

**MOUNT JOY BOROUGH COUNCIL**  
**April 6, 2026, Minutes**

The Mount Joy Borough Council held its regular meeting on April 6, 2026.

President Hall called the meeting to order at 7:00 PM.

Roll Call- Present were Councilors, Joshua Deering, David Eichler, William Hall, Zack Hollcraft, Philip Kark, Bruce Haigh, Christopher Trave, Brian Youngerman and Mayor Timothy Bradley. Staff present were Borough Manager, Mark G. Pugliese I; Public Works Director, Dennis Nissley; Grants, Projects, Community & Economic Development Administrator, Rachel Stebbins; Codes and Zoning Officer, Brett Hamm; Chief Robert Goshen and Administrative Assistant, Lisa Peffley. Also in attendance was Borough Solicitor Joselle Cleary. Absent was Councilor Bryan Gruber and Assistant Borough Manager/Financial Director, Jill Frey.

Mayor Bradley gave the invocation, and the Pledge of Allegiance followed.

**Executive Session** – No Executive sessions were held between March 2, 2026, and April 6, 2026. Possible Executive session to be held during tonight's meeting to discuss a legal matter regarding the new municipal complex.

On a **MOTION** by Haigh, and a second by Eichler, a request was made to accept the agenda for the April 6, 2026, Borough Council Meeting. An **AMENDMENT** by Deering, and a second by Youngerman to strike 15b from the agenda. *Amendment passes.* An **AMENDMENT** by Deering, and a second by Haigh, to strike 16d from the agenda. *Amendment passes.* An **AMENDMENT** by Deering, and a second by Haigh, to add a new 16e, discussion with possible motion on the Lancaster County's Draft Parks and Trails Master Plan. *Amendment passes 7-1, Hall voting no.* An **AMENDMENT** by Deering, and a second by Trave to add 16f, discussion with possible motion on sedimentation basin 1A in Florin Hill Phase 3. *Amendment passes 7-1, Hall voting no.* An **AMENDMENT** by Youngerman, and a second by Hollcraft to strike 14c-i, it is effectively combined with 14c-vii. *Amendment carries. Main motion as amended carries unanimously.*

**Public Input Period**

Alyssa Zevallos, 123 W. Main St., spoke regarding item 15a, regarding pedalcycles. She suggested removing 255-104 and 255-105 from the Ordinance.

Rae Ann Schatz, 1090 W. Main St., asked for information from the meeting held regarding BMP 107. She asked if a deadline could be set. She also asked if anything is happening with the parking spaces at BMP 125.

Edward Gower, 208 School Ln., spoke regarding 15a, the proposed updates to Chapter 255, Vehicles and Traffic Ordinance. He recommended removing 255-104 and 255-105.

Jen Angeles, 219 Marietta Ave, spoke regarding Public Comment at public meetings. She said it is a right and should never feel discouraged.

Mayor Bradley gave a Mayoral Proclamation naming April Sexual Assault Awareness Month.

**Rezoning Hearing – 401, 409, 413 West Main Street**

On a **MOTION** by Haigh, and a Deering, a request was made to open the hearing. *Motion carries unanimously.*

Present were Todd Smeigh, DC Gohn and Associates and Austin Moran, his company GMPS Holdings, LLC is the owner of the property. Smeigh gave a presentation and answered any questions regarding the rezoning of the property.

Borough Solicitor, Joselle Cleary was present and answered questions and gave input regarding the rezoning of the property.

Ken Dombach, owner of 40 Springville Rd., the neighboring property, said he only found out today about the rezoning. He said he was never notified. He had concerns regarding a possible pole barn and lighting.

Cleary said the Borough did what state law requires; a legal notice published twice, posted the property and notified the record owner of the land which was Mount Joy Gift and Thrift. There is no requirement to notify neighboring property owners.

On a **MOTION** by Deering, and a second by Hollcraft, a request was made to close the hearing. *Motion carries unanimously.*

Hall said we can now make a motion to rezone and if we are not sure, we have up to 60 days from the date of the second publication of the ad to make a decision. Council could vote on it at the next Council meeting without readvertising.

