



**Mount Joy Borough Council
Meeting Agenda
7:00 PM, Monday, June 1, 2026**

1. Call to Order
2. Roll Call—Councilors, Deering, Eichler, Gruber, Hall, Haigh, Hollcraft, Kark, Trave, Youngerman, and Mayor Bradley
3. Invocation- Mayor Bradley
4. Pledge of Allegiance
5. Announcement of Executive Sessions – No Executive sessions were held between May 4, 2026, and June 1, 2026, however there will break for a session under item
6. Consider a motion to approve the June 1, 2026, Borough Council Meeting Agenda.
7. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.
8. 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 Administrator
 - i. Public Works Department
 - j. Borough Authority Manager
 - k. Assistant Borough Manager/Finance Officer
 - l. Borough Manager
9. Approval of Minutes of the Regular Borough Council Meetings held on April 6, 2026.
10. Building Ad Hoc Committee
 - a. Updates – Josh Deering
 - 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 • www.mountjoyborough.com

- i. Discussion with possible motion to approve Harris Technology/Verkada intercom/keypad/access buttons for security gate and access buttons at reception area in the amount of \$11,484.76.
- ii. Pending
 - 1. ADA Actuators & door replacements – doors A101D & A108B – \$14,161.00
 - 2. Remote controls for the overhead garage doors in the sally port. - \$1,811.00
 - 3. Flagpole Lighting – Approx \$11,000
 - 4. Benches – baseball field – undetermined
 - 5. Credit – lit dimensional letters - \$5, 671.00
- iii. There are no change orders for full Council to approve.
- iv. Total Change Orders to date \$36,256.24

11. 175th Ad Hoc Committee

- a. Update
- b. Consider a motion to reimburse Voyage Mount Joy for the cost of bounce house rental in the amount of \$256.39

12. Administration and Finance Committee

- a. Discussion with possible motion to approve the proposed lot line change of Northwest Bank property in the parking lot at 21 N. Barbara St.
- b. As recommended by Committee, direct the Zoning/Codes Officer to re-inspect Florin Hill Construction site for violations as noted on LCCD #35 Inspection Report and to issue a notice of violation for outstanding violations.
- c. Discussion with possible motion regarding the use of Borough's 175th logo to be added to clothing as a fund raiser for both the Historical Society and Library.
- d. Discussion with possible motion regarding the MOU with the Lancaster County Planning Department.
- e. As approved by Committee, motion to appoint Catherine Fitzhugh to the Parks & Recreation Advisory Board.
- f. As approved by Committee, motion to conduct a "Town Hall" meeting in Council Chambers on June 27, 2026, one (1) hour prior to the 175th event.
- g. Discussion with possible motion regarding the Borough's website.
- h. Acknowledge receipt of PLGIT Current Investment Rates & Benefits.

13. Public Safety Committee

- a. No business to be brought before Council

14. Public Works Committee

- a. Discussion with possible motion to approve a downspout waiver request at 111 N. Barbara St.
 - b. As recommended by Committee, motion to approve a waiver of the street opening moratorium for gas installation at 903 Wood Street, with the stipulation that the repair is the full-length width at least 20 feet long.
 - c. As recommended by Committee, motion to approve Faith Outreach Center to hold Music in Memorial Park on August 21, 2026.
15. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.
 16. Any other matter proper to come before Council.
 17. Authorization to acknowledge the payment of bills.
 18. Meetings and dates of importance, see attached calendar.
 19. Executive Session. Discussion of a legal matter.
 20. Adjourn

The next full Council Meeting is scheduled for 7 PM, on Monday, July 6, 2026.

Police Activity Statistics 2026

	Citation Charges	Criminal Charges	Incidents	Total Incidents YTD	Total Incidents Previous YTD
Jan	11	9	438	438	488
Feb	32	34	500	938	958
Mar	49	14	574	1,512	1,594
Apr	26	20	563	2,075	2,296
May					2,959
June					3,636
July					4,335
Aug					4,946
Sept					5,491
Oct					6,082
Nov					6,599
Dec					7,036
TOTAL					7,036



MOUNT JOY POLICE DEPARTMENT

Calls for Service: MOUNT JOY POLICE DEPARTMENT

Year 2026 April

Code	Call for Service	Totals
0619	THEFT ALL OTHERS	2
0800	SIMPLE ASSAULT	1
1130	FRAUD ALL OTHERS	1
1440	CRIMINAL MISCHIEF ALL	3
1711	SEX OFFENSE ALL OTHERS	1
1810	DRUG POSSESSION OFFENSE	2
2040	FAMILY OFFENSES - DOMESTIC	4
2420	DISORDERLY CONDUCT / HARASSMENT	1
2450	NOISE COMPLAINT	3
2640	MUN ORD VIOLATIONS	8
2654	DISTURBANCE	4
2656	THREATS	1
2657	HARASSMENT	2
2665	FIREWORKS	1
4012	GAS LEAKS/EXPLOSIONS GENERAL POLICE	1
4014	OPEN DOORS/WINDOWS GENERAL POLICE	2
4018	STREET LIGHTS-OUT/REPAIRS	9
4020	SUSPICIOUS AUTO	2
4021	SUSPICIOUS ACTIVITY	17
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	6
4100	ALARMS (FIRE ALARMS)	2
4102	ALARM - CARBON MONOXIDE ALARM	1
4510	UNATTENDED DEATHS	2
5004	FOUND ARTICLES	2

5008	LOST ARTICLES	4
5510	ANIMAL COMPLAINTS ALL	8
6006	REPORTABLE MV CRASH W/INJURY	1
6008	REPORTABLE MV CRASH NO INJURIES	7
6015	REPORTABLE MV CRASH HIT & RUN	3
6016	NON REPORTABLE MV CRASH	8
6303	TRAFFIC OFFENSE ALL OTHER	4
6305	SELECTIVE ENFORCEMENT TRAFFIC	19
6310	TRAFFIC ENFORCE / STOP	69
6335	TRAFFIC HAZARD	2
6336	DISABLED MV	1
6511	PARKING VIOLATION COMPLAINT	20
6602	ABANDONED IMPOUND/TOWAWAY	2
6608	ESCORTS	1
7002	BUILDING CHECK	12
7008	MEDICAL ASSISTANCE	61
7014	OTH PUB SERV/WELFARE CHK	8
7015	ASSIST CITIZEN	21
7025	EMOTIONALLY DISTURBED PERSON (EDP)	8
7502	ASSISTING-FIRE DEPT	1
7504	ASSISTING-OTHER POLICE DP	23
7506	ASSISTING-OTHER AGENCIES	5
7522	ASSISTING OTHER OFFICER	1
8010	WARRANTS-LOCAL	1
9008	COURT	7
9020	POLICE INFORMATION	50
9021	TRAINING	5
9025	FIELD CONTACT INFORMATION	4
9027	FIREARMS APPLICATION	1
9028	FINGERPRINT	2

9029	CIVIL MATTER	3
9030	SPECIAL DETAIL ASSIGNMENT	2
9034	REPOSSESSION	3
9052	PFA INFORMATION	1
911	911 HANG UP / CHK WELFARE	2
9112	FOOT PATROL	2
9115	FOLLOW UP	97
9137	EVIDENCE DUTIES	2
9192	VEHICLE MAINTENANCE	4
9989	CALL BY PHONE	8
9999	NON-CAT DATA	2
	Grand Total	563

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 4/1/2026

to Ending Issue Date 4/30/2026

Charge	Total
543 A - Driv While Oper Priv Susp Or Revoked	2
786 C - Req'd Financial Resp/Consent To Produce	1
111 A - Obedience to Traffic-Control Devices	5
112 A3I - Failure To Stop At Red Signal	1
322 - Vehicle Turning Left	1
353 A2IV - Illegal Park W/I 30 Ft of Traffic Signal	1
354 A - Park Impropr Two Way Highways	1
362 A3-10 - Exceed Max Speed Lim Estb By 10 MPH	2
362 A3-17 - EXCEED MAX SPEED LIM ESTB BY 17 MPH	1
362 A3-19 - Exceed Max Speed Lim Estb By 19 MPH	1
362 A3-5 - Exceed Max Speed Lim Estb By 5 MPH	3
542 A - Fail To Yield Right Of Way To Ped	1
745 A - Acci Dam To Unattended Veh Or Propert	1
703 A - Operat Veh W/O Valid Inspect	1
361 - DRIVING AT SAFE SPEED	1
362 A3-10 - EXCEED MAX SPEED LIM ESTB BY 10 MPH	1
703 A - OPERAT VEH W/O VALID INSPECT	2
Total:	26

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 4/1/2026

to Ending Issue Date 4/30/2026

Charge Type: ARREST

Charge	Total
543 A - DRIV WHILE OPER PRIV SUSP OR REVOKED	1
701 A1 - SIMPLE ASSAULT	1
701 A3 - SIMPLE ASSAULT	1
706 A1 - TERRORISTIC THREATS W/ INT TO TERRORIZE ANOTHER	2
709 A1 - HARASSMENT - SUBJECT OTHER TO PHYSICAL CONTACT	3
718 A1 - STRANGULATION - APPLYING PRESSURE TO THROAT OR NECK	1
718 A2 - STRANGULATION - BLOCKING THE NOSE AND MOUTH OF THE PERSON	1
303 B - NO REAR LIGHTS	1
503 A4 - DISORDERLY CONDUCT HAZARDOUS/PHYSI OFF	1
30-113 A16 - INT POSS CONTR SUBST BY PER NOT REG	1
30-113 A30 - MANUFACTURE, DELIVERY, OR POSSESSION WITH INTENT TO MANUFACTURE OR ELIVER	1
30-113 A31 - POSS OF MARIJUANA	1
30-113 A32 - USE/POSS OF DRUG PARAPH	2
Total:	17

