\$ -	
EXP - 454.613	Grant Expense (DCNR C2P2)	\$ (200,000)	ImplementationPhase1GrantExp
EXP - 454.613	Grant Expense (CAP-StrmBankRest)	\$ (429,000)	CAPGrantExpense
EXP - 454.613	Grant Expense (C2P2-MasterSitePlan)	\$ (1,132)	RemngExpFrom\$37,500C2P2MstrSitePlan
	<b>New Fund Balance</b>	<b>\$ 410,463</b>	<b>\$ 1,064,901</b>
	<b>Allocated Funds</b>		<b>\$ 1,064,901</b>
	<b>Actual Fund Balance 11/6/2025</b>		<b>\$ 1,113,027</b>
			<b>\$ (48,126)</b>

13e.

	<b>Borough of Mount Joy</b>	
	<b>01. GENERAL FUND</b>	<b>2026</b>
<b>ACCT. NO.</b>	<b>LINE ITEM</b>	<b>Draft</b>
<b>301</b>	<b><u>REAL PROPERTY TAXES</u></b>	
301.001	Transfer from Fund Balance	\$ 604,901.00
301.100	Real Estate Taxes - Current Year	\$ 3,085,830.00
301.400	Real Estate Taxes - Delinquent	\$ 35,000.00
	<b>SUBTOTAL</b>	<b>\$ 3,725,731.00</b>
<b>310</b>	<b><u>LOCAL TAX ENABLING ACT (511) TAXES</u></b>	
310.100	Real Estate Transfer Taxes	\$ 235,000.00
310.210	Earned Income Taxes - Current Year	\$ 1,481,600.00
310.510	LST Collection	\$ 140,000.00
	<b>SUBTOTAL</b>	<b>\$ 1,856,600.00</b>
<b>320</b>	<b><u>LICENSES AND PERMITS</u></b>	
321.600	Business and Mercantile Licenses	\$ 500.00
321.800	Cable Television Franchise	\$ 107,000.00
	<b>SUBTOTAL</b>	<b>\$ 107,500.00</b>
<b>330</b>	<b><u>FINES &amp; FORFEITS</u></b>	
331.110	Motor Vehicle Violations - Traffic Violations	\$ 17,000.00
331.120	Ordinance/Criminal Violations - Non-Traffic Violations	\$ 8,500.00
331.130	State Police Reimbursements (Only State Police Fines Here)	\$ 2,500.00
	<b>SUBTOTAL</b>	<b>\$ 28,000.00</b>
<b>340</b>	<b><u>INTEREST &amp; RENTS</u></b>	
341.000	Interest Earnings	\$ 300.00
341.001	PLIGIT GF Interest Earnings	\$ 75,000.00
342.100	Park Pavilion Rental	\$ 3,000.00
342.200	Building Rental - Office	\$ 55.00
342.200	Building Rental - Florin	\$ -
	<b>SUBTOTAL</b>	<b>\$ 78,355.00</b>
<b>350</b>	<b><u>INTERGOVERNMENTAL REVENUES</u></b>	
351.000	DOJ Grant	\$ -
354.030	Snow Removal Contract	\$ 20,000.00
355.010	Public Utility Realty Tax	\$ 4,000.00
355.080	Liquid & Malt Beverage Refunds	\$ 1,600.00
355.120	Pension- State Allocation	\$ 240,000.00
355.130	Volunteer Fire Co. Relief	\$ 54,000.00
357.010	General Government/Local Grants (Sert Reimbursements Only)	\$ -
357.090	BUPA/AggressiveDriver/DUI Grants	\$ 7,000.00
	<b>SUBTOTAL</b>	<b>\$ 326,600.00</b>
<b>360</b>	<b><u>CONSTRUCTION PERMITS / FEES / LICENSE</u></b>	
361.300	Zoning Fees, Plan Submittals & ZHB Applications	\$ 13,000.00
361.305	Property Maintenance Reimbursement	\$ 1,000.00
361.306	Street Opening Permits	\$ 2,000.00
361.330	Construction/Building Permits	\$ 60,000.00
361.331	Stormwater Permits	\$ 3,700.00
361.340	Annual Rental Registration (Apartment License Fees 2024 prior)	\$ 115,000.00
361.341	Rental Inspection Fee (New 2025)	\$ 11,000.00
	<b>SUBTOTAL</b>	<b>\$ 205,700.00</b>
<b>360</b>	<b><u>DEPARTMENTAL EARNINGS</u></b>	
362.100	Police Services - Accidents & Alarms	\$ 4,000.00
	<b>SUBTOTAL</b>	<b>\$ 4,000.00</b>
<b>380</b>	<b><u>MISCELLANEOUS REVENUE / REIMBURSEMENT</u></b>	
380.010	Misc. Revenue Receipts/Donations	
380.012	Misc. Reimbursements	\$ 500.00
383.001	Sidewalk Assessments	\$ -
387.000	Fees-In-Lieu of Taxes	\$ 8,500.00
	<b>SUBTOTAL</b>	<b>\$ 9,000.00</b>
<b>389-390</b>	<b><u>MISCELLANEOUS REVENUE / REIMBURSEMENTS</u></b>	
391.010	Sale of Property & Supplies	\$ 10,000.00
391.020	Sale of PW Property & Supplies	\$ 30,000.00
	<b>SUBTOTAL</b>	<b>\$ 40,000.00</b>
392.013	Authority Utility Reimbursement	\$ 10,000.00
392.015	Authority Maintenance Reimbursement	\$ 8,000.00
392.270	Transfer from Refuse Fund	\$ 300,000.00
	<b>SUBTOTAL</b>	<b>\$ 318,000.00</b>
395.001	Refund of Prior Years Expenditures	\$ 15,000.00
	<b>SUBTOTAL</b>	<b>\$ 15,000.00</b>
	<b>Total Receipts &amp; Balance</b>	<b>\$ 6,714,486.00</b>

	<b>Borough of Mount Joy</b>	
	<b>01. GENERAL FUND</b>	<b>2026</b>
<b>ACCT. NO.</b>	<b>LINE ITEM</b>	<b>Draft</b>
	<b>GENERAL GOVERNMENT</b>	
<b>400</b>	<b>GENERAL GOVERNMENT - ADMINISTRATION</b>	
400.111	Salaries of Councilpersons	\$ 4,980.00
400.116	Salary of Mayor	\$ 840.00
400.142	Receptionist Wages	\$ 16,390.00
400.143	Administrative Assistant Wages	\$ 78,921.00
400.174	Training	\$ 500.00
400.179	Tuition Reimbursement	\$ -
400.183	Overtime Wages	\$ 200.00
400.200	Materials & Supplies	\$ 5,000.00
400.238	Uniforms / Clothing Allowance	\$ 300.00
400.300	General Expense	\$ 9,500.00
400.300	General Expense - Anniversary Celebration	\$ 30,000.00
400.310	Banking Service Charges	\$ 50.00
400.311	Auditing Services	\$ 44,000.00
400.313	Admin Engineering - Engineering/Architect	\$ 10,000.00
400.314	Legal Services	\$ 1,000.00
400.321	Phone Communication Service	\$ 7,028.00
400.330	Vehicle Operating Expense	\$ 500.00
400.340	Advertising and Printing	\$ 3,000.00
400.375	Equipment Maintenance & Repair	\$ 200.00
400.420	Dues/Subscriptions/Conventions	\$ 10,850.00
400.450	Contracted Services	\$ 47,650.00
400.750	Minor Equipment Purchase/Rental	\$ 500.00
401.121	Salary of Manager @ 3.5% per Committee	\$ 102,495.00
402.114	Salary of Treasurer	\$ 500.00
402.130	Assistant Borough Manager	\$ 79,866.00
404.314	Borough Legal Services	\$ 20,000.00
404.316	Reimbursable Legal Services	\$ -
	<b>SUBTOTAL</b>	<b>\$ 474,270.00</b>
<b>403</b>	<b>GENERAL GOVERNMENT - TAX COLLECTION</b>	
403.300	EIT Collection Fees	\$ 20,000.00
403.302	Real Estate Delinquent Tax Collection Fees	\$ 2,500.00
403.303	Real Estate Transfer Tax Collection Fees	\$ 4,000.00
403.305	LST Collection Fees	\$ 4,200.00
403.450	County Tax Collection Fees	\$ 4,500.00
403.900	Real Estate Tax Appeals	\$ -
	<b>SUBTOTAL</b>	<b>\$ 35,200.00</b>
<b>409</b>	<b>GENERAL GOVERNMENT - MUNICIPAL BUILDING</b>	
409.111	Janitorial Services	\$ 25,000.00
409.200	Materials & Supplies	\$ 5,000.00
409.360	Utilities (Gas & Electric)	\$ 18,000.00
409.370	Maintenance & Repairs	\$ 2,350.00
409.371	Building Purchase	\$ -
409.372	Rail Enhancements Maintenance and Repairs	\$ 5,000.00
	<b>SUBTOTAL</b>	<b>\$ 55,350.00</b>
	<b>TOTAL GENERAL GOVERNMENT</b>	<b>\$ 564,820.00</b>
	<b>PUBLIC SAFETY</b>	
<b>410</b>	<b>PROTECTION TO PERSONS &amp; PROPERTY - POLICE</b>	
410.122	Salary of Chief	\$ 115,862.00
410.130	Salary of Patrol Officers	\$ 1,105,444.00
410.135	PT Patrol Officers Wages	\$ 15,000.00
410.137	PT Clerks Wages	\$ 31,460.00
410.140	FT Administrative Assistant Wages	\$ 48,672.00
410.174	Training Expense	\$ 21,250.00
410.179	Tuition Reimbursement	\$ 5,000.00
410.182	Longevity Pay	\$ 12,100.00
410.183	Overtime Wages	\$ 80,000.00
410.200	Materials & Supplies	\$ 6,000.00
410.238	Uniforms	\$ 16,500.00
410.300	General Expense	\$ 11,000.00
410.301	General Expense Civil Service Commission	\$ 500.00
410.314	Legal Fees	\$ 15,000.00