Mayor suggests sending notification to adjacent property owners in order to give them opportunity to give their input.

On a **MOTION** by Youngerman, and a second by Hollcraft, a request was made to send written notification to adjacent property owners. *Motion carries 6-2, Hall and Kark voting no.*

#### **Report of Mayor**

The Mayor provided Council with a written report for March to Council.

#### **Report of the Chief of Police**

Robert Goshen, Police Chief, provided a monthly written report for February 1, 2026, through February 28, 2026. The report showed 32 traffic arrests and 34 criminal arrests for the month. There was a total of 500 incidents for the month of February, with a total of 938 incidents year to date.

#### **Report of Fire Department Mount Joy (FDMJ)**

Brett Hamm, FDMJ Fire Chief, provided a monthly report for February 2026.

#### **Report of PSH Life Lion LLC**

Provided a written monthly report for February 2026.

#### **Report of EMA**

Provided a written monthly report for February 20, 2026 to March 18, 2026.

#### **Report of the Milanof-Schock Library (MSL)**

Joseph McIlhenney provided a written report for February 2026.

#### **Report of Codes/ Zoning & Stormwater Administrator**

Brett Hamm, Codes, Zoning & Stormwater Administrator, provided a written monthly report for March 2026.

#### **Report of Grants, Projects, and Community & Economic Development Administrator**

Rachel Stebbins, Grants, Projects, and Community & Economic Development Administrator provided a written monthly report for March 2026.

#### **Report of Public Works Director**

Dennis Nissley, Public Works Director, provided a written monthly report for March 2026.

#### **Report of the Borough Authority Manager**

Scott Kapcsos, Borough Authority Manager, provided a written report for March 2026.

#### **Report of the Assistant Borough Manager/Finance Officer**

Jill Frey, Assistant Borough Manager/Finance Officer, provided a written report for March 2026.

#### **Report of the Borough Manager**

Mark G Pugliese I, Borough Manager, provided a written monthly report for March.

#### **Approval of the Minutes of the Previous Meeting**

On a **MOTION** by Kark, and a second by Deering, approval was given for the minutes of the regular Borough Council meeting held on March 2, 2026. *Motion carries unanimously.*

#### **Building Ad Hoc Committee**

Deering noted that Joe Crabtree and Tod Vulkmanic are present tonight to answer any questions Council may have. Joe Crabtree explained what contractual substantial completion date means and the processes involved with the completion of the building. Council had a discussion with Crabtree regarding the change orders for the new municipal building which included the lighting for the flagpole, brick color of the building, Wi-Fi access in Council Chambers and a door from the foyer to the lobby and a door from the lobby to Council Chambers with regards to ADA door opening actuators.

On a **MOTION** by Deering, and a second by Youngerman, a request was made to authorize the Borough Manager to sign any change orders that come through for door A101D and door A108B for the actuators and door openers. *Motion carries.*

On a **MOTION** by Deering, and a second by Youngerman, a request was made to the Borough Manager to sign any change order 28EC06 for the Wi-Fi access points in Council Chambers. *Motion carries.*

On a **MOTION** Youngerman, and a second by Haigh, to approve the plaques for the new Municipal Services Building and to remove the reference to Crabtree, Rohrbaugh & Associates – Architects. Youngerman withdrew the motion.

On a **MOTION** by Deering, and a second by Youngerman, a request was made to move forward with the approved plaque that was presented to Admin Finance with typos corrected for Eichler and Esq. added to Youngerman. An **AMENDMENT** by Hall, and a second by Deering, to move the mayor's name to between the Borough Council and Borough Authority in the center. *Amendment passes.* An **AMENDMENT** by Haigh, to change Engineer to Site Engineer and add Structural Engineer, Baker, Ingram, and Associates, and Mechanical, electrical, plumbing, Moore Engineering Company. Motion fails for lack of a second. An **AMENDMENT** by Haigh, and a second by Youngerman, to change the Engineer to Site Engineer. *Amendment passes. Main Motion as amended carries unanimously.*

On a **MOTION** by Youngerman, and a second by Haigh, a request was made that immediately after the conclusion of the April Council meeting, that the Borough fire Crabtree Rohrbaugh Associates as the architect, and they are asked to turn over all files and records to an architect of our choosing. Youngerman withdrew the motion.