Charge type: COMPLAINT

Charge	Total
709 A1 - HARASSMENT - SUBJECT OTHER TO PHYSICAL CONTACT	2
503 A4 - DISORDERLY CONDUCT HAZARDOUS/PHYSI OFF	1
Total:	3

Fire Department Mount Joy

Incident Summary Report

04/01/2026 through 04/30/2026

Incidents

Total Incidents: **34**

Total First Due: **21**

Total Mutual Aid: **13**

Total Time In Service **17:01:03**

Average Time to Respond **00:04:35**

Average Time to Scene: **00:06:21**

Personnel Response

Total Personnel **216**

Avg. Personnel Per Incident: **6.35**

Total Personnel Hours **110:37**

Estimated Property Value / Loss / Saved

Pre Incident Value **\$1,630,600.00**

Loss: **\$0.00**

Value Saved: **\$1,630,600.00**

Apparatus Response

Engine 75: **17**

Squad 75: **9**

Tower 75: **12**

Utility 75: **3**

Duty Veh 75-1: **8**

Duty Veh 75-2: **12**

Traffic 75: **5**

Municipal Responses - First Due

Mount Joy Borough: **9**

Rapho Township: **9**

Mount Joy Township: **2**

East Donegal Twp: **1**

Municipalities - Mutual Aid

Conoy Township	1
East Donegal Township	2
East Hempfield Township	1
Elizabethtown Borough	2
Mount Joy Township	1
Mountville Borough	1
Rapho Township	2
West Donegal Township	2
West Hempfield Township	1

Fire Department Mount Joy

Incident Summary Report

04/01/2026 through 04/30/2026

Incident Type - First Due

0

Incident Type - Mutual Aid

0

Fire Department Mount Joy

Incident Summary Report

04/01/2026 through 04/30/2026

Incident List

2026-04-01 17:05:25	2026-165	Mount Joy Borough	Locust Ln
2026-04-04 12:09:10	2026-166	Rapho Township	N Strickler Rd
2026-04-06 06:52:47	2026-167	Mount Joy Borough	S Market Ave
2026-04-09 15:01:29	2026-168	East Donegal Township	Colebrook Rd
2026-04-10 12:23:31	2026-169	West Donegal Township	Lindsey Ln
2026-04-10 22:03:57	2026-170	Mount Joy Borough	Florin Ave
2026-04-11 17:33:20	2026-171	Rapho Township	E Main St
2026-04-13 11:57:51	2026-172	Mount Joy Township	Fairview Rd
2026-04-13 15:48:49	2026-173	Rapho Township	Mount Joy Rd
2026-04-16 14:20:29	2026-174	West Hempfield Townsh	Chickies Hill Rd
2026-04-16 15:02:57	2026-175	Mountville Borough	N Lemon St
2026-04-16 16:44:37	2026-176	Mount Joy Borough	E Main St
2026-04-16 20:35:05	2026-177	Mount Joy Borough	W Main St
2026-04-17 04:24:12	2026-178	Rapho Township	E Main St
2026-04-17 08:59:29	2026-179	East Hempfield Townshi	Spooky Nook Rd
2026-04-17 19:38:22	2026-180	Mount Joy Borough	E Main St
2026-04-19 11:06:51	2026-181	Mount Joy Borough	Cornerstone Dr
2026-04-19 16:09:33	2026-182	West Donegal Township	Anchor Rd
2026-04-19 16:41:29	2026-183	Elizabethtown Borough	E Park St
2026-04-20 05:32:19	2026-184	Rapho Township	Lefever Rd
2026-04-20 09:30:12	2026-185	Rapho Township	Strickler Rd
2026-04-22 22:13:30	2026-186	Rapho Township	Habecker Rd
2026-04-23 09:48:26	2026-187	East Donegal Township	Anderson Ferry Rd
2026-04-23 15:42:25	2026-188	Rapho Township	Old Auction Rd
2026-04-26 16:23:03	2026-189	Mount Joy Borough	Chocolate Ave
2026-04-27 09:05:40	2026-190	Elizabethtown Borough	S Poplar St
2026-04-27 15:49:11	2026-191	Mount Joy Borough	Square St
2026-04-27 17:44:30	2026-192	Rapho Township	W Sun Hill Rd
2026-04-28 06:24:08	2026-193	East Donegal Township	Anderson Ferry Rd
2026-04-29 07:59:39	2026-194	Conoy Township	S 2nd St
2026-04-29 14:48:59	2026-195	Rapho Township	E Main St
2026-04-29 17:10:05	2026-196	Rapho Township	Mount Joy Rd
2026-04-30 09:32:11	2026-197	Mount Joy Township	Old Market St
2026-04-30 15:11:35	2026-198	Mount Joy Township	Cloverleaf Rd

8f.



MILANOF-SCHOCK LIBRARY

1184 Anderson Ferry Road, Mount Joy, PA 17552

Tel: 717.653.1510 Fax: 717.653.4030

www.mslibrary.org

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

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

May 2026 - Compiled by Joseph McIlhenney, Executive Director
Contributors: Susan Craine, Jazmynn Whitney, Kirstin Rhoads & Laura Bear

April 1-30, 2026 Statistics	2026	2025	2024	2023	2022
TOTAL CIRCULATION	12,586	13,417	14,603	14,225	14,492
YTD CIRCULATION	54,174	54,040	58,003	58,631	56,146
OVERDRIVE & E-formats (LSLC)	1,186	1,284	1,510	1,343	1,292
Hoopla! (MSL only)	296	592	531	232	0
NEW PATRONS	57	93	76	56	58
YTD NEW PATRONS	280	353	299	293	241
PATRON COUNT	5,015	5,562	6,247	5,513	4,966
YTD PATRON COUNT	19,998	21,859	23,057	22,196	18,655
PASSPORTS	x	218	112	171	133
YTD PASSPORTS	267	890	609	772	406
WIFI USERS	211	224	294	247	305
PC USERS	253	474	482	540	302

X-Passport services ended Feb 12, 2026

DONATED ITEMS	2026	2025	2024	2023	2022
IN LOBBY	\$937.35	\$1,084.15	\$1,128.30	\$914.77	\$862.34
ON eBay	\$285.75	305.54	0	0	0
OTHER	\$123.20	60.00	0	0	0
MONTH TOTAL	\$1,346.30	\$1,449.69	\$1,128.30	\$914.77	\$862.34
YTD TOTAL	\$5,614.74	\$5,408.09	\$4,321.65*	\$4,011.52*	\$3,456.64*

*YTD Total for Lobby only

Month Summary

- MSL hosted Kraybill Mennonite School Art Show, May 2
- Miss Katelyn and Miss Alyssa represented MSL at Mayfest on Saturday, May 3



PROGRAMMING & CLUBS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	5	136	18	821
Club Meetings/Participants	9	75	34	293
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	28	603	98	2,165
Off-Site Programs	5	578	19	2,088

Volunteer	Month Total	YTD Total		
Volunteer Hours	79.5	195.25		

Joseph

- Presented Quarterly MSL/Man Library Report to Rapho Township, Apr 2
- Attended Mount Joy Borough Council Meeting, Apr 6
- Attended Mount Joy Area Chamber of Commerce meeting, Apr 8
- Attended Friends Group Meeting, Apr 13
- Attended “Vote Yes!” meeting, Apr 14
- Attended Director’s Council Meeting [via Zoom], Apr 17
- Vacation Apr 20 – Apr 24
- Kicked-off Library Survey of Patrons [paper and electronic], Apr 22
- Attended Mount Joy Area Chamber Scholarships Committee meeting, Apr 29
- Attended District Advisory Council meeting, Apr 30

Community/Service Point (Susan)

- Started working on DVD project for migration to SPARK
- Interviewed and gave input on decision for new Service Desk Assistant
- Supervised the training of new Service Desk Assistant
- Created training schedule and regular schedule for May into summer 2026

Youth Services (Laura, Katelyn and Alyssa)

- **Family Story Times** in April averaged 35 to 45 in attendance with some days higher! Miss Alyssa and Miss Katelyn do much more than read during story time. There are opening songs to welcome everyone, identify the important parts of a book and give self-affirmations. There are readiness skills incorporated into activities and crafts. And there are always “Story Time” pages with the songs that are sung, books related to the theme of the week and literacy tips.
- We are excited to be able to have **Alyssa and Katelyn spend all of their time developing programs and the calendar**. They will no longer be scheduled at the circulation desk, which made planning and preparation more difficult. We are so thankful for the support of Joseph and the board so that we can have more planning time together!

