

MOUNT JOY BOROUGH COUNCIL
May 4, 2026, Minutes

The Mount Joy Borough Council held its regular meeting on May 4, 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 (joined the meeting @ 7:15 PM). 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. Absent was Assistant Borough Manager/Financial Director, Jill Frey.

President Hall gave the invocation, and the Pledge of Allegiance followed.

Executive Session – No Executive sessions were held between April 6, 2026, and May 4, 2026.

On a **MOTION** by Haigh, and a second by Deering, a request was made to accept the agenda for the May 4, 2026, Borough Council Meeting. An **AMENDMENT** by Eichler, and a second by Haigh, to add 16b, e-bike Ordinance 01-2026, that was on the table. *Amendment carries, Deering voting no. Main motion as amended carries unanimously.*

Public Input Period

Rae Ann Schatz, 1090 W. Main St., asked for an update on BMP 107 since last month.

Jen Angeles, 219 Marietta Ave, spoke regarding the public meetings. She feels there is a consistent lack of structure and strongly encourages Council to take a hard look at the process.

James Farrano, Boyer & Ritter LLC, presented Council with the 2025 Year End Audit Report.

On **MOTION** by Youngerman, and a second by Haigh, a request was made to reject Ordinance 03-2026, an ordinance amending the Mount Joy Borough Zoning Ordinance by revising the zoning classification of a portion of one parcel of land being known as 401, 409, and 413 West Main Street, Mount Joy, PA 17552 and identify as parcel identification numbers 450-41641-0-0000 and 450-41641-4-001 from Low Density Residential to Neighborhood Commercial. *On a Roll Call Vote; Deering, Eichler, Trave, Gruber, Haigh, Youngerman, and Hall, voting Yes, and Hollcraft and Kark, voting No. Motion carries 7-2.*

Report of Mayor

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

Report of the Chief of Police

Robert Goshen, Police Chief, provided a monthly written report for March 1, 2026, through April 30, 2026. The report showed 49 traffic arrests and 14 criminal arrests for the month. There was a total of 574 incidents for the month of March, with a total of 1,512 incidents year to date.

Report of Fire Department Mount Joy (FDMJ)

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

Report of PSH Life Lion LLC

Provided a written monthly report for March 2026.

Report of EMA

Provided a written monthly report for March 19, 2026, to April 14, 2026.

Report of the Milanof-Schock Library (MSL)

Joseph McIlhenney provided a written report for March 2026.

Report of Codes/ Zoning & Stormwater Administrator

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

Report of Public Works Director

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

Report of the Borough Authority Manager

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

Report of the Assistant Borough Manager/Finance Officer

No Report.

Report of the Borough Manager

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

Approval of the Minutes of the Previous Meeting

On a **MOTION** by Youngerman, and a second by Hollcraft, approval was given for the minutes of the regular Borough Council meeting held on April 6, 2026. *Motion carries unanimously.*

Building Ad Hoc Committee

On a **MOTION** by Deering, and a second by Haigh, a request was made to close Borough Office & Police Administration on May 21, 2026, to move operations to new Municipal service facility. *Motion carries unanimously.*

175th Anniversary Ad Hoc Committee

On **MOTION** by Eichler, and a second by Deering, a request was made to authorize the Borough Manager to enter into a contract with Breeze Designs to provide sound system and background music for the 175th Celebration event at a cost of \$500.00. *Motion carries unanimously.*

On **MOTION** by Eichler, and a second by Kark, a request to authorize the Borough Manager to enter into a contract with Lancaster Mobile Golf in the amount of \$449.00 for 175th celebration event. *Motion carries unanimously.*

On **MOTION** by Eichler, and a second by Youngerman, a request to authorize the Borough Manager to enter into a contract with Razzle Dazzle Balloons in the amount of \$375.00. *Motion carries unanimously.*

Administration and Finance Committee

Pugliese gave an update on the Mount Joy Borough Authority use agreement with Mount Joy Borough. He stated that it is currently with the Solicitor for the Authority.

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to have staff write a letter to Vistablock, requesting documentation of their perceived ownership of the disputed property. *Motion carries unanimously.*

On a **MOTION** by Deering, and a second by Youngerman, a request was made to have staff draft a letter to Melhorn Trucking regarding their plans for BMP 107 with a response due date of July 1, 2026. *Motion carries unanimously.*

BMP 125 update was provide in the Manager's report.