#### **175<sup>th</sup> Anniversary Ad Hoc Committee**

On **MOTION** by Eichler, and a second by Kark, a request was made to authorize the Borough Manager to enter into a contract with the "Kracker Bees", a three-piece band for the 175<sup>th</sup> Celebration. *Motion carries unanimously.*

On **MOTION** by Eichler, and a second by Kark, a request to change the new logo for the 175<sup>th</sup> logo as shown on page 4 of the provided cut sheet. *Motion is defeated.*

On **MOTION** by Eichler, and a second by Trave, a request to have the Manager contact vendor to revise the patch. *Motion carries unanimously.*

On **MOTION** by Eichler, to authorize Councilor Youngerman to pay for polo shirts for the volunteers on the 175<sup>th</sup> Celebration Committee. This would not include Borough staff or elected officials. Motion fails due to lack of second.

#### **Administration and Finance Committee**

Discussion with possible motion regarding Pine Street entrance to the Little Chiques Park. NOTE: Committee had made a motion to have legal representation at Council Meeting. On a **MOTION** by Deering, and a second by Youngerman, to go into Executive Session regarding this agenda item. *Motion carries unanimously.* Council went into Executive Session at 10:23 pm and came out of Executive Session at 10:45pm. Youngerman said he has no motion to make regarding this item. Joselle left the meeting at this time.

Hall acknowledged the PLGIT Monthly Report.

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the waiver of the requirement to improve West Main Street to the ultimate width and provide additional rights-of-way and associated street improvements with the justification that they are in good repair, and no improvements are proposed with this plan. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to deny the request not to provide additional right-of-way on Springville Road and recommend the applicant show the existing dwelling as an existing dimensional nonconformity and that the applicant shall provide additional right-of-way of 8.5 feet to be offered dedication to Mount Joy Borough along Springville Road at the appropriate time in the future be added to the plans. An **AMENDMENT** by Haigh, and a second by Trave, to add at the end of the existing motion "and a deferral agreement be provided". **AMENDMENT** passes. *Main Motion as amended carries.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the applicants' request to waive the requirement to provide additional trees and landscaping with the justification provided. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the waiver of the requirement to provide land for dedication or pay fee in lieu of for park and recreational use with the justification provided. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the waiver request of the requirement to provide a wetland study and in the alternative, provide a reference to the National Wetland Inventory with the justification that the property is developed and not in close proximity to a water course. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve a waiver of the requirement to provide a preliminary plan and in the alternative, move directly to final plan with the justification that there are no improvements associated with this plan and to approve the final subdivision plan for 401 West Main Street, provided that all comments are addressed to the satisfaction of the Borough Engineer, Borough Solicitor and Borough Staff. 'An **AMENDMENT** by Haigh, and a second by Youngerman, a stormwater agreement be drawn up for 401 West Main Street and approved by Borough Staff, Solicitor and Engineer. *Amendment passes. Main motion as amended carries.*

On a **MOTION** by Haigh, and a second by Youngerman, a request was made to authorize staff to investigate the current LERTA list and investigate if there are any properties to add to the list. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to authorize the Community and Economic Development Coordinator to apply for the MAP Grant for the new comprehensive plan. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to authorize the Borough Manager to sign proposal from RETTEW for the Project Scope and fee for the construction of Phase 1 of the Little Chiques Park Master Sight Plan in the amount of \$65,100. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Trave, a request was made to authorize the Borough Manager to enter into an agreement with YGS Print Solutions approving Quote 26203795 in the amount of \$765.00 for interior sign behind the dais of the new facility. *Motion carries. Deering abstained stating that is his employer.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to move the current map displays in Council Chamber to the new facility as they will fit and be seen appropriately. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to allow staff to temporarily utilize an inspection service of their choice until such time that Council may appoint an inspection firm. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to accept the Mount Joy Borough Authority use agreement with Mount Joy Borough. Youngerman withdrew the motion.