	<b>Borough of Mount Joy</b>	
	<b>01. GENERAL FUND</b>	<b>2026</b>
<b>ACCT. NO.</b>	<b>LINE ITEM</b>	<b>Draft</b>
410.315	Legal Fees Civil Service Commission	\$ 1,500.00
410.321	Phone Communication Expense	\$ 15,000.00
410.326	Vehicle Equipment Maintenance & Repair/Radio Repair	\$ 9,000.00
410.330	Vehicle Operating Expense	\$ 22,000.00
410.340	Advertising	\$ 500.00
410.370	Vehicle Maintenance/Repair	\$ 13,000.00
410.420	Dues and Subscriptions	\$ 475.00
410.450	Contracted Services	\$ 77,220.00
410.491	Dog Housing	\$ -
410.750	Minor Equipment Purchase/Rental	\$ 30,250.00
	<b>SUBTOTAL</b>	<b>\$ 1,652,733.00</b>
<b>411</b>	<b>PROTECTION TO PERSONS &amp; PROPERTY - FIRE</b>	
411.174	Fire Department Mount Joy Training Expenses	\$ 6,000.00
411.500	Contribution to Fire Department Mount Joy	\$ 93,000.00
411.520	Contribution to Fire Police	\$ 4,000.00
411.550	Volunteer Fire Relief Association	\$ 54,000.00
411.740	Fire Department Mount Joy Major Equipment Contribution	\$ 77,000.00
411.741	Act 172	\$ 4,000.00
	<b>SUBTOTAL</b>	<b>\$ 238,000.00</b>
<b>415</b>	<b>EMERGENCY MANAGEMENT I</b>	
415.000	Emergency Management	\$ 4,000.00
	<b>SUBTOTAL</b>	<b>\$ 4,000.00</b>
	<b>TOTAL PUBLIC SAFETY</b>	<b>\$ 1,894,733.00</b>
	<b>ZONING / PLANNING DEPARTMENT</b>	
<b>414</b>	<b>PLANNING, ZONING &amp; CODES COMPLIANCE</b>	
414.120	Salaries of Zoning Hearing Board	\$ 950.00
414.130	Salary of Code/Zoning Enforcement Officer	\$ 67,161.00
414.137	Part time Inspection Salary	\$ 33,824.00
414.174	Training	\$ 1,500.00
414.200	Materials & Supplies	\$ 1,500.00
414.300	General Expense	\$ 5,000.00
414.313	Engineering Review Fees	\$ 5,000.00
414.314	Legal Expenses	\$ 12,000.00
414.321	Communications/Tablet	\$ 720.00
414.330	Vehicle Operating Expense	\$ 500.00
414.340	Advertising & Printing	\$ 5,500.00
414.370	Vehicle Maintenance Expense	\$ 250.00
414.420	Dues and Subscriptions	\$ 470.00
414.450	Contracted Services	\$ 7,295.00
414.451	Building Permit Training Fees	\$ 500.00
414.460	Property Maintenance	\$ 500.00
414.750	Minor Equipment Purchase/Rental	\$ 4,300.00
	<b>TOTAL ZONING / PLANNING DEPARTMENT</b>	<b>\$ 146,970.00</b>
	<b>PUBLIC WORKS</b>	
<b>430</b>	<b>HIGHWAYS - GENERAL</b>	
430.122	Salary of Public Works Director	\$ 79,866.00
430.130	PW Laborer Wages	\$ 237,644.00
430.174	Training	\$ 4,850.00
430.183	Overtime Wages	\$ 7,000.00
430.200	Materials & Supplies	\$ 8,000.00
430.238	Uniforms	\$ 3,300.00
430.300	General Expense	\$ 1,600.00
430.313	Engineering	\$ 93,700.00
430.314	Legal Services	\$ 1,000.00
430.321	Phone Communication Expense	\$ 1,280.00
430.326	Radio Communication Expense	\$ 600.00
430.330	Vehicle Operating Expense	\$ 13,000.00
430.340	Advertising	\$ 3,800.00
430.360	Utilities (Gas & Electric)	\$ 8,500.00
430.370	Vehicle Maintenance & Repair	\$ 11,500.00
430.375	Equipment Maintenance & Repair	\$ 5,700.00
430.470	Building Maintenance & Repair	\$ 12,900.00
430.750	Minor Equipment Purchase/Rental	\$ 1,500.00



	<b>Borough of Mount Joy</b>	
	<b>01. GENERAL FUND</b>	<b>2026</b>
<b>ACCT. NO.</b>	<b>LINE ITEM</b>	<b>Draft</b>
431.000	Street Sweeping	\$ 8,400.00
434.000	Street Lighting	\$ 130,000.00
435.600	Reconstruction of Sidewalk and Crosswalks	\$ 3,000.00
435.601	Reconstruction/Repair of Sidewalks-Main St. Revitalization Area	\$ 1,000.00
	<b>SUBTOTAL</b>	<b>\$ 638,140.00</b>
<b>432</b>	<b>HIGHWAY MAINTENANCE - SNOW &amp; ICE REMOVAL</b>	
432.200	Materials & Supplies	\$ 18,900.00
432.375	Equipment Maintenance & Repairs	\$ 1,600.00
432.450	Contracted Services	\$ 4,500.00
432.750	Minor Equipment Purchase/Rental	\$ 500.00
	<b>SUBTOTAL</b>	<b>\$ 25,500.00</b>
<b>433</b>	<b>HIGHWAY MAINTENANCE - TRAFFIC CONTROL</b>	
433.000	Street Signs	\$ 3,700.00
433.022	Street Painting/Marking	\$ 5,000.00
433.360	Traffic Signal Utilities	\$ 4,000.00
433.370	Signals Maintenance & Repair	\$ 9,400.00
433.375	Equipment Maintenance & Repair	\$ 700.00
433.750	Minor Equipment Purchase/Rental	\$ 1,500.00
	<b>SUBTOTAL</b>	<b>\$ 24,300.00</b>
<b>438</b>	<b>HIGHWAY MAINTENANCE - TO HIGHWAYS AND BRIDGES</b>	
438.200	Materials & Supplies	\$ 16,200.00
438.600	Street & Alley Maintenance	\$ 27,200.00
	<b>SUBTOTAL</b>	<b>\$ 43,400.00</b>
<b>446</b>	<b>STORMWATER MANAGEMENT/PROJECTS/GRANT</b>	
446.174	Training	\$ 750.00
446.200	Materials & Supplies	\$ 1,500.00
446.313	Engineering	\$ 82,700.00
446.314	Legal Services	\$ 1,000.00
446.321	Phone/Data Plan	\$ 300.00
446.370	BMP Facility Maintenance and Repair	\$ 25,800.00
446.371	Infrastructure Maintenance and Repair	\$ 20,500.00
446.750	Minor Equipment Purchase/Rental	\$ 1,000.00
446.420	Dues and Subscriptions	\$ 1,500.00
446.450	Contracted Services	\$ 26,600.00
	<b>SUBTOTAL</b>	<b>\$ 161,650.00</b>
	<b>TOTAL PUBLIC WORKS</b>	<b>\$ 892,990.00</b>
	<b>PARKS DEPARTMENT - CULTURE &amp; RECREATION</b>	
<b>451</b>	<b>PARKS DEPARTMENT SHOP</b>	
451.100	Florin Station	\$ -
	<b>SUBTOTAL</b>	<b>\$ -</b>
<b>454</b>	<b>PARKS &amp; PLAYGROUNDS</b>	
454.100	Rotary Park	\$ -
454.122	Parks Supervisor Wages	\$ 71,854.00
454.130	Parks Laborer Wages	\$ 114,409.00
454.174	Training	\$ 4,900.00
454.183	Overtime	\$ 5,000.00
454.200	Materials & Supplies	\$ 6,000.00
454.238	Uniforms	\$ 2,500.00
454.300	General Expense	\$ 1,950.00
454.321	Phone Expense	\$ 2,100.00
454.330	Vehicle Operating Expense	\$ 7,000.00
454.340	Advertising	\$ -
454.360	Utilities (Electric)	\$ 6,000.00
454.370	Maintenance & Repair	\$ 2,000.00
454.375	Equipment Maintenance & Repair	\$ 6,500.00
454.400	Tree Maintenance & Replacement	\$ 12,000.00
454.450	Contracted Services	\$ 9,110.00
454.600	Reconstruction/Major Repairs	\$ 17,500.00
454.750	Minor Equipment Purchase/Rental	\$ 3,000.00
	<b>SUBTOTAL</b>	<b>\$ 271,823.00</b>
<b>455</b>	<b>SHADE TREES</b>	
455.000	Shade Trees	\$ 1,500.00
455.370	Street Tree Maintenance	\$ -
455.200	Main Street Flowers	\$ 1,000.00

	<b>Borough of Mount Joy</b>	
	<b>01. GENERAL FUND</b>	<b>2026</b>
<b>ACCT. NO.</b>	<b>LINE ITEM</b>	<b>Draft</b>
	SUBTOTAL	\$ 2,500.00
	<b>SUBTOTAL PARKS ONLY</b>	<b>\$ 274,323.00</b>
<b>456</b>	<b><u>LIBRARY / OTHER ORGANIZATIONS</u></b>	
456.370	Mount Joy Historical Society Contribution	\$ 3,500.00
456.371	Mount Joy Food Bank Contribution	\$ 4,750.00
456.500	Milanoff Schock Library Contribution	\$ 50,000.00
	<b>SUBTOTAL LIBRARY / OTHER ORGANIZATIONS ONLY</b>	<b>\$ 58,250.00</b>
	<b>TOTAL CULTURE &amp; RECREATION</b>	<b>\$ 332,573.00</b>
	<b><u>ECONOMIC / COMMUNITY DEVELOPMENT</u></b>	
<b>463</b>	<b><u>ECONOMIC DEVELOPMENT</u></b>	
463.000	MSMJ (prior) / Cruisin & Cars/Winterfest (NEW-2024)	\$ 2,500.00
463.122	Salary of Community & Economic Development Coordinator	\$ 58,348.00
463.174	Training	\$ 500.00
463.200	Materials & Supplies	\$ 500.00
463.238	Uniforms	\$ 50.00
463.300	General Expense	\$ 400.00
463.314	Legal Review	\$ 250.00
463.321	Phone/Data Plan	\$ 300.00
463.340	Advertising & Printing	\$ 6,000.00
463.450	Contracted Services	\$ 500.00
463.750	Minor Equipment	\$ 250.00
	SUBTOTAL	\$ 69,598.00
	<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>\$ 69,598.00</b>
	<b><u>DEBT SERVICE, INSURANCES &amp; CAPITAL PLANNING</u></b>	
<b>471</b>	<b><u>DEBT SERVICE</u></b>	
471.100	General Obligation Notes	\$551,900.00
471.200	TAN Reimbursement	\$ -
472.100	General Obligation Interest	\$ -
	SUBTOTAL	\$551,900.00
<b>486</b>	<b><u>INSURANCE</u></b>	
486.352	Casualty, Liability, Bonds	\$ 94,220.00
486.354	Workers Compensation	\$ 81,500.00
	SUBTOTAL	\$ 175,720.00
<b>487</b>	<b><u>EMPLOYEE BENEFITS</u></b>	
487.153	Disability Insurance	\$ 4,500.00
487.155	Self Insured Medical Payments	\$ 32,250.00
487.156	Hospitalization Major Medical	\$ 980,000.00
487.158	Life Insurance	\$ 2,700.00
487.160	Pension	\$ 397,000.00
487.161	Employer Taxes	\$ 165,000.00
487.162	Unemployment Insurance	\$ 10,000.00
487.163	Vision/Dental Reimbursement Benefit	\$ 14,900.00
489.000	Miscellaneous Expenses	\$ -
491.000	Refund of Prior Year Revenue	\$ -
	SUBTOTAL	\$ 1,606,350.00
<b>492</b>	<b><u>CAPITAL PLANNING</u></b>	
492.100	Transfer to Capital Reserve:	
	AdminTransfer-LaptopRplcmnt-\$20K;Printer-\$10K;Admin/	\$ 63,832.00
	EMARadio-\$10K;MunicBuild-\$10K(plan,design,PM;	
	CivicPlus-\$22,832(Website,RTKL,SocialMediaSoftware)	
	PW Transfer-Radio Upgrade (Hwy Equip)	\$ 5,000.00
	PW Transfer-324 Loader Replcmnt (Hwy Equip)	\$ 160,000.00
	SW Transfer-BMP 125 Retrofit	\$ 40,000.00
	SW Transfer-Berm@Westview	\$ 60,000.00
	ParksTransfer-Lakes court resurfacing	\$ 25,000.00
	PDTransfer-IT-\$35K;TrafficEnfcmnt-\$6K(SpeedSigns);	\$ 125,000.00
	Vehicle&Upfit-\$67K;BodyCams-\$17K	
	SUBTOTAL	\$ 478,832.00
	<b>TOTAL DEBT, INSURANCE &amp; CAPITAL PLANNING</b>	<b>\$ 2,812,802.00</b>