- **Mad Tea Party**-We started off the Mad Tea Party by celebrating everyone's unbirthdays, saying their unbirthdays are the most special days of the year. We did a little action (clapping, spinning, cheers-ing our imaginary teacups), then the party began. It was a relaxed program where the families mainly entertained themselves with the materials we provided. There were riddle sheets, coloring pages, find the differences pages, word searches, and crafts like making your own Mad Hatter-style hat and a Cheshire Cat grin on a stick. There was also a more difficult riddle posted where kids could answer for the chance to win two books related to Alice in Wonderland.
- **Egg Heist-For the Egg Heist**, someone had stolen all of our Easter eggs and we needed detectives to investigate. We had different stations set up around the room, such as tracking footprints, puzzles, unscrambling words, and rolling a die to make a bunny. Each station had its own clue that would help lead the kids to discovering who took the eggs. We also had a suspect poster up on the wall and gave each family their own case file, so they could track all the clues and evidence they found. In the end, someone called the Mischievous Bunny had stolen all the eggs and hid them in one of the cabinets! Each kid got a Hershey Kiss from the missing eggs.
- **Save the Pollinators**-Save the Pollinators started with a quick storytime of Bea's Bees by Katherine Pryor. The main highlight of the program was planting sunflower seeds together! We made pollinator masks (options were bees, ladybugs, and butterflies), and kids were provided with a hole punch and yarn so they could wear the mask properly if they wanted to. We began a pollinator relay, in which there were 10 flowers posted around the room and kids were the pollinators, carrying "pollen" (pompom balls) from bowl to bowl. After this activity, we could finally plant the sunflower seeds! Each kid went home with a sunflower each!

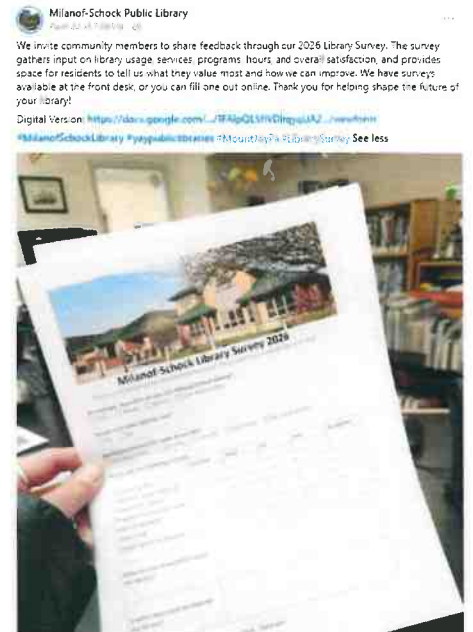


Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - May Enews: 74 new contacts; sent to 4,270 contacts; 1,887 opens (46%), 37 clicks (1%)
- **SOCIAL MEDIA:**
 - Facebook – Total Page Followers 3,453 (25 new); 86K views; Content Reactions 966; Comments 85; Shares 39. Top Posts: Introducing Kiersten 9K views; Miss Jan Reading to DPS 6.1K reach; Book Donations to DSAA 3.5K reach
 - Instagram – 1,456 followers (30 new); 51.6K views; 1.8K reach; 362 content interactions; 147 profile visits. Top Content: "Sometimes it takes a few times" video 2.1K reach; Quiet Reading Area "Did You Know?" 1.5K reach; Introducing Kiersten 590 reach
 - 2 Press Release - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
 - 3,825 total sessions. Highest view counts: 97 visits to Children & Family; 78 Passport Photos; 58 Adult Page
- **GOOGLE**
 - 224 website clicks made from our Business Profile; 350 Business Profile Interactions with 21 calls; Added more photos to our Google page.
- **BOOK SALES - \$1,346.30**
 - Lobby Books: Earned **\$937.35**
 - Pango Books: Listed 17, sold 14 books = **\$123.20**
 - eBay Books: Listed 29, sold 28 = **\$285.75**

Volunteers/Programming/Fundraising (Jazmynn)

- **Annual Appeal 2026**
 - Emailed appeal has generated \$7,485 and 45 unique donors since Feb. 12
 - Everything has been sent to Engle Printing and should be mailed out in the next week or two.
- **Volunteers**
 - Total hours: 79.5 hours
- **Anne's Circle**
 - 4 people continue to donate
 - Emailed the 4 donors informing them of the move from Panorama Giftworks to Zeffy; gave them the new link to continue donating; one person has switched
- **Programs (5 programs; 136 total attendees)**
 - **History of Shenks Ferry**, 68 attendees, Adam Zurn led this program
 - **Adult Book Bingo**, 4 attendees, Friends continue to lead this
 - **Make-It Monday: Beaded Plants**, 18 attendees
 - **Swing into Spring**, 10 attendees, Harrison Whitney led this program
 - **Malmedy Massacre Memorial**, 36 attendees, This was a partnership with the Rotary Club of Mount Joy
 - **Winter Reading Bingo (Adult reading program)**, 154 bingo sheets taken, 65 returned, 3 prizes were awarded to randomly selected participants
- **Clubs**
 - 9 clubs met, with total attendance of 75.
- **Ongoing Tasks**
 - Created Zeffy campaigns for our varying ways to donate
 - Started work on business sponsorship opportunities; created Zeffy campaign for it
 - Ordered bricks
 - Attended meeting with children's department to discuss peer-to-peer campaigns for read-a-thon.
 - Updated a few website pages
 - Discussed using password manager, Bitwarden, with Joseph; will proceed, plan to complete project by May 1.





Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

sg

5/27/2026

Mount Joy Borough
Borough Manager
Mark G. Pugliese

RE: Monthly Report – April 2026
Zoning, Codes & Stormwater Administrator

The following report is a summary of the department's activity since the last monthly report on 4/21/2026.

Zoning & Building

As of 5/27/2026, 64 permits for 16 projects were issued.
A permit by dates issued report for 3/24/2026 – 4/21/2026 is attached.

Rental Permit & Inspection Program

13 - Rental Inspections completed

3 – Rental Permits issued.

Complaints & Violations

- 0 - Notice of Violation letter issued for Disruptive Tenant violation.
- 5 - Notice of Violation letters issued for Property Maintenance/UCC violations.
- 5 - Quick Tickets issued for Property Maintenance/UCC violations.
- 22 - Complaints / Violations closed since the last report.
- 34 - Open Complaints / Violations pending follow-up and/or closure.

Planning Commission

The Planning Commission met on 5/13/2026.

Review of proposed Lot Line Change to subdivide the Northwest Bank eastern or parking lot at 23 N. Barbara St.

Zoning Hearing Board

The Zoning Hearing Board meeting on 5/27/2026 to hear request for a Variance and Special Exception for the use of 100 New Haven St, as a place of worship.

Stormwater

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

BMP 107 – Meeting held with owner, correction plan pending.

Country Homes & Suites - LCPD Inspection NPDES Violations. Response to violation letter received from property owner.

Items of Note

- 4/22/26 – Meeting with owner of 130 E. Donegal St. regarding property maintenance issues.
- 4/22/26 – Pre-construction meeting at David St. water tank property regarding AT&T project.
- 4/22/26 – Florin Hill Phase 3 Site meeting
- 4/23/26 – Meeting with Reist Popcorn regarding pending future project.
- 4/23/26 – Attended MJB Admin & Finance Committee meeting.
- 4/27/26 – Attended Public Safety Committee meeting
- 4/28/26 – Attended new MJB Building Site meeting
- 4/28/26 – Bruce Ave/Terrace Ave Stormwater issues Site meeting.
- 4/30/26 – Change of Occupant walk-thru 960 W. Main St.
- 5/4/26 – Attended MJB Council meeting
- 5/7/26 – Concept plan meeting with Janus School & Garmin Builders.
- 5/8/26 - Attended new MJB Building Alarm Test
- 5/11/26 – Attended Site meeting regarding Hemp St. SW complaint.
- 5/11/26 – Site visit 801 W Main St Knox box install completion.
- 5/11/26 – 101 W Main St. progress/pending work required Site Visit with owner and CAI
- 5/21/26 - Change of Occupant walk-thru 91 E. Main St.
- 5/22/26 - COU walk-thru – 407 Ashworth St.
- 5/22/26 - COU walk-thru – 1129 Collina Ln.

Information / Updates:

- 130 E. Donegal St. – Fire Restoration – New owner building demo in progress.
- 35 W. Main St. – Structural Repair work complete, pending door replacement.
- 101 W. Main St. – Condemned building – Foundation repair complete. Pending
- 1087 Wood St. –Preliminary/Final Plan received 5/20/26.
- 19 Poplar & 163 New Haven – Awakened Properties - ZHB Appeal – No update.
- 30 S. Market St – Property Maintenance Issues. – Citations Pending.
- 939 Church St. – Property Maintenance Issues. – Citations Pending.