#### **Public Safety Committee**

On a **MOTION** by Eichler, and a second by Kark, a request was made to adopt Ordinance 01-2026, An ordinance to amend the Mount Joy Borough Code of Ordinances, Chapter 255, Vehicles and Traffic, to restate Article VI and provide comprehensive regulations for pedal cycles, electric bikes, electric scooters, electric unicycles and toy vehicles. An **AMENDMENT** by Kark, and a second by Haigh, to strike 255-104 and 225-105 and language in 255.111 that refers to licenses. Kark withdrew his amendment.

On a **MOTION** by Kark, and a second by Deering, a request was made to lay it upon the table until next month's Council meeting. *Motion carries unanimously.*

#### **Public Works Committee**

On a **MOTION** by Deering, and a second by Trave, a request was made to award 2026 Road Project Contract 1 – Paving to Kinsley Construction LLC for \$563,388 and pay for stormwater items from Stormwater Capital Fund. *Motion carries unanimously.*

On a **MOTION** by Deering, and a second by Trave, a request was made to approve preliminary plan for S. Market Ave, contingent upon stormwater review at S. Plum St. Deering withdrew the motion.

On a **MOTION** by Deering, and a second by Trave, a request was made to send a letter to authorize staff to write a letter to Crabtree Rohrbaugh Associates demanding a response to Rettew's letter from September 25<sup>th</sup> in rebuttal to K&W's January 8<sup>th</sup> response. *Motion carries unanimously.*

Pugliese stated he had the Borough Solicitor send a letter to the Lakes HOA regarding the walking trail ADA ramps.

On a **MOTION** by Deering, and a second by Trave, a request was made to authorize staff to send an official response from Mount Joy Borough about the Lancaster County Parks and Trails Master Plan draft using Christian's comments and any other comments we feel appropriate. *Motion carries unanimously.*

On a **MOTION** by Haigh, and a second by Youngerman, a request was made to direct the Borough Code Official to not issue any building permits in the area highlighted in yellow until the compaction tests are received, analyzed and approved. *Motion carries unanimously.*

On a **MOTION** by Haigh, and a second by Youngerman, a request was made to have Charter Homes and Neighborhoods submit all TSI laboratory compaction and moisture test reports for both streets and building lots with the subject area. *Motion carries unanimously.*

On a **MOTION** by Haigh, and a second by Youngerman, a request was made to have Charter Homes and Neighborhoods provide manufacturer equipment data sheets and calculations demonstrating that the compaction equipment being used meets the PennDOT 408 requirements. *Motion carries unanimously.*

**Public Input**

None

**Any other matter proper to come before Council**

Eichler commented on the Hometown Hero banners and their conditions.

Deering responded to Eichler comment.

Haigh stated he will be attending the meeting at Rapho Township tomorrow evening.

**Authorization to Acknowledge the Payment of Bills March 2026**

On a **MOTION** by Youngerman, and a second by Deering, Council approved paying the bills as presented.

GENERAL FUND	\$	215,366.67
REFUSE/RECYCLING	\$	77,788.27
CAPITAL IMPROVEMENTS FUND	\$	567,478.96
HIGHWAY AID FUND	\$	-
ESCROW FUND	\$	63,850.43
JOY LAND ACCOUNT	\$	-
GRAND TOTAL EXPENDITURES	\$	924,484.33

*Motion carries unanimously.*

**Meetings and dates of importance**

See the calendar for the month of April 2026.

**Executive Session**

None.

**Adjournment**

On a **MOTION** by Deering, and a second by Eichler, approval was given to adjourn the meeting at 12:22AM. *Motion carries unanimously.*

Respectfully Submitted,



Mark G. Pugliese I  
Borough Manager/Secretary