	<b>Borough of Mount Joy</b>	
	<b>01. GENERAL FUND</b>	<b>2026</b>
<b>ACCT. NO.</b>	<b>LINE ITEM</b>	<b>Draft</b>
	<b>TOTAL REVENUES</b>	<b>\$ 6,714,486.00</b>
	<b>TOTAL EXPENDITURES</b>	<b>\$ 6,714,486.00</b>
	<b>UNAPPROPRIATED BALANCE</b>	<b>\$ -</b>

Click [here](#) if you are having trouble viewing this message.



Pennsylvania Local  
Government  
Investment Trust



**November 17, 2025**

**PLGIT 7-Day Yields<sup>1</sup>**

PLGIT-Class	Reserve Class	PLGIT/PRIME
3.80%	3.88%	4.04%

**PLGIT/TERM<sup>2</sup>**

Maturity	Net Rate
90 Days	3.92%
180 Days	3.92%
270 Days	3.87%

**PLGIT CD  
Purchase Program<sup>2</sup>**

Maturity	Net Rate
90 Days	4.25%
180 Days	4.10%
270 Days	3.98%





Pennsylvania Local Government Investment Trust

Account Statement

Consolidated Summary Statement

For the Month Ending October 31, 2025

Borough of Mount Joy

Account Number	Account Name	Opening Market Value	Purchases / Deposits	Redemptions / Sales/ Maturities	Unsettled Trades	Change in Value	Closing Market Value	Cash Dividends and Income
00007036016	General Fund	2,546,924.05	9,149.22	0.00	0.00	0.00	2,556,073.27	9,149.22
00007036023	Highway Aid Fund	62,634.92	208.38	(10,000.81)	0.00	0.00	52,842.49	207.57
00007036037	Capital Improvement Fund	260,072.56	934.25	0.00	0.00	0.00	261,006.81	934.25
00007036044	Refuse/Recycling Fund	488,554.50	1,319.33	(250,000.00)	0.00	0.00	239,873.83	1,319.33
00007036051	Building Project	7,297,747.27	19,494.99	(2,000,000.00)	0.00	0.00	5,317,242.26	19,494.99
Total		\$10,655,933.30	\$31,106.17	(\$2,260,000.81)	\$0.00	\$0.00	\$8,427,038.66	\$31,105.36

PL 25-06

13g

# MOUNT JOY BOROUGH

Lancaster County, Pennsylvania



## APPLICATION FOR CONSIDERATION OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN

The undersigned hereby applies for approval under Chapter 240, Subdivision and Land Development, of the Code of the Borough of Mount Joy for the Plan submitted herewith and described below:

### For Mount Joy Borough Use Only

Mount Joy Borough File No:	Date of Receipt/Filing:
----------------------------	-------------------------

### Plan & Project Information

Plan Name: Sketch plan for Guardian Barrier Services	
Plan No: 5126-20	Plan Date: September 11, 2025
Location: East Main Street	
Property Owner: Guardian Properties III LLC	
Owner Address: 170 New Haven Street Mount Joy, PA 17552	
Telephone Number: 717-664-2695	
Email: bdolphin@gbs-csg.com	
Deed Reference: 20250020618	Tax Parcel No: 4505093100000
Applicant (if not landowner): same as owner	
Applicant Address:	
Telephone Number:	
Email:	
Firm Which Prepared Plan: DC Gohn Associates	
Firm Address: 32 Mount Joy Street	
Telephone Number: 717-653-5308	
Person Responsible For Plan: Brian R. Cooley	
Email: bcooley@dcoohn.com	
Plan Type: <input checked="" type="checkbox"/> Sketch Plan	
<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Subdivision <input type="checkbox"/> Land Development <input type="checkbox"/> Lot-Line Change Plan	
<input type="checkbox"/> Final & Preliminary/Final Plan <input type="checkbox"/> Lot-Line Change Plan (expedited)	
<input type="checkbox"/> Improvement Construction Plan	
Description: Construct 11,500 square foot building for office and warehouse space, paved areas for storage, access drives, and parking areas. The existing access drive will be relocated. The site is served by public water and public sewer.	
Total Acreage: 4.13 acres	
Zoning District: CI Campus Industrial	
Is/was a zoning variance, special exception or conditional use approval necessary? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
If yes, please attach Zoning Hearing Board Decision.	

		Proposed Lots and Units			
	# of Lots	# of Units		# of Lots	# of Units
<b>Total #</b>	1		Mixed Use		
Commercial			Single Family Detached		
Industrial	1		Multifamily		
Institutional			Other		
Total Square Feet of Ground Floor Area (building footprint):			11,500		
Total Square Feet of Existing Structures (all floors):			N/A		
Total Square Feet of Proposed Structures (all floors):			11,500		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			N/A		
Linear feet of new street:			N/A		
Identify all street(s) not proposed for dedication:			N/A		

**NOTES:**

1. All units of occupancy shall be provided with a complete water supply system which shall be connected to the Borough's water supply system in accordance with the requirements of Council, the Authority and DEP.
2. All units of occupancy shall be provided with a complete sanitary sewer system, which shall be connected to the Borough's sanitary sewer system in accordance with the requirements of Council, the Authority and DEP.
3. The final plan application shall include a statement from the Authority indicating the approval of plans for design, installation, and possible financial guarantees.
4. Applicants shall comply with all plan processing procedures of the County Planning Commission. It is the responsibility of the applicant to determine the requirements of the County Planning Commission, including, but not limited to, the number of copies which must be submitted and the filing fee.
5. The final plan or preliminary/final plan shall be recorded in the office of the Recorder of Deeds in and for Lancaster County.

# Submission Requirements

**Planning Commission Meeting: 2<sup>nd</sup> Wednesday of the month, 7:00 PM**

**Deadline: 2nd Wednesday of the month prior to meeting**

## **Preliminary and Preliminary/Final Plans:**

- Three (3) copies of preliminary plan, 24" x 36"
- Six (6) copies of the preliminary plan, 11" x 17"
- Two (2) copies of all reports, notifications, and certifications that are provided on the Plan, including Storm Water Management Plans and calculations.
- One (1) copy of the application form completely and correctly executed, with all information legible, and bearing all required signatures.
- The required filing fee as established from time to time by resolution by the Council.
- An electronic copy of the plan and all supporting documents in PDF format.
- All other items listed under Article VII, Plan Requirements.

**Sketch Plans: (Expedited processing of certain plans)** The Applicant will have the right to proceed to a preliminary/final plan and forego the preliminary plan phase/processing requirements. Developers are strongly urged, but not required to submit this plan for a proposed land development. This plan will be considered an informal submission, for discussion purposes by Borough staff, the Borough Solicitor, the Borough Engineer and Planning Commission.

- Plan sheets 24" x 36"
- Eight (8) paper copies of the plan.
- Two (2) copies of any supporting documents.
- One (1) electronic copy of the plans and supporting documents.
- Supplemental documents
- One (1) copy of the application form completely and correctly executed, with all information legible, and bearing all required signatures.
- The required filing and review fees as established from time to time by resolution by the Council.

**Improvement Construction Plans:** An applicant whose improvement construction plan is approved, is permitted to install all or part of the improvement required prior to final plan submission.

- After an applicant has received official notification that the preliminary plan has been approved and the required changes, if any have been made, an application may be processed.
- May be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision, as shown on the approved preliminary plan.
- Applications should be made and processed in accordance with the Preliminary/Final Plan submission requirements above.

**Lot Line Change Plan:** A plan to shift lot lines or to merge lots.

- A lot-line change plan may be waived from the review by Lancaster County Planning Commission (LCPC) (if the Borough and LCPC agree), if the applicants provide a Lancaster County Appendix 24 form.
- Approval of this plan shall be permitted to file a single application for preliminary/final plan approval.

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed in this application and on any attached plans or forms is true, correct and complete. The undersigned also authorizes Mount Joy Borough to enter the property in question for a general site inspection. The undersigned agrees to accept and abide by the applicable Ordinances, Resolutions, Rules and Regulations including application fees and reimbursement of Borough review expenses now in effect for the Borough of Mount Joy.