Respectfully,



Brett R. Hamm, Mount Joy Borough

Codes, Zoning, & Stormwater Administrator

MOUNT JOY BOROUGH CODES DEPARTMENT

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

MOUNT JOY BOROUGH
MEMORANDUM



TO: Council & Mayor

FROM: Rachel Stebbins, Community & Economic Development Coordinator

DATE: May 28, 2026

RE: C&ED's Report

Time Breakdown:

Community & Economic Development – 45%

Grants – 40%

General (moving buildings, council/committee meetings, staff meetings, C&ED reports, etc.) – 15%

Activities:

1. I have attended Mount Joy Chamber Board Meeting, Mount Joy Chamber Luncheon, Mount Joy Chamber Mixer, Car Show Meeting, Ribbon Cutting, 175th Meeting, Lancaster Clean Water Partners Growing Greener meeting (with Dennis Nissley), Summer Solstice EMA meeting, Rep. Jones Coffee & Conversation
2. Continue to assist in gathering pricing information and getting questions answered for the Mount Joy's 175th anniversary; relayed information to committee chair; sat in on drone show zoom
3. Presented Borough updates at Rotary luncheon.
4. Attended a PA Business Grants & Tax Credits zoom offered by Sen. Malone.
5. Participated in a check presentation with Sen. Malone for AED grant.
6. Participated in a Zoom with Rettew, Dennis and Mark for the ARLE grant.
7. Attended a meeting with FBLA students at Donegal High School as part of a Q&A "panel."
8. Created flyer for food drive to benefit MJ Helping Services Food Bank for FDMJ and Masons.
9. Assisted in coordinating promotion of 175th Special Publication produced by EPC/the Merchandiser (distributed with MJ and Etown Merchandisers); hard copies given to Chamber for distribution as well
10. Created/scheduled Borough Facebook posts re: several area nonprofits, announcements, and events.

Grants

1. Compiled "wish list" of grants from Counselors (below).

2. Searching for grant opportunities to determine parameters, qualifications, needs, etc. Researched multiple grants listed on Little Tykes site and forwarded information to appropriate community groups as applicable.
3. Searching for possible stormwater-related grants applicable to the Borough.
4. **TE Connectivity Community Ambassador Program – (LCP Pavilion Updates)** - Received \$1,500 no match; coordinated through Voyage Mount Joy; funds to clad the gables on Pavilions 1 and 2 at LCP and fix the concrete at posts
5. **People, Parks & Community Foundation (“People Parks”) – (Picnic Tables)** - \$30,000 no match; permanent picnic tables that include ADA accessible tables for LCP; working with Barry; Update – website has been updated and grant opportunities removed; emailed and will continue to check in – PAUSED; trying to contact People Parks for more information about its status
6. **Municipal Assistance Program (MAP) – (Donegal Comprehensive Plan)** – Collecting information from participating municipalities/organizations and Rettew; more information will be coming for a formal committee approval
7. **T-Mobile Grant – (Pickle Ball Courts)** - \$50,000; submitted
8. **Local Share Account – Statewide (AEDs)** - \$46,190 for 22 AED units; submitted; communicated with Senator Malone’s office regarding this grant as they are helping to support its approval – Senator Malone’s office is moving forward with this as a legislative grant; Awarded
9. **Local Share Account – Statewide (Hako Vehicle)** - \$156,329 for Hako Vehicle for Public Works department; submitted
10. **Local Share Account – Statewide (Barricades)** - \$29,963 for water-filled barricades for Police Department and Public Works; submitted
11. **Local Share Account – Statewide (Pickleball Courts)** - \$30,000 for pickleball courts with \$37,000 from Rotary; submitted; following up with advisor to answer budget-related questions
12. **C2P2 Round 31** – Phase 1 for Little Chiques Park Development; DCNR \$200,000; 50/50 match; awarded; Participated in DCNR start up call
13. **PFBC Habitat Improvement Grant** - \$75,000 towards Little Chiques Streambank Restoration Phase 3; submitted.
14. **Multimodal Transportation Fund** – Discussed with Borough team and Engineers to determine specific projects, timeline, etc. – awarded
15. **NIBRS Compliance Efforts Grant** – Awarded; Q1 reports submitted
16. **ARLE Transportation Enhancement Grant** – Awarded; sent signed contract to RETTEW for them to prepare bid documents; assisted in sending documents to RETTEW for them to prepare bidding documents which are being prepared

****End of Report****

2026 Grant Wish List

Date	Item	Councilperson	Notes
5/6/2026	Jacob Street Pedestrian Bridge	Josh Deering	Connection for the "Emerald Necklace"
5/6/2026	Low grade pedestrian RR Crossing at S. Market Ave.	Josh Deering	
5/6/2026	Splashpad at Grandview Park	Josh Deering	
5/6/2026	Futsal Court at Florin Park	Josh Deering	
5/6/2026	Sunbolt Velocity at Florin Park	Josh Deering	
5/6/2026	Bocce ball at Florin Park with overhead covering	Josh Deering	
5/6/2026	Connectivity of parks	Josh Deering	
5/12/2026	Stormwater - purchase of land, lining of pipes, etc.	Josh Deering	
5/12/2026	Bridge across the Grandview Swale	Josh Deering	
5/12/2026	Charging Stations	Josh Deering	
5/12/2026	Downtown CBD Tree Replacement	Josh Deering	
5/12/2026	Solar Farms	Josh Deering	
5/12/2026	Street Light Conversion to LED	Josh Deering	



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

TO: Mark Pugliese, Borough Manager

FROM: Dennis Nissley, Public Works Director

DATE: May 28, 2026

RE: Public Works Department Activities for May 2026

Following is a list of activities for the Public Works Department for May 2026

- Parks/PW – Remove KMS banner, Hang FDMJ banner
- Parks – Weed spraying
- Parks – Mowing
- Parks/PW – Provide manpower to move to the new office building.
- PW – Install new stormwater pipe at Wenger Feeds to the railroad
- PW – Crack sealing
- PW – Pothole repair as needed
- PW – Equipment servicing and maintenance
- Signs – Repair and replacement of missing, weathered or damaged signs as needed.
- Compost Site – Screen compost and manage on-site material
- Compost Site – Mulch and compost deliveries to borough residents.

Meetings:

- Attend Borough Council meeting
- Attend Public Works Committee meeting
- Attend Staff meetings
- Attend Tree Care and Maintenance workshop
- Attend pump training session at new office building
- Attend Stormwater Partners Connect meeting.
- Organize and attend meeting to review the Rotary Park MOU
- Attend construction meeting for the Malmedy Massacre Memorial project

Projects:

- 2026 Roadway Project – Contract 1 – This project is for paving of Columbia Ave. and N Barbara St. Kinsley Construction has been awarded the contract. Awaiting schedule for pre-construction meeting. Property owners are completing required curb and sidewalk improvements. Meetings with contractors and property owners to have work completed.
- 2027 – 2028 Project - S Market Ave stormwater installation and paving. Planning for stormwater system is ongoing.

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



May 2026 Authority Administrator Report

- As part of an ongoing requirement by the Susquehanna River Basin Commission (SRBC), the Authority performed test well drilling on a portion of land currently owned by Charles Engle just off Pinkerton Rd. The test well was drilled to 600 feet and the blown yield was only a few gallons per minute, which does not warrant further testing or development. Proper well abandonment will be performed in the near future, and our efforts will continue at alternative locations.
- Authority Admin team spent a significant amount of time packing, moving, and unpacking into the new office space. Offices are fully functional; however, file storage and document organization including scanning, are ongoing.
- The Authority's 2025-26 audit is scheduled for the week of June 8, 2026.

Authority staff continued review and involvement on the following projects:

- 1000 Strickler Rd (Rapho Township) Maple Press – Construction is completed. Currently in the closeout process.
- Core 5 @ I-283 Project – Walkthrough was completed, punch list was created. Working on final closeout documents.
- Jura USA Hospitality Center (Rapho Township) – Awaiting close out of a Penn Dot HOP.
- Florin Hills Phase 3 – Blocks F&M – Construction in Progress.
- Florin Hills Phase 1-2 – The Authority has been made aware that Charter Homes will be working to properly dedicate these first two phases this year. The Authority has provided a list of requirements that must be met prior to the dedication of the water/sewer infrastructure.
- 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.
- 30 Orchard Rd (Mount Joy Borough) – Awaiting project as-builts and closeout.
- LCCTC Lot-2 – (Mount Joy Twp) – Construction in Progress
- 55 Maibach Ln – (Rapho Twp) – Construction in progress
- 1320 Strickler Rd (Paradise Energy) – Construction in progress.
- 1500 East Main St (Dunkin Donuts) – Capacity request was approved. LD plan review is ongoing
- Chiques Crossing (Rapho Twp)- A request was received for Authority staff to attend an upcoming Rapho Twp Zoning Hearing Board meeting. Authority staff did not attend this meeting.
- KW Cornerstone 6A – Plans were approved and executed at the Authority's January meeting.
- KW Cornerstone W4 – Plans were approved and executed at the Authority's January meeting.
- 400 East Main Street (Mount Joy Borough) – A third submission was received and commented on.
- AutoZone – 821 E. Main St (Rapho Twp) – LD plans were provided for review. An official response is forthcoming.
- Donegal Square – 90 Apartment Units – (Rapho Twp) – Rettew provided an official response to the capacity request.
- Donegal School District – (East Donegal Twp) – A second submission was received and is currently being reviewed

- Vanguard Garber Tract (Mount Joy Borough) – Capacity request was received. An official response was provided.
- SM&B Enterprises (Mount Joy Twp) – A third submission was received and is currently being reviewed.
- At&t cell equipment upgrade – Ongoing.
- Janus School Concept Plan – Authority staff participated in a concept meeting for a 37-lot development along Lefever Rd.