Florin Hill update – Haigh said Mark, Brett, Kara, Doug, construction observer from Rettew, and himself met with Charter Homes and Neighborhoods, Matt Eshelman and Anthony Faranda-Diedrich. Haigh reported that the testing failed, a survey was done to determine how much fill needed to be replaced and they agreed to establish a quality control plan. Haigh said they also agreed to the following: They would scarify the last lift to allow it to dry out, because the moistures were up around 25%. On every one of the building permits that was issued, there would be a foundation inspection, done by Brett's inspection people. There would be a compaction test at each one of the foundations to make sure it can carry the load of the building. They agreed they would take out all the fill that was in Reagan Street, which they said really wasn't fill it was just sort of stockpiled. They would tell us the elevations of all the foundations so that we could determine whether or not the groundwater table, where it was or the perch water table. They agreed to a 2-foot separation between the lower foundation and the water which is not required by the building code. Rettew has approved their quality control plan going forward for

lots 54, 55, and 61 to 71, and we decided to hold off on lots 1, 2, and 3, which is on the west side of Reagan and 56 to 60, which is on the right-hand side of Reagan, until they get pretty close they've also agreed, if needed, they will put in some sort of a foundation drainage system. They basically agreed to everything we asked them to do. I received an email from Rettew today, and they took out some of the fill on Reagan Street, and they found an old terracotta French drain that nobody knows where it came from. There used to be two wetlands there and I think what happened is, years ago, there was some springs in the area, and the wetlands were being fed by springs. We know 1105 Reagan has two sump pumps working full-time in his basement. They now have a plan and Rettew is on top of it. When they come in to get the building permits, there will have a provision in it stating that there will be a foundation inspection and there will be a load-bearing compaction test done on the foundation before the footers are poured.

Hall acknowledged the PLGIT Monthly Report.

Public Safety Committee

On a **MOTION** by Eichler, and a second by Hollcraft, a request was made to cancel Public Safety Committee meeting scheduled for May 18, 2026, due to building move. *Motion carries unanimously.*

On a **MOTION** by Eichler, a request was made to send the Solicitor 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. *Motion fails due to lack of second.*

On a **MOTION** by Eichler, and a second by Hollcraft, to adopt Ordinance 01-2026, 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. *Motion carries unanimously.*

Public Works Committee

On a **MOTION** by Deering, and a second by Haigh, a request was made to award 2026 Road Project Contract #2 to Martin Paving. *Motion carries unanimously.*

On a **MOTION** by Deering, and a second by Trave, a request was made to approve the design concept to maintain existing conditions at 912 Wood Street driveway with regard to additional stormwater from South Market Ave. *Motion carries unanimously.*

On a **MOTION** by Deering, and a second by Haigh, a request was made to get legal opinion regarding doing work on private properties for a pre-existing condition. *Motion carries 8-1, Hall voting no.*

On a **MOTION** by Deering, and a second by Trave, a request was made to send a letter to Florin Hill regarding violation by Florin Hill Phase 3 for the February, March, and April time frames. *Motion carries unanimously.*

On a **MOTION** by Deering, and a second by Trave, a request was made to defer curb and sidewalks on north side of Square Street between South Market Ave. and South Plum Street until entire street is reconstructed. *Motion carries 8-1, Hall voting no.*

On a **MOTION** by Deering, and a second by Trave, a request was made to approve preliminary plan for South Market Ave., contingent upon stormwater review at South Plum Street. *Motion carries unanimously.*

Deering said an email was sent to Brandon Conrad regard regarding Pine Street Extended. He will follow up with formal letter.

Deering said a letter to new property owners of two lots on Locust Lane stormwater basin is pending.

Deering gave an update on the Malmedy Massacre Memorial Dedication. Construction has started and the official dedication will be on June 14th at 3:00 PM.

Public Input

Rae Ann Schatz, 1090 W. Main St., asked if construction on Gus's parking lot does not happen by December 1st, are there any consequences?

Elizabeth Weaver, 349 W Main St., thanked Council for their decision to send notices for what was happening with zoning even though legally Council was not required to do so.

Jen Angeles, 219 Marietta Ave., spoke regarding the tent or canopy rule that was to be enforced during downtown events. She stated that there were numerous tents/canopies that did not follow that rule and were not enforced during Brew Fest.

Any other matter proper to come before Council

Eichler said on Saturday, May 2nd the Donegal Fish and Conservation Kids Derby took place with approximately 30 people signed in and over 300 trout were stocked for the event.

Deering asked about the video conferencing and how it works in the new building.

Haigh commented on a group that picketed peacefully on May 24th in front of Whitmoyer Motors and the wording on the signs.

Hall gave an update on the Donegal School District and use of the current Borough building for their temporary administrative offices. He said they have moved in a different direction and will not be utilizing this building. Hall commented that he is seeing an increased amount of Council members spending a lot of time tying up Borough staff and use of our professional services. We need to be aware and be cautious of this.

Authorization to Acknowledge the Payment of Bills April 2026

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

GENERAL FUND	\$	620,572.63
REFUSE/RECYCLING	\$	82,249.97
CAPITAL IMPROVEMENTS FUND	\$	563,667.79
HIGHWAY AID FUND	\$	-
ESCROW FUND	\$	12,523.48
JOY LAND ACCOUNT	\$	-
GRAND TOTAL EXPENDITURES	\$	1,283,013.87

Motion carries unanimously.

Meetings and dates of importance

See the calendar for the month of May 2026.

Executive Session

None.

Adjournment

On a **MOTION** by Deering, and a second by Hollcraft, approval was given to adjourn the meeting at 10:48PM. *Motion carries unanimously.*

Respectfully Submitted,



Mark G. Pugliese I
Borough Manager/Secretary