Signature of Applicant

Printed Name

Date

Signature of Landowner  
(If different then above)

Date

Printed Name

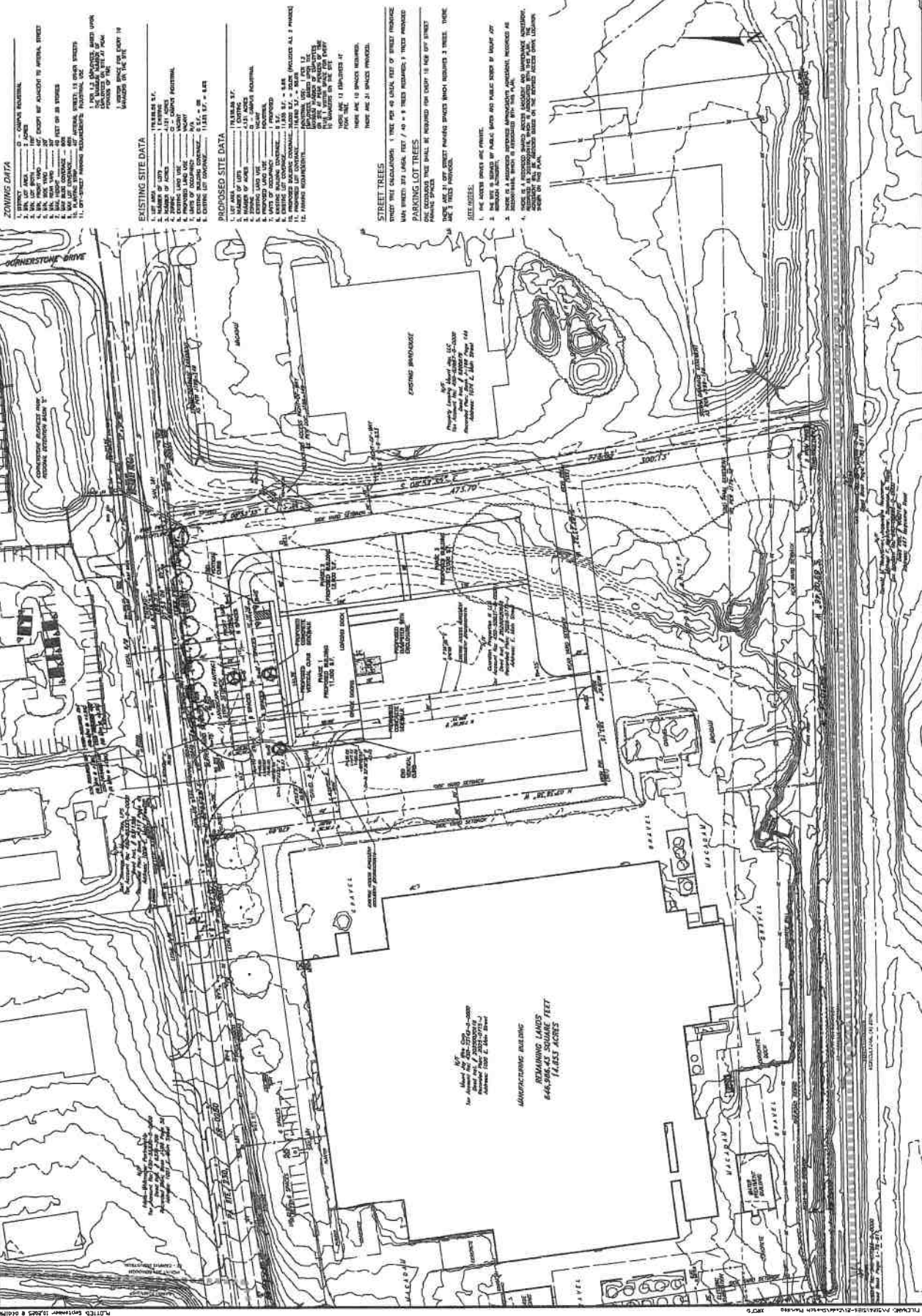


SKETCH PLAN  
FOR  
GAURDIAN BARRIER SERVICE  
EAST MAIN STREET  
MOUNT JOY BOROUGH  
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.: 0126-21  
DATE: SEPTEMBER 11, 2025  
DRAWN BY: BNC  
CHECKED BY: BNC  
SCALE: 1"=10'  
0' 25' 50'

**dc gohn**  
Associates, Inc.  
32 Mount Shaw Street  
P.O. Box 128  
Mount Joy, PA 17552  
Ph: (717) 651-5308  
www.dcgoh.com  
Surveyors - Engineers - Landscape Architects

NAME	STANDARD PROPERTIES II, LLC
ADDRESS	170 NEW HAMPSHIRE STREET MOUNTAIN VIEW, VA 22122
TELEPHONE	717-664-2635
SITE ADDRESS	WANT MAIN STREET MOUNT JOY, PA 17552
SOURCE OF TITLE	DEED BKG. 2003002018
LANCASTER TAX ACCT NO.	450-10631-0-0000
RECORDED PLAN	2023-07-15

[illegible]





*Surveyors - Engineers - Landscape Architects*

September 11, 2025

Mark Pugliese, CSI  
Borough Manager  
Mount Joy Borough  
21 E. Main Street  
Mount Joy, PA 17552

SUBJECT: Guardian Barrier Service  
East Main Street  
Sketch Plan Modification Requests  
DCG Project Number **5126-21**

Dear Mr. Pugliese:

On behalf of our client, Guardian Barrier Service, we are submitting the requested modifications for the Sketch Plan.

### **Subdivision and Land Development Ordinance**

#### **1. Section 240-43.H.4 – Existing Street Improvements**

We request relief from the requirement that in cases where a subdivision or land development abuts an existing Borough and/or state street, the street shall be improved to the ultimate width in accordance with Subsection H(1) or as indicated on the Official Map, whichever is greater, and additional right of way shall be provided, concrete curbing, and sidewalk, and any other street improvements that are required by this Chapter, shall be constructed. The request is not to provide curb and sidewalk along Route 230 along the property frontage.

Route 230 is classified as an arterial street which requires 36 feet cartway with curb and no parking and a 60 feet right of way. Currently, West Main Street consists of a 45 feet cartway with no curb and a 65 feet right of way along the property frontage. The street meets the right of way and cartway widths.

The existing access drive will be relocated to align with the storage unit access drive on the north side of Route 230. Stormwater from the street flows from Route 230 to the project site. The stormwater will be conveyed as part of this plan. There is no required street improvements associated with this plan except for the Highway Occupancy Permit Plan for the relocated access drive. The addition of curbing would create the unnecessary need for additional inlets and storm sewer along Route 230 which will convey stormwater to the same location as it currently drains to.

There is no sidewalk in the immediate vicinity. There is existing, developed properties on the south side of Route 230 adjacent to the existing property which does not have any existing sidewalks. There is sidewalk on the opposite side of the street. The installation of sidewalk would not connect to any existing sidewalks along the south side of Route 230. The previous subdivision plan for Mount Joy Wire, recorded as 2025-0715-J, included a recorded deferred road improvement agreement, recorded as 20250019495, which deferred Route 230 improvements until such time they are warranted.

**2. Section 240-46.B.1 and Section 240-46.B.2 – Sidewalks**

We request relief from the requirement that paved sidewalks shall be provided on both sides of a new access drive which serves all land developments and sidewalks shall be provided in any location within land development for access to and/or within an industrial facility.

There is proposed sidewalk along the proposed parking lot and proposed building which provides pedestrian access from the parking to the building for employees and visitors. There is no proposed sidewalk along Route 230 and no proposed sidewalk from the proposed improvements to Route 230. There are no required road improvements for Route 230. There is no sidewalk in the immediate vicinity. There is existing, developed properties on the south side of Route 230 adjacent to the existing property which does not have any existing sidewalks. There is sidewalk on the opposite side of the street. The installation of sidewalk would not connect to any existing sidewalks along the south side of Route 230. The previous subdivision plan for Mount Joy Wire, recorded as 2025-0715-J, included a recorded deferred road improvement agreement, recorded as 20250019495, which deferred Route 230 improvements until such time they are warranted.

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

Sincerely,

**D. C. GOHN ASSOCIATES, INC.**

*Brian R. Cooley*

Brian R. Cooley  
Staff Landscape Architect

cc: Guardian Barrier Service  
RETTEW  
Josele Cleary, Esquire  
File

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

LAW OFFICES  
**MORGAN, HALLGREN, CROSSWELL & KANE, P.C.**

P. O. BOX 4686  
LANCASTER, PENNSYLVANIA 17604-4686

[WWW.MHCK.COM](http://WWW.MHCK.COM)

FAX (717) 299-6170

E-MAIL: [attorneys@mhck.com](mailto:attorneys@mhck.com)

GEORGE J. MORGAN  
(1971 - 2021)

RETIRED  
CARL R. HALLGREN  
MICHAEL P. KANE

700 NORTH DUKE STREET  
LANCASTER, PA 17602  
717-299-5251

1536 W MAIN STREET  
EPHRATA, PA 17522  
717-733-2313

659 E WILLOW STREET  
ELIZABETHTOWN, PA 17022  
717-361-8524

OF COUNSEL  
WILLIAM C. CROSSWELL  
RANDALL K. MILLER

September 13, 2025

VIA EMAIL

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

Re: Sketch Plan for Guardian Barrier Service  
Our File No. 16724-3

Dear Mark:

I reviewed the Sketch Plan for Guardian Barrier Service (the "Sketch Plan") prepared by D. C. Gohn Associates, Inc., as well as the letter requesting waivers from the requirements of the Subdivision and Land Development Ordinance ("SALDO"). This letter will set forth comments on the Plan and the waiver request.

The Sketch Plan relates to a lot on the south side of East Main Street (SR 0230) that was created by the Final Subdivision Plan Mount Joy Wire Corporation which was recorded at Document No. 2025-0715-J (the "Mount Joy Wire Plan"). Mount Joy Wire Corporation and the Borough entered into a Deferred Improvements Agreement dated May 12, 2025, which was recorded at Document No. 20250019495 relating to the Mount Joy Wire Plan addressing the requirements to install curb and sidewalk required by SALDO Section 240-43.H and street trees required by SALDO Section 240-55.G along East Main Street. The new landowner, Guardian Properties III, LLC ("Guardian"), has requested waivers of curb, sidewalk and "any other street improvements" along the East Main Street frontage. The Sketch Plan does propose installation of street trees. The Sketch Plan also contains a Site Note that specifically acknowledges the recorded Deferred Improvements Agreement.