Authority in-house projects that are ongoing:

- WWTP Dystor Gas System Rehab Project – Substantial completion was issued, and a final punch list was created. Close out documents were received from the contractor. Final closeout expected in June.
- Fairview Rd Water Main Replacement Project – Anticipated start date Mid-June.
- N. Market Ave (Shop) – Contractor is completing a few punch list items. Final inspection scheduled for June 2nd.
- Carmany Rd – Water Softener Rehab Project – Contract documents were reviewed, and comments were provided. Rettew is working to finalize the documents.
- In House Water Main Replacement Project (Portions of Martin Ave and Florin Ave) – Authority staff has begun installing new water main as a part of this project. Ongoing.
- Water Service Line Inventory – Efforts are ongoing to complete the verification process of all water service lines as required by PA DEP.
- Chlorine Analyzer Replacement (Carmany Water Plant) – Equipment and materials were secured. Scheduling an install date is in the works.
- Industrial Pre-Treatment Program – Efforts are ongoing to perform site visits of current permit holders to review their discharge to the sanitary sewer system.



**MOUNT JOY BOROUGH
MEMORANDUM**

TO: Elected Officials

FROM: Mark G. Pugliese I, Borough Manager 

DATE: May 27, 2026

RE: Manager's Report

1. **Meetings I have attended the Borough Council Mtg, Public Works Committee Mtg. and the Parks and Recreation Advisory Board**
2. **Senator Malone provided the Borough with a “Big Check” for the replacement of all AED’s within the Borough Bldg, Fire Department Mount Joy, and Borough Police Department.**
3. **PennState Life Lion LLC – Borough solicitor has reviewed the agreement and made several changes as requested. This will go back before the Public Safety Committee.**
4. **Contract Talks – There appears to be an impasse, and the Association has moved forward with arbitration. The Negotiating Committee has met with Council regarding and our insurance broker to try to make some alternatives available. Both the Association and Councilor Hall have provided communication advising that they are still willing to meet. Arbitration is scheduled for August 8, 2026. **The Contract Committee has been meeting regularly in an attempt to avoid the current impasse.****
5. **Borough Handbook: No updates.**
6. **BMP 107/Melhorn Basin – RETTEW has provided a review that demonstrates action that can be taken in order to get BMP 107 to hold a 50-yr storm but nothing more signification. I have been in contact with Mr. Astin Melhorn who advised that they plan to remove the sediment themselves as soon as they receive directions from DEP. Borough Engineer has sent a second request to PA DEP for direction and requirements.**
7. **BMP 125**
8. **AMTRAK - I recontacted AMTRAK via email asking for an update. I received an email response with no concrete resolutions. Basically, advising that they were working on it.**
9. **Municipal Services Complex – First let me apologize for any other business that I may have been derelict in as the building has consumed 90% of my daily workload. I am slowly working back toward getting caught up on matters that have been pending.**

Staff began moving into the new building the week of May 18th. Hard move took place on Thursday, May 21st and we were open for business on Friday May 22nd. There are still several bugs that we are working through as well as punch list items that still need correct. Staff need to be commended on the amount of time they have been dedicating to getting the offices set up and open for business. Although we ran into many issues along the way and still working through others, I believe that this facility is something that Residents, Elected Officials and staff can be very proud of.

10. Radios- No updates
11. RACP Update – Items are pending to be uploaded into the system.
12. Rt 772 Re-Route - No updates.
13. Grants – Since Ms Stebbins has been involved with the latest round of grants, I will be deferring to her report in the future.
14. Schatz v. Borough of Mount Joy – Received correspondence that the attorney for the Borough’s Insurance provider has changed. No updates
15. Florin Hills – I would refer to Mr. Hamm’s report.
16. Borough Solicitor – Staff and I have been working on numerous projects with the Borough Solicitor.
 - a. Ordinance for Curbs and sidewalk. No updates
 - b. Peddling & Solicitation – Received a letter from the Solicitor to make some changes
17. Chiques Crossing – Letter sent to Vista Block requesting proof of declared ownership of Pine Street extended.
18. Flood Mitigation & Response Plan - No updates.
19. Website – Working with Phil Colvin regarding new or updating our website.

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

12a RECEIVED
MAR 11 2026

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: PC 26-01 | Date of Receipt/Filing: 4/8/26

Plan & Project Information

Plan Name: Preliminary/Final Subdivision Plan	
Plan No: 26-2229-01	Plan Date: 2/10/26
Location: 21 North Barbara Street Mount Joy PA 17552	
Property Owner: Northwest Bank	
Owner Address: Northwest Bank 100 Liberty St PO BOX 128 Warren, PA 16365	
Telephone Number: 814-728-7092	
Email: elizabeth.dustin@northwest.com	
Deed Reference: 6449166	Tax Parcel No: 450-63343-0-0000
Applicant (if not landowner): Michael C. Barwell Jr.	
Applicant Address: 1205 Carmany Rd. Mount Joy PA 17552	
Telephone Number: 717-917-9932	
Email: mbanwell@orrstown.com	
Firm Which Prepared Plan: Weber Surveyors	
Firm Address: 3904 Abel Drive Columbia PA 17512	
Telephone Number: 717-285-7872	
Person Responsible For Plan: Daniel K. Lake Jr. PLS	
Email: dlake@webersurveyors.com	
Plan Type: <input 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 checked="" type="checkbox"/> Final & Preliminary/Final Plan <input type="checkbox"/> Lot-Line Change Plan (expedited)	
<input type="checkbox"/> Improvement Construction Plan	
Description: Subdivision of the existing Northwest Bank property to create two separate parcels as shown on the Preliminary / Final Subdivision Plan; no land development, site improvements or changes to existing conditions are proposed.	
Total Acreage:	
Zoning District:	
Is/was a zoning variance, special exception or conditional use approval necessary? <input type="checkbox"/> yes <input type="checkbox"/> no	
If yes, please attach Zoning Hearing Board Decision.	

		Proposed Lots and Units			
	# of Lots	# of Units		# of Lots	# of Units
Total #	2	0	Mixed Use		
Commercial			Single Family Detached		
Industrial			Multifamily		
Institutional			Other		
Total Square Feet of Ground Floor Area (building footprint):			Existing - No Change		
Total Square Feet of Existing Structures (all floors):			0		
Total Square Feet of Proposed Structures (all floors):			0		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			0		
Linear feet of new street:			0		
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: 2nd 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.

Michael C. Banwell Jr.
Signature of Applicant

3/9/26
Date

Michael C. Banwell Jr.
Printed Name

Elizabeth Dustin NW Bank Real Estate Manager
Signature of Landowner
(If different than above)

3/10/26
Date

Elizabeth Dustin
Printed Name



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

We answer to you.

April 16, 2026

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

Engineers
Environmental
Consultants
Surveyors
Landscape
Architects
Safety
Consultants

RE: Northwest Bank (21 North Barbara Street)
Preliminary/Final Subdivision Plan
Review No. 1
RETTEW Project No. 0296106462

Dear Mr. Pugliese:

We have completed our review of the above-referenced plan as prepared by Weber Surveyors. Our review was of the following information:

1. One plan sheet dated February 10, 2026
2. Zoning Hearing Board decision dated September 24, 2025
3. Subdivision and Land Development Application dated March 10, 2026
4. Miscellaneous supporting information.

We offer the following comments for your consideration:

ZONING

1. Confirmation needs to be provided that any parking spaces serving Northwest bank will not be reduced in number below the number required by this chapter (§ 270-82.B).

SUBDIVISION AND LAND DEVELOPMENT

2. A revised access easement agreement needs to be provided for the adjacent residential lots at 4 and 6 North High Street.
 3. The waiver of Preliminary Plan and any other proposed modifications need to be formally requested per the standard procedures (§ 240-81.B).
 4. A note needs to be provided stating nothing shall be placed, planted, set or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement (§ 240-45.B.2).
 5. The plan sheet size needs to be 24 x 36 inches (§ 240-61).
 6. Unless a modification is requested and approved, existing contours need to be provided on the plan (§ 240-61.C.1).
 7. The names of all adjacent landowners, both adjoining and across existing rights-of-way, along with the plan book record numbers of all previously recorded plans for adjacent properties, need to be provided on the plan (§ 240-61.C.2).
-

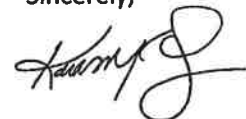
8. The minimum lot width and proposed parameters for the zoning data requirements need to be provided (§ 240-61.D.9).
9. Clear sight triangles and safe stopping sight distances need to be shown on the plan at the access intersection of the parking lot onto Mount Joy Street. In addition, a note needs to be provided stating no structures, landscaping or grading may be constructed installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (§ 240-61.D.11, 240-43.J).
10. A note needs to be provided on the plan that all monuments and lot markers are set or indicating when they will be set (§ 240-61.D.12).
11. The date, final action, and conditions of approval by the Board of Supervisors on any approved zoning amendments and modification requests need to be included on the plan (§ 240-65.D.6)
12. All certificates need to be completed prior to recording the plan (§ 240-65.E). In addition, a certificate for the equitable owner needs to be provided.
13. A note needs to be placed on the plan indicating any area that is not to be offered for dedication, if applicable (§ 240-65.E.2.d)

STORMWATER MANAGEMENT

1. An ownership and maintenance program, clearly outlining the property owners of proposed Lot 2 as the responsible party, in recordable form suitable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent stormwater management facilities and erosion control facilities, needs to be provided (§ 226-63).
2. The following note needs to appear on the plan: "The maintenance of all stormwater conveyance and management facilities shall be the responsibility of the property owner. Maintenance shall include, but not be limited to, normal maintenance as well as repair of structural damage or deterioration of any kind, including that caused by sinkholes or other events. The Township shall have the right, but not the duty, of access at any time to inspect and maintain the facility at the property owner's expense if the owner should fail to properly maintain the facility."

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

Sincerely,



Kara Kalupson, RLA
Sr. Project Manager

copy: Mark G. Pugliese, Manager (manager@mountjoypa.org)
Brett Hamm, Zoning Officer (zoning@mountjoypa.org)
Daniel Lake Jr., PLS, Weber Surveyors (dlake@webersurveyors.com)

Z:\Shared\Projects\02961\0296106462 - 21 N. Barbara Street\MUN\Ltr_MPugliese_Sub_Rev1_2026-04-16.docx

RETTEW.



Municipal Notification of Subdivision and/or Land Development Plan Receipt

The following application was received by the Lancaster County Planning Department:

Plan Name	S/LD #
Northwest Bank Parking Lot	94-90-2
Project Description	
Subdivision of the existing Northwest Bank property to create two separate parcels as shown on the Preliminary / Final Subdivision Plan; no land development, site improvements or changes to existing conditions are proposed.	
Date of Completed Application Receipt	Plan Date
2026-04-14	2026-02-10
Municipality/Municipalities	LCPD's Regional Liaison Available for Questions
Mount Joy Borough	Renee Addleman
Project Location/Direction and Distance	
On the west side of North Barbara Street, approximately 250 feet north of its intersection with Appletree Alley, Mount Joy Borough, Lancaster County, Pennsylvania.	
Owner Name(s)	
Northwest Bank	



CHAPTER 102 INSPECTION REPORT

Lancaster County Conservation District

GENERAL INFORMATION

<p>Project/Site Name: <u>Florin Hill</u></p> <p>Site Address: <u>Proposed Phase 3 & Block F</u></p> <p>Site City, State, ZIP: <u>Mount Joy, PA 17552</u></p> <p>RP/Permittee Name: <u>Charter Homes at Florin Hill, Inc.</u></p> <p>RP/Permittee Address: <u>322 North Arch Street</u></p> <p>RP/Permittee City, State, ZIP: <u>Lancaster, PA 17603</u></p> <p>RP/Permittee Email: <u>afd@charterhomes.com</u></p> <p>Surface Water(s): <u>UNT to Donegal Creek</u></p> <p>Special Protection? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Construction Stage: <u>Active Construction</u></p> <p>Construction Sequence: <u>19-23</u></p> <p>Date Earth Disturbance Commenced: <u>3/25/2025</u></p>	<p>Permit Issuance Date: <u>03/12/2025</u></p> <p>Permit Expiration Date: <u>03/11/2030</u></p> <p>Permit Type: <u>NPDES Individual Permit</u></p> <p>Site Municipality: <u>Mount Joy Borough</u></p> <p>Site County: <u>Lancaster</u></p> <p>Earth Disturbance: <u>59.93</u> acres</p> <p>Site Latitude: <u>40.1199</u></p> <p>Site Longitude: <u>-76.5255</u></p> <p>Complaint Inspection? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Activity: <u>Construction >= 1 ac</u></p> <p>Weather: <u>Rain during inspection, temp. in low-60's</u></p> <p>Tax Parcel ID(s): <u>450-2310943-288921-0-0000</u></p>
---	---

Operator Name	Operator Company	Operator Email	Operator Phone
Matt Eshelman, Jeff Hoy, Doug Hassel	CH+N Site Construction	meselman@chnsite.com ; jhoy@chnsite.com ; dhassel@chnsite.com	717-629-1443

INSPECTION INFORMATION

<p>Inspection Date: <u>05/06/2026</u></p> <p>Lead Inspector Name: <u>Eric Hout</u></p> <p>Inspector Title: <u>E&S Technical Manager</u></p> <p>Other Attendee(s): <u>None from LCCD</u></p> <p>Was a representative of the project on-site during the inspection? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Representative Name: _____</p> <p>Representative Company: _____</p> <p>Type of Inspection: <input type="checkbox"/> Initial <input checked="" type="checkbox"/> Follow-up (Previous Report #34) <input type="checkbox"/> Final</p>	<p>Inspection Time: <u>09:40</u> <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM</p> <p>Inspector Email: <u>erichout@lancasterconservation.org</u></p> <p>Inspector Phone: <u>717-874-2519</u></p> <p>Photographs Attached <input checked="" type="checkbox"/></p> <p>Email: _____</p> <p>Phone: _____</p>
---	---

Brief description of the site and summary of observations:

- No sediment observed on Fairview Road at access drive entrance. Rock construction entrance not observed to be installed. One pickup truck observed to exit the site from this access during inspection.

- Additional staging areas and gravel/stone areas observed outside of approved limits of disturbance to the east of the access road. Ground disturbance has occurred for both these areas (dd, ee).
- Concrete washout remains in place.
- Area over BMP 2 temporarily stabilized with straw coverage.
- Swales 1 and 2 have been installed. Storm sewer system from YD-227 to YD-111, I-105A, and TEMP FES 3 installed. It is unclear whether subsurface infiltration beds BMP 3 has been installed.
- Sediment Trap 1B is under construction but not completed. Baffles and cleanout stake/marker have not been installed (a). Construction sequence references construction of Trap 1B in step 19 and bulk grading of areas around Trap 1B in step 20. Bulk earth disturbance appears to be ongoing in areas adjacent to Trap 1B (w).
- Asphalt eyebrows around inlets on Ashworth Street and Collina Lane damaged.
- Block F has been graded and BMP 5 has been installed. Compost filter socks in place downslope of Block F. Underdrain valve in BMP 5 outlet structure observed to be open. BMP 5 sides and bottom lined with erosion control matting. Grass germinating upslope of Rain Garden 5 but erosion control matting not laid.
- Inlet filter bags observed across Phase 3 streets including Collina, Ashworth, Alden, and Alanman. Turbid runoff observed flowing down streets and entering inlets. Some runoff was observed leaving Phase 3 and entering inlets along Ashworth Street and Kaitlin Alley. Asphalt eyebrows observed downslope of inlets throughout Phase 3, but turbid runoff was observed to be bypassing many inlets. Due to rain, inspector was unable to determine whether inlet filter bags are being cleaned and maintained.
 - Note 12 on page 5 of the E&S plan indicates: *"inlet protections should be inspected on a weekly basis and after each runoff event greater than 0.25". Inlet protections should be cleaned and/or replaced when the inlet protection is half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Filter bags that will be reused should be rinsed at a location where the rinse water will enter an E&S BMP. Damaged filter bags should be replaced immediately."*
 - Step 19 of the construction sequence for Phase 3 indicates: *"If any earth disturbance activities take place within the BMP-2 drainage area after it has been completed, the sumps of the inflow structures (I-202, MH-229A, I-237, and I-240) shall be inspected after each storm event 0.25" or greater, and sediment cleaned out via vacuum truck if accumulated more than 6" within each sump. The sumps shall be cleaned quarterly at a minimum."*
 - Step 14 of Phase 3 construction sequence indicates: *"Street sweeping with a vacuum sweeper shall be performed on all paved streets within Phase 3 continuously during earth disturbance activities at the end of each work day."*
- Several lots were observed without individual lot perimeter controls installed or where compost socks have been installed but have not been staked into the ground (a).
- Past inspection reports have noted subsurface BMP 2 has been completed. E&S measures proposed to protect BMP 2 include inlet filter bags, individual lot perimeter control and rock construction entrances, street sweeping, and permanent stabilization of lots using a sprinkler system.
- Some bare spots observed upslope of Wet Pond 2.
- Additional stone has been placed at entrance to future commercial lot on the west side of N. Melhorn Drive.
- Inlets along Collina Lane and Keinath Street outside of Phase 3 are holding accumulated organic matter and need maintenance.
- Earth disturbance not yet started on Block M. Rutting and tire tracks observed at southwestern corner of block M causing some turbid runoff down Apple Alley.
- No sediment observed entering Wet Pond 2 during the inspection. Aerators in wet pond observed to be running. Water level in wet pond was at top of plywood covering over outlet structure with minimal water flowing over plywood barrier to Donegal Creek tributary.