If the Borough will grant the requested waivers from the SALDO requirements to install curb and sidewalk along the East Main Street frontage of the Property, the recorded final plan must contain a note which reaffirms that the Property continues to be subject to the recorded Deferred Improvements Agreement. Such as note could provide:

Landowner, for itself and for successor owners of the lot which is the subject of this Plan, acknowledges that this lot shall continue to be subject to the Deferred Improvements Agreement recorded at Document No. 20250019495. This Plan



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395  
E-mail: rettew@rettew.com • Website: rettew.com

Engineers

Environmental  
Consultants

Surveyors

Landscape  
Architects

Safety  
Consultants

October 1, 2025

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

RE: Guardian Barrier Service (Between 1000 and 1074 East Main Street)  
Sketch Plan  
**Review No. 1**  
RETTEW Project No. 0296105023

Dear Mr. Pugliese:

We have completed our review of the above-referenced plan as prepared by D.C. Gohn Associates, Inc. Our review was of the following information:

1. One plan sheet dated September 11, 2025
2. Subdivision and Land Development application dated September 9, 2025
3. Deferred Improvements Agreement dated May 12, 2025
4. Shared Access Agreement dated May 27, 2025
5. Miscellaneous supporting information.

We offer the following comments for your consideration:

## REQUESTED MODIFICATIONS

### SUBDIVISION AND LAND DEVELOPMENT

#### A. Section 240-43.H.4 – Existing Street Improvements

The applicant has requested a waiver of the requirement to improve existing Route 230 to the ultimate width including additional right-of-way, curb, and sidewalk with the justification that Route 230 currently exceeds the ordinance requirements, there is no existing sidewalk adjacent to the subject property, and adding curbing would create an unnecessary need for additional stormwater management. No alternative is provided.

We recommend the Borough deny the request to waive curbing and sidewalk along Route 230, but allow the applicant to request to defer curbing and sidewalk based on the justification provided with the condition that the following note be added to the plan:

"The Mount Joy Borough Subdivision and Land Development Ordinance (Section 240-43.H.4.a) requires construction of curb and sidewalk at all locations where the property abuts a public street. Upon the owner's request for modifications, the obligation to complete the curb and sidewalk at such locations has been deferred by the Borough subject to the condition that the owner enter into a deferred road improvement agreement that would defer road improvements to a time the Borough would deem such road improvements as feasible. The deferred road improvement agreement shall be recorded at the Lancaster County Recorder of Deeds' office and

contain content that is suitable for the Council and the Borough Solicitor. All required road improvements shall be constructed within six months of notification from the Borough.

**B. Section 240-46.B.1 and Section 240-46.B.2 – Sidewalks**

The applicant has requested a waiver of the requirement to provide sidewalks on both sides of the new access drive and in any land development location for access to/within an industrial facility. No alternative is provided.

We recommend the Borough deny the waiver request, but allow the applicant to provide sidewalks on one side of the new access drive.

## **ZONING**

1. The maximum height of the proposed building in the zoning data on the cover sheet needs to be revised to say 3 ½ or 3.5 stories (§ 270-47).
2. Any earth disturbance over 5,000 square feet shall require the submission to the conservation district of an adequate erosion and sedimentation control plan (§ 270-71).
3. Prior to final plan submission, a wetland delineation report needs to be provided (§ 270-73).
4. Prior to final plan submission, floodplains, if present in vicinity of the tract, must be shown on the plan sheets. If no floodplains are present in the footprint of the tract, a note shall be on plan sheets stating floodplains are not present (§ 270-74).
5. A lighting plan needs to be provided with the final plan submission (§ 270-76. D).
6. A landscaping plan for the overall site needs to be provided in the final plan submission (§ 270-114).

## **SUBDIVISION AND LAND DEVELOPMENT**

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

1. An opinion of probable cost and financial security will need to be provided (§ 240-31).
2. A construction inspection schedule will need to be provided (§ 240-34).
3. Wherever sidewalks are interrupted by roadways, intersections, driveways, or other barriers, ADA compliant handicapped ramps, including detectable warning surfaces, must be provided. Any existing handicapped ramps along the frontage of the site must be replaced with compliant ramps. Depressed curbs must transition in such a way as to not inhibit ADA compliance of surfaces (§ 240-46.B).
4. Evidence of approval of sewer/water design will need to be provided (§ 240-52, 240-53).
5. A landscape plan, drafted by a registered engineer or landscape architect, will need to be provided (§ 240-55.A).
6. A verification of the presence or absence of wetlands will need to be provided (§ 240-62.A.1).
7. All certificates will need to be completed prior to recording the plan (§ 240-64.E, 240-65.E).
8. Vertical and horizontal profiles for proposed access drives, sewer, and water will need to be provided (§ 240-65.D.3).

9. Evidence of an approved planning module, exemption request, or notice from PA Department of Environmental Protection (PA DEP) that a planning module is not required will need to be provided (§ 240-65.E.2a).
10. Written notice needs to be provided from the emergency services providers, who serve as primary responders for the land development, to confirm that the proposed plans are satisfactory and will not present any obstacles or other problems for emergency responders (§ 240-65.E.2.h).

### **TRAFFIC IMPACT STUDY**

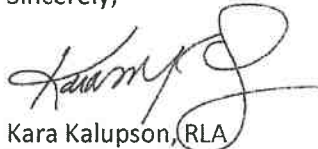
1. The applicant has indicated that a scoping application has been submitted to and reviewed by PennDOT. The applicant will need to provide a copy of the traffic impact assessment required by PennDOT.

### **STORMWATER MANAGEMENT**

The applicant will need to comply with all regulations and standards outlined in the Mount Joy Borough Stormwater Ordinance in the final plan submission.

Should you have any questions or require additional information, please feel free to contact us at any time.

Sincerely,



Kara Kalupson, RLA  
Project Manager 3

copy: Mark G. Pugliese, Manager ([manager@mountjoypa.org](mailto:manager@mountjoypa.org))  
Brett Hamm, Zoning Officer ([zoning@mountjoypa.org](mailto:zoning@mountjoypa.org))  
Brian Cooley, D.C. Gohn Associates, Inc. ([bcooley@dcgoohn.com](mailto:bcooley@dcgoohn.com))

Z:\Shared\Projects\02961\0296105023 - East Main Street Guardian Barrier\MUN\Ltr\_MPugliese\_SK\_Rev1\_2025-10-01.docx





**TRANSPORTATION IMPACT STUDY (TIS)  
DETERMINATION & SCOPING MEETING  
APPLICATION**

**Scoping Meeting Application:**

Returned to Applicant

Scoping Meeting Date: \_\_\_\_\_ Scoping Number: S0820250075

Tax Parcel Number: \_\_\_\_\_

Project/Development Name: Guardian Barrier Services

**Applicant Information:**

Business Partner ID: \_\_\_\_\_

Applicant Name: Guardian Barrier Services

Phone: 7176642695 Email 1: info@guardianbarrierservices.com

Primary Contact: JB Dolphin Email 2: \_\_\_\_\_

**Additional Engineering Firm Information:**

Business Partner ID: \_\_\_\_\_

Engineering Firm: \_\_\_\_\_

Phone: \_\_\_\_\_ Email 1: \_\_\_\_\_

Primary Contact: \_\_\_\_\_ Email 2: \_\_\_\_\_

**Creator Information:**

Business Partner ID: 000323 Firm Name: ELA Group, Inc.

Phone: 717-626-7271 Email 1: memadzellan@elagroup.com

**(1) LOCATION OF PROPOSED DEVELOPMENT:**

PennDOT Engineering District: 08 Email: \_\_\_\_\_

County: Lancaster Email: jonesg@lancastercountypa.gov

Municipality: MOUNT JOY Email: justin@mtjoytwp.org;  
patricia@mtjoytwp.org; sgault@pa.gov

RPO/MPO: Lancaster MPO

Email: wclark@lancastercountypa.gov

NO.	Road Name	Ownership	SR	Segment	Offset	Latitude, Longitude
1	SR 230	State	0230	0270	0600	40.1099822,-76.4778663

NO.	Proposed Activity	Proposed Access Level	Signalized?	Average Daily Trips	Driveway Classification
1	Modify Existing Driveway	Full Access	N	151	Low Volume

**Describe Existing or Proposed Multimodal Accommodations:**

Red Rose Transit has a fixed route on SR 0230 in front of the project site. No fixed stops are in the vicinity of the project site. No existing sidewalks or marked bicycle lanes exist within the project site or in the vicinity along SR 0230.

Are there any vehicle weight or size restrictions along any roadway providing direct access to the site in accordance with 75 PA C.S. ss 4902? : No

**(2) DEVELOPMENT SCHEDULE AND STAGING:**

Multi-Stage Development ? No

Anticipated Opening Date: 04-01-2026

Full Buildout Date: 04-01-2026

**Describe Proposed Development Schedule/Staging:**

Phase 1 - 18,000 storage building for barrier equipment to be built in 2026. Phase 2 - Two 14,400 SF storage buildings to be built in some time in the future (undetermined date)

**(3) TRIP GENERATION:**

Land Use & Size	Land Use Code	Were ITE results used?	Daily Trips	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
				Enter	Exit	Enter	Exit	Enter	Exit
Ph 1-18,000SF Storage Building		No	59	6	1	0	1		
Ph 2-Two 14,400SF Storage Buildings		No	92	9	1	0	1		
		<b>TOTAL:</b>	151	15	2	0	2	0	0

**(4) LEVEL OF STUDY REQUIRED?**

Level of Study Required? No Study

If Yes, based on:

Not Applicable

**Additional considerations as described below:**

Site is not anticipated to create more than 100 trips during any peak hour. It is recommended to evaluate the site driveway/ SR 230 intersection in a site access evaluation report.

**(5) STUDY AREA:**

Location Number	Major Street	Minor Street	Signalized?
1	SR 230	Driveway Location #1	N

**Land use context (Refer to PennDOT Design Manual, Part 1X, Appendix B):**

Suburban

**Known Congestion Areas:**

None known

**Known Safety Concerns:**

None known

**Known Environmental Constraints:**

None known

**Pedestrian/Bike Review (Community Centers, Parks, Schools, etc.):**

No schools or parks are within the vicinity of the project site.

**Transit Review (Current routes/stops):**

No fixed stops are within the vicinity of the project site. Red Rose Transit has a fixed route (Route 18) that travels on SR 230 in front of the project site.

**(6) STUDY AREA TYPE:**

**Study Area Type:** Urban

**(7) TIS/TIA ANALYSIS PERIODS AND TIMES:**

Opening Year: 2026

Full Buildout Year: 2026

Design Year: \_\_\_\_\_

**Indicate the analysis times to be included in the TIS/TIA:**

1. AM Peak Hour
2. PM Peak Hour
3. Saturday Peak Hour
4. Other:

1 & 2 Counts were obtained at the existing site (170 New Haven St, Mount Joy Borough) to determine the trip generation for the proposed site.