INSPECTION FINDINGS	
<input type="checkbox"/>	No violations observed at this time.
a. <input checked="" type="checkbox"/>	Failure to implement and/or maintain E&S BMPs for earth disturbance (§§ 102.4(b)(1), 102.22(a)(1)).
b. <input type="checkbox"/>	Failure to develop and/or implement a written E&S Plan (§ 102.4(b)(2)).
c. <input type="checkbox"/>	Failure to have a person trained and experienced in E&S control methods develop an E&S Plan (§ 102.4(b)(3)).
d. <input type="checkbox"/>	Failure to have the E&S Plan and/or inspection/monitoring reports on-site and available for review (§ 102.4(b)(8)).
e. <input type="checkbox"/>	Failure of permittee to obtain all necessary approvals/permits from DEP/CCD prior to commencing earth disturbance (§ 102.4(d)).
f. <input type="checkbox"/>	Failure to hold a pre-construction meeting and/or invite DEP/CCD staff and/or provide at least 7 days' notice (§ 102.5(e)).
g. <input type="checkbox"/>	Failure of an operator to submit a co-permittee acknowledgement form (§ 102.5(h)).
h. <input type="checkbox"/>	Failure to prepare and/or implement and/or provide upon request a PPC Plan when required (§ 102.5(l)).
i. <input type="checkbox"/>	Failure to temporarily stabilize areas where there will be a cessation of earth disturbance activities for at least 4 days (§ 102.22(b)).
j. <input type="checkbox"/>	Failure to complete or accurately complete visual site inspections as required by the permit, including color photographs (CSL § 402(b)).
k. <input type="checkbox"/>	Failure to implement PCSM BMPs as specified in the approved PCSM Plan (§ 102.8(a)).
l. <input type="checkbox"/>	Failure to operate and maintain PCSM BMPs as specified in an approved PCSM Plan or deed (§ 102.8(a)).
m. <input type="checkbox"/>	Failure to have the PCSM Plan, inspection reports, and/or monitoring records available for review (§ 102.8(j)).
n. <input type="checkbox"/>	Failure to have a licensed professional or a designee present on-site during critical stages of PCSM BMPs (§ 102.8(k)).
o. <input type="checkbox"/>	Failure to record an instrument for PCSM BMPs (§ 102.8(m)(2)).
p. <input type="checkbox"/>	Failure to meet riparian forest buffer criteria (§ 102.14(b)).
q. <input type="checkbox"/>	Failure to permanently stabilize a project site or any phase or stage thereof (§ 102.22(a)).
r. <input type="checkbox"/>	Failure to remove temporary E&S BMPs once permanent stabilization has been established (§ 102.22(a)(1)).
s. <input type="checkbox"/>	Failure to obtain NPDES permit prior to commencing earth disturbance activity with at least one acre of disturbance (§ 102.5(a)).
t. <input type="checkbox"/>	Failure to obtain E&S permit prior to commencing earth disturbance activity with at least 25 acres of disturbance for timber harvesting and road maintenance (§ 102.5(b)).
u. <input type="checkbox"/>	Failure to obtain E&S permit prior to commencing earth disturbance activity with at least 5 acres of disturbance for oil and gas activities (§ 102.5(c)).
v. <input type="checkbox"/>	Failure of activity not requiring a permit to comply with Chapter 102 requirements (§ 102.5(k)).
w. <input checked="" type="checkbox"/>	Failure to follow the approved construction sequence in an E&S or PCSM Plan (CSL § 402(b)).
x. <input type="checkbox"/>	Failure to submit a Notice of Termination (NOT) (§ 102.7(a)).
y. <input type="checkbox"/>	Unauthorized discharge of polluting substances to waters of the Commonwealth resulting in pollution (CSL § 401).
z. <input type="checkbox"/>	Failure to comply with the terms and conditions of a permit or order (CSL § 402(b)).
aa. <input type="checkbox"/>	Failure to remove building materials and/or wastes from the site for recycling or disposal in accordance with DEP regulations as required by the permit (CSL § 402(b)).

bb.	<input type="checkbox"/>	Failure to comply with DEP regulations or the Clean Streams Law (CSL § 611).
cc.	<input type="checkbox"/>	Failure to take necessary measures to prevent pollutants from reaching waters of the Commonwealth (§ 91.34(a)).
dd.	<input checked="" type="checkbox"/>	Failure to notify DEP of new or expanded earth disturbance not identified in an NPDES permit application (§ 92a.24(b)).
ee.	<input checked="" type="checkbox"/>	Failure to notify and/or obtain authorization from DEP/CCD for changes to NPDES permitted activities (§ 92a.41(a)(12)).
ff.	<input type="checkbox"/>	Failure to minimize the extent and duration of the earth disturbance, maximize protection of existing drainage features and vegetation, and/or minimize soil compaction (§ 102.4(b)(4)).
gg.	<input type="checkbox"/>	Failure to provide notification to DEP/CCD in writing at least 3 days prior to commencing bulk earth disturbance activities as required by the permit (CSL § 402(b))
hh.	<input type="checkbox"/>	Failure to submit a complete SCM Construction Certification Form within 30 days of the completion of SCM construction as required by the permit. (CSL § 402(b)).
ii.	<input type="checkbox"/>	Failure to submit a complete New Property Owner Notification Form to DEP/CCD for any property containing a PCSM SCM within 30 days of sale as required by the permit (CSL § 402(b)).
jj.	<input type="checkbox"/>	Failure to submit a complete annual report to DEP/CCD by the deadline established in the permit (CSL § 402(b)).
kk.	<input type="checkbox"/>	Failure of the permittee to use a qualified inspector for visual site inspections as required by the permit (CSL § 402(b))
ll.	<input type="checkbox"/>	Other:
	<input type="checkbox"/>	During the inspection violations of Chapter 105 were observed and are identified in a separate Chapter 105 inspection report.
	<input type="checkbox"/>	E&S BMPs were evaluated and appear to be functioning as designed.
	<input type="checkbox"/>	PCSM BMPs were evaluated and appear to be functioning as designed.
	<input type="checkbox"/>	Form 3800-FM-BCW0531a was used to document the PCSM BMP evaluation.
	<input type="checkbox"/>	There is a need for modifications to the E&S Plan, PCSM Plan, or permit coverage.

Date Latest Annual Report Received:

COMPLIANCE ASSISTANCE RECOMMENDATIONS

- If construction entrance from Fairview Road is actively being utilized, reinstall rock construction entrance and maintain access road by adding additional rock to minimize tire rutting and potential for sediment to reach Fairview Road.
- Remove the additional stone/gravel area and permanently stabilize the staging and stone gravel laydown areas adjacent to the northern access drive or submit an application for an amendment to the NPDES Permit to include these additional areas in Florin Hill's permit coverage.
- Clarify whether subsurface infiltration bed BMP 3 has been installed. Submit SCM construction certification form within 30 days following completion of BMP 3.
- Complete Sediment Trap 1B installation, including embankment stabilization, baffles, cleanout marker(s), and skimmer sizing per plan. Install diversion berms 4-5 if not yet installed.
- Repair damaged asphalt eyebrows on Ashworth Street and Collina Lane.
- Install additional seed and erosion control matting upslope of BMP 5 and establish permanent stabilization across Block F. Remove compost filter socks downslope of Block F once permanent stabilization is established. Verify whether underdrain in OS-2 is intended to be closed.
- Provide the Conservation District with verification that the inlets in drainage area to BMP 2 are being cleaned and maintained regularly per Note 5, provide verification that the sumps to BMP-2 inflow structures are being maintained per construction sequence step 19, and provide verification that street sweeping is being completed per construction sequence step 14. Recommended to proactively take measures to minimize potential of sediment entering BMP 2.
- Install and maintain on-lot perimeter control BMPs within the drainage area of BMP-2.
- Ensure sprinkler system is utilized to establish permanent stabilization as identified within construction sequence.

- Recommended to maintain inlets filter bags outside of Phase 3.
- Recommended to stabilize disturbed area and tire rutting on southwestern side of Block M to minimize sediment discharges onto Apple Alley.
- Recommended to provide additional stabilization of bare spots upslope of Wet Pond 2.

Provide a written response to the Conservation District indicating this inspection report has been received and providing a plan and timeline for addressing the above compliance assistance requests.

ADDITIONAL COMMENTS

For further information or assistance, please contact:

Eric Hout, CPESC, CESSWI
E&S Technical Manager
Lancaster County Conservation District
Phone: 717-299-5361 ext. 2519
Email: erichout@lancasterconservation.org
Webpage: www.lancasterconservation.org

NOTICE AND SIGNATURES

This report is official notification that a representative of the Department of Environmental Protection (DEP) has conducted an inspection of your earth disturbance activity to determine compliance with 25 Pa. Code Chapter 102 and the Pennsylvania Clean Streams Law. This representative may be an employee of a County Conservation District (CCD), which by delegation agreement with DEP is authorized to investigate complaints, inspect earth disturbance activities and conduct compliance actions. Any violations observed by DEP/CCD have been noted in this report and constitute unlawful conduct as defined in Section 611 of the Clean Streams Law. Failure to take corrective actions to resolve the violations may result in administrative, civil and/or criminal penalties being assessed by DEP as specified at Section 602 of the Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation. This report does not constitute an Order or appealable action of DEP. Nothing contained herein shall be deemed to grant or imply immunity from legal action for any violation noted herein. For further information or assistance contact the DEP/CCD inspector.

The Project Site Representative's signature acknowledges that they have read the report and were given an opportunity to discuss the report with the inspector. The signature does not necessarily mean the signee agrees with the report. All comments by the inspector are based on visual site observations and do not constitute professional practice under applicable law.

- This report serves as a Compliance Notice (CN). This report serves as a Notice of Violation (NOV).
 A follow-up inspection will occur on or about: Targeted within 3-4 months or
as needed/requested _____

<u>Report written in office</u>	_____	<u>Eric Hout</u>	<u>05/08/2026</u>
Site Representative Signature	Date	Inspector Signature	Date

cc: Mount Joy Borough

Description: Ashworth and Keinath Street intersection looking west. Turbid runoff observed leaving Phase 3 and entering inlets. Damaged asphalt eyebrow along Ashworth Street.



Description: Ashworth and Keinath Street intersection looking west. Turbid runoff discharging from Phase 3.



Description: Phase 3 Ashworth Street extension looking west. Turbid runoff observed flowing down Phase 3 streets and bypassing inlets. Verification requested for maintenance of inlet filter bags.



Description: Collina Lane in Phase 3 looking east. Turbid runoff observed flowing down Phase 3 streets and bypassing inlets. Verification requested for maintenance of inlet filter bags.