**Analysis periods to be included in the TIS/TIA:**

1. Existing Conditions
  2. Design Year Without Development
  3. Design Year With Development and Design Year With Mitigation (if necessary)
- Additional Analysis Periods (Please Specify):

1 & 3

**(8) TRAFFIC ADJUSTMENT FACTORS:**

**(a) Seasonal Adjustment (Identify counts requiring adjustment and methodology):**

None

**(b) Annual Base Traffic Growth:** 0.50 %/yr. **Source:** PennDOT Growth Factors for Aug 2024 to July 2025

**(c) Pass-By Trips (Attach justification where required):**

NO.	Land Use	%	Source

**(d) Captured Trips for Multi-Use Sites:**

None

**(e) Modal Split Reductions:**

None

**(f) Other Reductions:**

None

**(9) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:**

**Notes:**

None known. If any are identified by the Borough or County, they will be added accordingly.

**(10) TRIP DISTRIBUTION AND ASSIGNMENT:**

**Trip Distribution Notes:**

Distribution will be based on engineering judgement and existing traffic. The existing driveway will be shared with the adjacent property owner, Mount Joy Wire Corporation. This is covered under an agreement that can be provided.

**(11) DATA COLLECTION ELEMENTS AND CAPACITY ANALYSIS METHODOLOGIES:**

NO.	Major Street	Minor Street	Signalized?	Period	Data Collection Method	Capacity Analysis Method
1	SR 230	Driveway Location #1	N	6-9 AM & 3-6 PM	TMC	Synchro, HCM 7th Edition
2	Pinkerton Rd	Ex Site Driveway		6-9 AM & 3-6 PM	TMC	Synchro, HCM 7th Edition
3	New Haven St	Ex Site Driveway		6-9 AM & 3-6 PM	TMC	Synchro, HCM 7th Edition

**(12) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:**

**Roadway Improvements:**

None known. If any are identified by the Borough or County, they will be added accordingly.

**(13) REQUIRED ANALYSIS:**

**(a) Analysis Acknowledgement:**

Yes

**(b) Capacity Analysis:**

Yes

**(c) Queue Analysis:**

Yes

**(d) Sight Distance Analysis:**

Yes

**(e) Signal Warrant Analysis:**

**(f) Turn Lane Warrant Analysis:**

Yes

**(g) Intersection Control Evaluation:**

**(h) Crash Analysis:**

Yes

**(i) Gap Studies:**

**(j) Identify any other analysis to be performed or revisions to the sections above:**



**(14) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:**

**Additional Comments:**

Existing driveway can be shifted to align with existing driveway for the storage unit business across the street, approximately 60' to the west of the existing location.

**PennDOT Review Comments: (Current Cycle Comments)**

1). The District Traffic Unit has reviewed the submitted TIS scope application and the revised trip generation provided in your 7/28 email and has found it to be acceptable. Please provide a Transportation Impact Assessment (TIA) with the HOP submission. A TIA must be provided as directed in Pub 282, Appendix A in strike-off letter SOL 494-25-07 Policy and Procedures for TIS/TIAs. A scoping meeting is not necessary, however, if the project team, municipality, or the local Municipal Planning Organization (MPO) desires a meeting, please contact our office to discuss. The TIA must be signed and sealed by a professional engineer licensed in Pennsylvania and include sight distance analysis, crash data analysis, capacity analysis for the AM/PM/Saturday peak hours, turn lane warrant/length analysis for the AM/PM/Saturday peak hours, trip distribution and assignment information including calculations and backup data, and documentation from the municipality and MPO of scope acceptance.

*After review of the scoping meeting application, the Department will contact the applicant regarding the need for a scoping meeting prior to applying for a highway occupancy permit.*

This Electronic Copy Created on: 2025-08-11 13:34:00

## Michelle Madzelan, PE

---

**From:** Kinard, Eric W <ekinard@pa.gov>  
**Sent:** Thursday, August 14, 2025 10:55 AM  
**To:** Michelle Madzelan, PE  
**Cc:** Warden, William J; Poff, Cory; Noles, Dean T  
**Subject:** RE: [External] S0829250075 Question

Good morning Michelle,

Yes, please just update the TIA submission to the correct municipality and don't worry about the Saturday peak period as we found the scope acceptable as submitted. We shouldn't have referenced Saturday in our comment.

Thanks for following up and give me a shout if you have any additional questions.



**Eric Kinard** | District Permits Manager

PA Department of Transportation | PennDOT Engineering District 8-0  
Traffic Unit | Permits Section  
2140 Herr Street | Harrisburg PA 17103-1699  
Phone: 717-787-9237 | Cell: 717-773-8179  
[ekinard@pa.gov](mailto:ekinard@pa.gov)

[www.pa.gov/pennidot](http://www.pa.gov/pennidot)

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**From:** Michelle Madzelan, PE <memadzelan@elagroup.com>  
**Sent:** Tuesday, August 12, 2025 7:36 AM  
**To:** Kinard, Eric W <ekinard@pa.gov>  
**Subject:** [External] S0829250075 Question

**ATTENTION:** This email message is from an external sender. Do not open links or attachments from unknown senders. To report suspicious email, use the [Report Phishing button in Outlook](#).

Good morning!

I have 2 questions regarding Scoping Application S0829250075. I would be happy to go to a collaboration meeting for this clarification, if that is required. Please add me to the next collaboration meeting, if it is required to resolve these issues.

The first is that I wanted to bring up the Saturday analysis that is listed in the scoping application. The business is not open on Saturdays. Therefore, it would not warrant a Saturday analysis and should not be a requirement for this development. Please confirm if this is acceptable to remove from the scoping application approval.



Also, the Municipality was mistakenly listed under the Mount Joy Township. It should actually be under the Mount Joy Borough. This is a minor change that can be corrected with the submission of the TIA. Is this acceptable?

Thank you,  
Michelle



**MICHELLE MADZELAN, PE**  
Senior Transportation Manager  
T: (717) 625-7577  
M: (717) 919-0638  
EPHRATA | STATE COLLEGE | BUTLER

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13h.



Surveyors - Engineers - Landscape Architects

October 31, 2025

Mark Pugliese, CSI  
Borough Manager  
Mount Joy Borough  
21 E. Main Street  
Mount Joy, PA 17552

**SUBJECT: GM Property Solutions  
Mount Joy Gift and Thrift Site  
401, 409, and 413 West Main Street  
DCG Project Number 4462-60**

Dear Mr. Pugliese:

Our client, Austin Moran has entered into a sales agreement with the owner of the commercial property known as Mount Joy Gift. That property includes fully developed real estate located at 401, 409, and 413 West Main Street, in the Florin Ward of Mount Joy Borough.

The property is improved with a 7,992-square-foot commercial building at 409-413 W. Main Street, as well as a two-story single-family residence (currently a rental unit) at 401 W. Main Street. Both buildings are individually served by public water and sewer connections managed by the Mount Joy Borough Authority.

Mr. Moran intends to operate several of his businesses from this location, including GM Property Solutions, GM Renovations, and Listing Sherpa, LLC. The single-family home will remain a residential use and continue to be rented at this time. We recently filed a zoning hearing application for a contractor use in the NC (Neighborhood Commercial) zoning district.

The total site area of the property is 1.30 acres (56,713.71 square feet). Of this total, 1.20 acres (52,480.38 square feet) are located in the NC Zoning District, while the remaining 0.12 acres (4,233.33 square feet) at the northeastern corner of the property fronting Springville Road are situated in the LDR (Low Density Residential) zoning district.

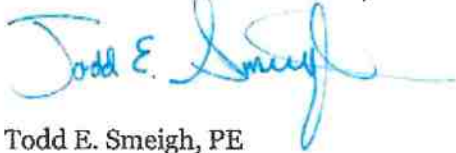
Mr. Moran respectfully requests Council's consideration to rezone the 0.12-acre LDR-Low Density Residential portion of the property to NC – Neighborhood Commercial, thereby consolidating the entire parcel within a single commercial zoning district to better support the property's use and development potential.

The property is located in proximity to several existing businesses, including Weis Markets, Daggett Automotive, Little Dippers, Mount Joy Car Wash, Prospect Collision, Turkey Hill Minute Market, and CVS.

Mr. Moran would appreciate the Board's input and guidance on this matter prior to initiating the formal rezoning process.

Sincerely,

**D. C. GOHN ASSOCIATES, INC.**



Todd E. Smeigh, PE  
President  
717-653-5308 ext. # 234  
[tsmeigh@dcgoth.com](mailto:tsmeigh@dcgoth.com)

cc: Austin Moran, GM Property Management  
File





**Mount Joy Borough**  
Established 1861 in Lancaster County, PA

November 21, 2025

Re: Draft Manheim Central Region Comprehensive Plan

Dear Manager and Elected Officials:

This document is on behalf of the Mount Joy Borough Planning Commission and speaks to the opportunity for review and comments regarding the Manheim Central Region Comprehensive Plan (The Plan).

We appreciate the opportunity to review and comment on 'The Plan'. I know many people were involved and a lot of planning, effort and time went into the making of this draft version of 'The Plan'. We were encouraged to see that the team followed the *Places2040* roadmap using the 5 Big Ideas: Creating Great Places, Growing Responsibly, Thinking Beyond Boundaries, Connecting People, Place & Opportunity and Taking Care of What We Have.

I must start with some disappointment and frustration as no one from Mount Joy Borough, elected or appointed officials, was able to actively participate in this plan. The plan speaks to 'Thinking Beyond Boundaries' and we feel an opportunity was missed by not having Mount Joy Borough as part of the discussion and planning, since a significant portion (approx. 40-45%) of Rapho Township surrounds and borders Mount Joy Borough. Also noted on pg 13 under Working Regionally it states "...reaching out to neighboring communities...". The Plan will have a direct and significant impact on Mount Joy Borough resources and infrastructure, yet the Borough was declined the opportunity to have direct involvement in the planning process for 'The Plan'.

There are a few specific comments I would like to address, as it relates to the Donegal UGA or the Mount Joy Region:

- It appears the Donegal UGA Node "G" under Transportation pg77 is not defined.
- Densities look to have been removed for the Donegal UGA in The Plan. The current plan notes the Donegal UGA at 6.0 dwelling units per net acre and the current county Places2040 notes 6.5 dwelling units as an average net density.
- The Plan did not establish a Village Growth Area near the Sporting Hill region on 772, specific to pg25 Urban Growth Areas and New Communities
- The Plan appears to have removed Building Height. The Donegal UGA appears to be in the Urban Character Sector and building height is not noted. Perhaps

consideration of a height restriction of 2 or 2 ½ stories, to fit with the surrounding existing character of the area.

- The Plan does not show any reductions in the Donegal UGA but does note that growth projections seem to be much slower than originally thought. Perhaps there should be consideration on pg38 Recalibrate growth areas; Areas considered for removal from growth areas:
  - Longenecker Rd (Rapho Township) due to flooding potential
  - Manheim – Mount Joy Rd (Rt 772) in area of Little Chiques Creek due to flooding issues and inadequate sight triangle distances
- The Plan makes no reference to Little Chiques Park where it would or could have in many different sections in the spirit of 'Thinking Beyond Boundaries' and a more regional holistic look at planning.
- The Plan does not appear to mention or note that the continued growth of the Donegal and Manheim UGA will put additional strain on the already over-burdened and congested road system and specific traffic concerns at; RT 772 & Lefever Rd, RT 283 & RT 772, RT 772 & Barbara St and the signalized intersection at RT 230 & RT 772(which is one of the worst in the county)
- The Plan does not appear to mention additional strains from the growth of the Donegal UGA besides the previously mentioned traffic congestion, such as flooding and stormwater concerns, impact to police and fire services and impact to natural resources and wildlife habitat
- The Plan does not appear to mention buildable acres in the Donegal UGA as it does with the other UGA's of the plan on page 39
- The Plan makes no mention of the historic Village of Stauffertown which is situated in the Donegal UGA

We appreciate the effort and time it takes to do a regional comprehensive plan. The Mount Joy Borough Planning Commission hopes that all comments provided by municipalities and private individuals are thoroughly read and thought through. Perhaps a second draft of the Manheim Central Region Plan will be forth-coming with some revisions.

We appreciate your time and the opportunity to submit comments

Sincerely,  
Joshua Deering



Mount Joy Borough Planning Commission Chair



**BOROUGH OF MOUNT JOY**

Lancaster County, Pennsylvania

---

**ORDINANCE NO. 06-2025**

---

AN ORDINANCE TO AMEND THE MOUNT JOY BOROUGH CODE OF ORDINANCES, CHAPTER 255, VEHICLES AND TRAFFIC, TO REVISE REGULATIONS GOVERNING PARKING ON MARIETTA AVENUE.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, as follows:

Section 1. The Code of Ordinances of the Borough of Mount Joy, Chapter 255, Vehicles and Traffic, Article IV, Parking Regulations, §255-63, Parking Prohibited at all Times in Certain Locations, to add the following parking prohibition in alphabetical order:

<u>Street</u>	<u>Side</u>	<u>Between</u>
Marietta Avenue	Both	School Lane and New Haven Street

Section 2. All other sections, parts and provisions of the Code of Ordinances of the Borough of Mount Joy shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MOUNT JOY  
Lancaster County, Pennsylvania

Attest: \_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
(Vice) President  
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Mayor

## CERTIFICATE

I, the undersigned, (Assistant) Secretary of the Township of Penn, Lancaster County, Pennsylvania ("Township") certify that: The foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township which duly was enacted by affirmative vote of a majority of the members of the Board of Supervisors of the Township of Penn at a meeting duly held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; that such Ordinance has been duly recorded in the Ordinance Book of the Township; such Ordinance has been duly published as required by law; and such Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township of Penn met the advance notice and public comment requirements of the Sunshine Act, 65 Pa. C.S. §701 et seq., as amended, by advertising the date of said meeting, by posting prominently a notice of said meeting at the principal office of the Township of Penn or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to enacting such Ordinance.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township of Penn, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(Assistant) Secretary

[TOWNSHIP SEAL]






## Chapter 232. Streets and Sidewalks (Rev 10 10/13/2025)

[HISTORY: Adopted by the Borough Council of the Borough of Mount Joy as indicated in article histories. Amendments noted where applicable.]

### GENERAL REFERENCES

Parades and street assemblies - See Ch. 176.  
Property maintenance - See Ch. 195.  
Vehicles and traffic - See Ch. 255.

### ATTACHMENTS

232a Appendix A   
232b Appendix B   
232c Appendix C   
232d Appendix D   
232e Appendix E 

## Article I. Openings and Excavations

[Adopted 6-8-1970 by Ord. No. 335 (Ch. 21, Part 1, of the 1992 Code of Ordinances)]

### § 232-1. Definitions; word usage.

- A. The following words, when used in this article, shall have the meanings hereby respectively ascribed thereto, except where the context clearly indicates otherwise:

#### **PERSON**

Any natural person, partnership, association, firm or corporation.

#### **STREET**

Any public street, avenue, road, square, alley, highway or other public place located in the Borough and established for the use of vehicles.

15a

~~[Amended 9-14-1992 by Ord. No. 497]~~

~~Any person who shall violate any provision of this article shall, upon conviction thereof, be sentenced to pay a fine not exceeding \$600 and costs and, in default of payment thereof, shall be subject to imprisonment for a term not to exceed 30 days. Each day that a violation of this article continues shall constitute a separate offense.~~

## ~~§ 232-48. through § 232-57. (Reserved)~~

## ~~§ 232-48 through § 232-50. (Reserved)~~

# Article IV. Sidewalk and Curb Installation; Maintenance

[Adopted 4-10-1989 by Ord. No. 470 (Ch. 21, Part 3, of the 1992 Code of Ordinances)]

## § 232.51. Policy

- A. To provide Pedestrian Access Routes in compliance with the Americans with Disabilities Act to the maximum extent feasible for the disabled population that utilizes push and mobilized wheelchairs, walkers, canes, crutches and the visual impaired based upon the elderly disabled population demographics of Mount Joy Borough
- B. To provide Pedestrian Access Routes that improves accessibility for all users.
- C. To provide curbs that protect the structural integrity of the adjacent Street and provide a means of controlling stormwater runoff that exceeds the capacity of the stormwater conveyance infrastructure.
- D. To implement the required Americans with Disabilities Act Transition Plan in conjunction with the Mount Joy Borough Streets and Alley Maintenance Plan.
- E. The owner or owners of any lot or lots in the Borough adjacent to, benefited by or with sidewalks, curbs and/or gutters in the public right-of-way shall maintain such sidewalks, curbs and/or gutters in a safe and passable condition, free of tripping hazards and obstructions.
- F. Notwithstanding the provisions of Section 232-58 regarding Streets exempt or partially exempt from the requirements to install curbs, Borough Council may require property owners to install curbs to control storm water runoff under the following circumstances.

(1) Where the stormwater runoff from all storm events up to and including the 100-year/24-hour return storm event within the cartway can not be adequately controlled by a 3" asphalt rollover curb.

(2) Where any New Construction, Alteration or other improvement not including normal maintenance and repair activities alters the characteristics of the stormwater flow regime onto either adjacent or downgradient properties.

(3) Where the existing condition of the street, gutter and/or shoulder allows for either shallow concentrated flows or channel flow onto adjacent properties and/or properties down gradient that is causing flooding damages. The cost shall be shared by all impacted parties as determined by Borough Council on a case-by-case basis.

## § 232.52. Transition Plan

A. Consistent with 28 CFR Part 35.150 Existing Facilities (d) transition Plan subsections (2), (3) and (4) Borough Council shall establish a transition Plan in concert with the Borough's Five-Year Street and Alley Maintenance Plan.

## § 232.53. Regulatory References Standards

A. The following are incorporated as reference standards:

1. 36 CFR Part 1190, Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way, latest version
2. 28 CFR Part 35.151, latest edition
3. 2010 ADA Standards for Accessible Design, Department of Justice, September 15, 2010...
4. PennDOT Publication 408, Specifications, latest edition
5. PennDOT Publication 72M, Standards For Roadway Construction Series RC-1M to 101M, latest edition
6. PennDOT Publication 13m, Design Manual, Part 2 (DM-2) Highway Design, Chapter 6 and 7, latest edition.
7. PennDOT Bulletin 15 (Publication 35) Qualified Products List for Construction, latest edition
8. PennDOT Standard (Publication 203 – Work Zone Traffic Control)

B. If there is a conflict between the regulatory reference standards listed in § 232.53.A and other sections of § 232 then other sections of § 232 shall prevail.

## §232.54. Condition Inspections Curbs and Sidewalks

A. The Public Works Department shall perform a Condition Inspection of all curbs within the Public Right of Way on all streets and alleys consistent with the Borough Pavement Maintenance Plan. The Borough Manager on the advice from the Director of Public Works shall make the determination if the condition of the curb meets the current Borough specification for existing curbs. if the condition of the curb does not meet the Borough existing condition criteria then the Property Owner upon 24 month's written Notice from the Borough shall repair the damage or replace that section of curb.



**Borough Council** shall make the final **determination**.

- B. Residents may file a **Complaint** with the Borough **Manager** for any **asserted** American with **Disabilities** Act violations. Any complaint for violation of the **American with Disabilities Act** must **contain sufficient** information to **include specific location and pictures documenting the violation** and a **specific requested** action on the part of the **Borough**. The **Borough Manager** shall **perform a preliminary investigation and recommend further action** to the **appropriate Committee and/or Borough Council**.

**§ 232-58. Responsibility of property owners.**

[Amended 2-7-2000 by Ord. No. 556; 9-9-2019 by Ord. No. 4-19]

The owner or owners of all lots **fronting** or abutting upon any public street or alley shall construct, lay, set and maintain in good repair and condition, satisfactory to Borough Council or its designee, the respective sidewalks and curbs in front of or alongside their respective lots according to the elevations, grade, width, height and slope which are now or hereafter established by the Borough and of the materials and specifications hereinafter prescribed.

Partial exemption from requirement to install curb and sidewalk. Notwithstanding the foregoing, owners of all lots fronting or abutting upon the streets or segments of streets listed below shall be exempt from the requirement to install sidewalks and curb:

Street	Side	Location
Any alley meeting the definition of alley in Chapter <b>240</b> , Subdivision and Land Development	Both	Entire length
Bruce Avenue	Both	Entire length
Cedar Lane	Both	Entire length
Colony Lane	Both	<b>Between</b> South Angle Street and South Market Street
David Street	Both	From New Haven Street to Comfort Alley
David Street	North and east	Lumber Street to Donegal Springs Road
Delta Street	Both	Columbia Avenue to dead end
East Main Street	South	Cornerstone Drive to Eby Chiques Road
Eby Chiques Road	Both	Entire length
Florin Avenue	Both	Donegal Springs Road north to dead end
Frederick Street	Both	High Street to dead end
Hemp Street	Both	Entire length

Street	Side	Location
Henry Street	Both	Entire length
Hopewell Street	Both	Entire length
Ice Street	Both	Entire length
Lauver Lane	Both	Entire length
Lefever Road	West	From Staufer Court to Borough line
Longenecker Road	Both	Entire length
Lumber Street	Both	From West Donegal Street to railroad tracks
Lumber Street	East	David Street to Marietta Avenue
Manheim Street	Both	Market Street to Barbara Street
Midway Road	Both	Entire length
New Haven Street	Both	Marietta Avenue to Oak Alley
Newcomer Road	West	Main Street to Penn Court Drive
Newcomer Road	Both	Penn Court Drive to dead end
North Angle Street	Both	Bruce Avenue to Terrace Avenue
North High Street	Both	North Alley to Park Avenue
North Jacob Street	Both	Mount Joy Street to North Alley
Old Market Street	East	Manheim Street to Borough line
Orange Street	East	Entire length
Orchard Road	Both	Bruce Avenue to Hill Street
Park Avenue	Both	Entire length
Pine Street	Both	Entire length
Richland Lane	Both	Entire length
South Jacob Street	East	New Street to Borough line
South Market Avenue	Both	Wood Street to railroad tracks; East side Colony Lane to Poplar Alley
South Market Street	Both	School Lane to Borough line
South Plum Street	Both	Wood Street to railroad tracks
School Lane	South	Pinkerton Road to South Market Street
School Lane	Both	South Market Street to Delta Street
Second Street	Both	Entire length
Seller Lane	Both	Entire length
Springville Road	Both	Entire length



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We answer to you.

Phone: (800) 738-8395

## MEMORANDUM

**TO:** Mark G. Pugliese-I, Borough Manager  
**FROM:** Kara M. Kalupson, Project Manager  
**DATE:** May 2, 2023 (REVISED October 29, 2025)  
**PROJECT NAME:** Pink Alley Detention Basin **PROJECT NO.:** 0296105061  
**SUBJECT:** As-Built Survey

We've prepared the following scope and fee to prepare an As-Built topographic survey of the existing detention basin along Pink Alley.

### A. Topographic Survey for Pink Alley Detention Basin (PHASE 901)

RETTEW will:

1. Confirm the right-of-way width of Orchard Road with Mt. Joy Borough and verify with recorded subdivision plans.
2. Notify utilities through the PA 811 system. A Design Notification shall be submitted with request for a field mark-out of utilities. At the request of facility owners, RETTEW shall provide a plan or aerial of the project site for mark-up, facility locations, and types.
  - a. The Client and/or Owner is responsible for providing information and/or mark-out for on-site private utilities.
3. Perform a topographic survey of the Pink Alley Retention Basin and adjacent Orchard Road. The survey shall extend beyond the top of basin berm to an elevation of 368.00' or a distance of +/- 100', whichever comes first, where permissible and accessible. The topographic survey shall include locations and elevations of the following existing features:
  - a. Buildings and first floor elevations.
  - b. Pavement edges, centerlines, and pavement markings.
  - c. Driveways and parking spaces.
  - d. Curbing and sidewalks.
  - e. Fences and signs.
  - f. Landscaping and lighting.
  - g. Individual trees in open areas, edges of wooded, and brush-covered areas.
  - h. Top and invert elevations and pipe sizes and types for accessible storm sewer structures.
  - i. Other visible, accessible, and pertinent features.
4. Process field data and perform right-of-way determinations for Orchard Road.

5. Prepare a survey base map in AutoCAD Civil3D at an appropriate scale and showing the following:
  - a. Existing features noted above.
  - b. Right-of-way lines for Orchard Road.
  - c. Site benchmark(s), with vertical datum NAVD 88.
  - d. Contours with a one-foot interval and spot elevations, as deemed necessary.
  - e. Mapping features shown beyond the survey limits shall be based on available public GIS data or derived from available aerial mapping and/or record plans.
  - f. Horizontal datum PA State Plane Coordinates, South Zone, NAD 83(2011).
  - g. Property lines based from Lancaster County GIS.
  - h. Locations of above ground and/or underground utilities which are visible or are identifiable from utility markings and/or best available plan information. Locations of underground utilities are approximate for design purpose only. This proposal DOES NOT include subsurface investigation and/or confined space entries into manholes or storm structures.

Deliverables: Survey base mapping in AutoCAD Civil 3D format and associated surface data files.

**Time & Expense Fee: \$5,600.00, including reimbursable expenses.**

### **Schedule:**

RETTEW shall commence work within ten business days of receiving notice to proceed. The scope of work as outlined shall be completed within approximately 15 business days after commencement. The final deliverable date is contingent upon favourable weather and timely receipt of information requested from utility and/or other companies.

### **Assumptions and Restrictions:**

1. This proposal does not include additional surveys which may be required for a detailed flood study or Highway Occupancy Permits (HOPs).
2. This proposal does not constitute a boundary survey.
3. It is assumed that RETTEW will be given permission to access adjacent properties by property owners for purposes of performing the field surveys. Notice of Intent to Enter (NOIE) letters are not included in this scope of services.
4. Survey base mapping will be prepared using RETTEW CAD standards unless otherwise specified by the Client, prior to work commencing.

### **Additional Services:**

1. Preparation of easement exhibits or legal descriptions.
2. Construction stakeout services.
3. Boundary Surveys.

4. RETTEW Field Services, Inc. (RFS) can identify and locate subsurface utilities and structures for incorporation into the survey plan deliverable. This includes existing public utilities, private utilities, abandoned utilities, and underground structures such as underground storage tanks (USTs), vaults, septic tanks, etc.

Z:\Shared\Projects\02961\0296105061 - Pink Alley\00 Contracts\00 Proposal\MJB\_Pink Alley Basin As-Built Survey\_REVISED 2025-10-29.docx

## MEMORANDUM

**TO:** Mark G. Pugliese-I, Borough Manager  
**FROM:** Kara M. Kalupson, Project Manager  
**DATE:** May 2, 2023 (REVISED October 29, 2025)  
**PROJECT NAME:** Pink Alley Detention Basin **PROJECT NO.:** 0296105061  
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1. Confirm the right-of-way width of Orchard Road with Mt. Joy Borough and verify with recorded subdivision plans.
2. Notify utilities through the PA 811 system. A Design Notification shall be submitted with request for a field mark-out of utilities. At the request of facility owners, RETTEW shall provide a plan or aerial of the project site for mark-up, facility locations, and types.
  - a. The Client and/or Owner is responsible for providing information and/or mark-out for on-site private utilities.
3. Perform a topographic survey of the Pink Alley Retention Basin and adjacent Orchard Road. The survey shall extend beyond the top of basin berm to an elevation of 368.00' or a distance of +/- 100', whichever comes first, where permissible and accessible. The topographic survey shall include locations and elevations of the following existing features:
  - a. Buildings and first floor elevations.
  - b. Pavement edges, centerlines, and pavement markings.
  - c. Driveways and parking spaces.
  - d. Curbing and sidewalks.
  - e. Fences and signs.
  - f. Landscaping and lighting.
  - g. Individual trees in open areas, edges of wooded, and brush-covered areas.
  - h. Top and invert elevations and pipe sizes and types for accessible storm sewer structures.
  - i. Other visible, accessible, and pertinent features.
4. Process field data and perform right-of-way determinations for Orchard Road.



5. Prepare a survey base map in AutoCAD Civil3D at an appropriate scale and showing the following:
  - a. Existing features noted above.
  - b. Right-of-way lines for Orchard Road.
  - c. Site benchmark(s), with vertical datum NAVD 88.
  - d. Contours with a one-foot interval and spot elevations, as deemed necessary.
  - e. Mapping features shown beyond the survey limits shall be based on available public GIS data or derived from available aerial mapping and/or record plans.
  - f. Horizontal datum PA State Plane Coordinates, South Zone, NAD 83(2011).
  - g. Property lines based from Lancaster County GIS.
  - h. Locations of above ground and/or underground utilities which are visible or are identifiable from utility markings and/or best available plan information. Locations of underground utilities are approximate for design purpose only. This proposal DOES NOT include subsurface investigation and/or confined space entries into manholes or storm structures.

Deliverables: Survey base mapping in AutoCAD Civil 3D format and associated surface data files.

Time & Expense Fee: \$5,600.00, including reimbursable expenses.

### **Schedule:**

RETTEW shall commence work within ten business days of receiving notice to proceed. The scope of work as outlined shall be completed within approximately 15 business days after commencement. The final deliverable date is contingent upon favourable weather and timely receipt of information requested from utility and/or other companies.

### **Assumptions and Restrictions:**

1. This proposal does not include additional surveys which may be required for a detailed flood study or Highway Occupancy Permits (HOPs).
2. This proposal does not constitute a boundary survey.
3. It is assumed that RETTEW will be given permission to access adjacent properties by property owners for purposes of performing the field surveys. Notice of Intent to Enter (NOIE) letters are not included in this scope of services.
4. Survey base mapping will be prepared using RETTEW CAD standards unless otherwise specified by the Client, prior to work commencing.

### **Additional Services:**

1. Preparation of easement exhibits or legal descriptions.
2. Construction stakeout services.
3. Boundary Surveys.

4. RETTEW Field Services, Inc. (RFS) can identify and locate subsurface utilities and structures for incorporation into the survey plan deliverable. This includes existing public utilities, private utilities, abandoned utilities, and underground structures such as underground storage tanks (USTs), vaults, septic tanks, etc.

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# December 2025



Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><b>Note:</b> Leaf collection thru December 12th.</p>	<p>1 Council 7 PM</p>	<p>2 WOODY WASTE PICK-UP</p>	<p>3</p>	<p>4</p>	<p>5</p>	<p>6 Winter Fest 2-5 PM</p>
<p>7</p>	<p>8 Public Works 6:30 PM</p>	<p>9 Parks &amp; Rec 6:30 PM</p>	<p>10 Plan. Comm. 7 PM</p>	<p>11</p>	<p>12</p>	<p>13</p>
<p>14</p>	<p>15 Building Ad Hoc 5:30 PM</p>	<p>16 Authority 4 PM</p>	<p>17 ZHB 7 PM</p>	<p>18 Admin / Finance 6:30 PM</p>	<p>19</p>	<p>20</p>
<p>21</p>	<p>22 Public Safety 6:30 PM (Civil Service Comm. 5:30 PM as needed)</p>	<p>23</p>	<p>24 OFFICE CLOSING AT 12:00 pm Christmas Eve</p>	<p>25 Merry Christmas OFFICE CLOSED</p>	<p>26</p>	<p>27</p>
<p>28</p>	<p>29</p>	<p>30</p>	<p>31 New Year's Eve</p>			