Description: On-lot compost filter sock in Phase 3 not staked into ground.



Description: Perimeter controls not observed across Phase 3 lots under construction.



Description: On-lot compost filter sock in Phase 3 not staked into ground.



Description: Collina Lane in Phase 3 looking west. Turbid runoff observed flowing down Phase 3 streets and bypassing inlets. Verification requested of maintenance of inlet filter bags.



Description: Concrete washout.



Description: Access driveway, looking north.



Description: Staging area causing ground disturbance. This area is outside approved limits of disturbance.



Description: Gravel/stone area outside of limits of disturbance.



Description: Alanman Alley looking west.



Description: Runoff leaving Phase 3 and entering inlets on Kaitlin Alley.



Description: Sediment Trap 1B under construction.



Description: Sediment Trap 1B under construction.



Description: Disturbance upslope of Sediment Trap 1B.



Description: Bare spots upslope of Wet Pond 2.



Description: Bare spots upslope of Wet Pond 2.



Description: Bare spot near Wet Pond 2.



Description: Bare spot near Wet Pond 2.



Description: Block F BMP 5.



Description: Underdrain valve open in OS-2.



Description: Block F upslope of BMP 5 in need of additional vegetative stabilization.



Description: Additional stone installed at entrance to proposed commercial lot west of North Melhorn Drive.



Description: Inlet filter bag along Collina outside of Phase 3 in need of maintenance.



Description: Tire rutting observed at southwestern corner of Block M. Sediment entering Apple Alley.



Manager

From: Anthony Faranda-Diedrich <afd@charterhomes.com>
Sent: Monday, May 11, 2026 8:29 AM
To: Eric Hout
Cc: Jill Frey; Kara Kalupson (kara.kalupson@rettew.com); Manager; Zoning; Matt Eshelman; Jeff Hoy; Doug Hassel; Tom Prince
Subject: RE: 2026-05-06 Florin Hill - Inspection Report 35

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Eric,

We received inspection report 35 and were able to view it. Below are our responses to each of the Compliance Assistance Measures referenced in the report:

- If construction entrance from Fairview Road is actively being utilized, reinstall rock construction entrance and maintain access road by adding additional rock to minimize tire rutting and potential for sediment to reach Fairview Road.
 - **The entrance is still being utilized, and it will be refreshed. This work will be complete by the end of the week.**
- Remove the additional stone/gravel area and permanently stabilize the staging and stone gravel laydown areas adjacent to the northern access drive or submit an application for an amendment to the NPDES Permit to include these additional areas in Florin Hill's permit coverage.
 - **This additional stone area was added by the adjacent property owner on his property and is not part of Florin Hill's earth disturbance activities.**
- Clarify whether subsurface infiltration bed BMP 3 has been installed. Submit SCM construction certification form within 30 days following completion of BMP 3.
 - **BMP-3 has been installed and the SCM construction certification is being prepared for submission.**
- Complete Sediment Trap 1B installation, including embankment stabilization, baffles, cleanout marker(s), and skimmer sizing per plan. Install diversion berms 4-5 if not yet installed.
 - **Acknowledged, in progress.**
- Repair damaged asphalt eyebrows on Ashworth Street and Collina Lane.
 - **These repairs were made on Friday**
- Install additional seed and erosion control matting upslope of BMP 5 and establish permanent stabilization across Block F. Remove compost filter socks downslope of Block F once permanent stabilization is established. Verify whether underdrain in OS-2 is intended to be closed.
 - **The area upslope of BMP 5 was recently seeded and we will continue to monitor that area and apply erosion control matting with additional seeding if needed. We currently have the OS-2 underdrain open so that the basin does not fill with water and wash away the seed that we are trying to get established in the bottom of the basin.**
- Provide the Conservation District with verification that the inlets in drainage area to BMP 2 are being cleaned and maintained regularly per Note 5, provide verification that the sumps to BMP-2 inflow structures are being maintained per construction sequence step 19, and provide verification that street sweeping is being completed per construction sequence step 14. Recommended to proactively take measures to minimize potential of sediment entering BMP 2.
 - **Street sweeping is occurring regularly, as well as maintenance of the inlets within the BMP-2 drainage area. The sumps to the BMP-2 inflow structures have not been cleaned out yet,**

however, they are being inspected after each storm event of 0.25” or greater. We are coming up on a quarter since BMP-2 was installed (it was topsoiled the third week of February 2026) and we will clean the sumps no later than the third week of June.

- Install and maintain on-lot perimeter control BMPs within the drainage area of BMP-2.
 - **Acknowledged. We will reiterate this to our homebuilding teams.**
- Ensure sprinkler system is utilized to establish permanent stabilization as identified within construction sequence.
 - **We feel that this is not necessary at this moment with current temperatures, moisture levels, and rain event frequency. We will continue to monitor this and set up sprinklers as needed.**
- Recommended to maintain inlets filter bags outside of Phase 3.
 - **Acknowledged. These inlet bags were cleaned on Friday.**
- Recommended to stabilize disturbed area and tire rutting on southwestern side of Block M to minimize sediment discharges onto Apple Alley.
 - **These ruts are due to the adjacent homeowner parking in the unopened alley behind Block M.**
- Recommended to provide additional stabilization of bare spots upslope of Wet Pond 2.
 - **Understood. We will communicate this to the landscaper that has been maintaining the area around wet pond 2. The large bare spot is where the de-watering pump was set-up previously. This area will be disturbed when we install BMP-1. That work will be starting within the next couple of weeks, and we will stabilize the entire area when BMP-1 is complete.**

ANTHONY FARANDA-DIEDRICH | Senior Vice President | Neighborhood Development
afd@charterhomes.com
(T) 717-560-1400 | (F) 717-560-1138



CHARTER Homes & Neighborhoods

From: Eric Hout <EricHout@lanasterconservation.org>
Sent: Friday, May 8, 2026 11:20 AM
To: Anthony Faranda-Diedrich <afd@charterhomes.com>; Matt Eshelman <meshelman@chnsite.com>; Jeff Hoy <jhoy@chnsite.com>; Doug Hassel <dhassel@chnsite.com>
Cc: Jill Frey <Jill@mountjoypa.org>; Kara Kalupson (kara.kalupson@rettew.com) <kara.kalupson@rettew.com>; Manager <Manager@mountjoypa.org>; Zoning <zoning@mountjoypa.org>
Subject: 2026-05-06 Florin Hill - Inspection Report 35

Good morning Charter and CH+N,

See attached inspection report for the subject site. The report identifies the site conditions at the time of the inspection. Review the report carefully and note any listed compliance assistance recommendations. Please let me know that you are in receipt of the inspection report and are able to view it. Hard copies will not be sent unless requested.

Thank you,

Eric Hout, CPESC, CESSWI
E&S Technical Manager
Lancaster County Conservation District



ADDRESS 1383 Arcadia Road, Room 200
Lancaster, PA 17601
PHONE (717) 299-5361 Ext. 2519
EMAIL erichout@lancasterconservation.org
WEB www.lancasterconservation.org

Effective 12/8/25, formal training is required for individuals who conduct visual site inspections of PAG-02 NPDES Permitted sites. To become qualified, earth disturbance contractors/operators may complete the [Qualified Visual Site Inspector Training Program](#) in DEP's Clean Water Academy prior to 12/8/25 and every 2 years thereafter. Contact us for questions on this requirement.

*The Lancaster County Conservation District is open 7:30 AM to 4:00 PM Monday through Friday. If you would like to meet with LCCD staff, please **make an appointment** by phone or email. Appointments may be scheduled in-person or virtually. **Visitors stopping into the office without an appointment may not be assisted depending on staff schedules and availability.** If you need assistance, please call the office at 717-299-5361 x 5. A staff directory and contact information may be found at online at: <https://lancasterconservation.org/about-us/staff/>.*



Please consider the environment before printing this e-mail.

Bruce Haigh

APR - 2/26

From: Bruce Haigh
Sent: Thursday, May 28, 2026 1:26 PM
To: Brian Youngerman; Manager; Zoning; Bill Hall; Bryan Gruber
Subject: FW: Florin Hill Phase 3 - LCPD Inspection Reports
Attachments: 2026-05-06 Florin Hill - Inspection Report 35.pdf

*INSPECTIONS
By BRST
- ESCROW?*

All; Good Afternoon

NOT FOR DISCUSSION DO NOT RESPOND TO THIS E-MAIL

Compliance Assistance Recommendation from drive through May 28, 2026 around noon. The LCCD Inspection Report NO. 35 was May 6, 2026. CH&N site is required by the NPDES Permit to Report to LCCD every two weeks (14 days). It is very obvious that the LCCD Inspection was generated based upon my e-mail to Eric Hout dated April 23, 2026 11:36 PM. CH&N Site is ignoring LCCD and LCCD is only visiting the site once every 2-3 month.

The Borough needs to be proactive in our follow-up with both LCCD and CH&N Site. The Chapter 102 Violations that LCCD is stating are also violation of the Borough Ordinance Chapter 226. The Borough Stormwater Enforcement Officer was directed at the May 4, 2026 Borough Council meeting to issue a NOV to CH&N site based upon the April 23, 2026 documented violations. It is time for another Borough SEO inspection based upon the LCCD Inspection Report No. 35 and another NOV letter to CH&N Site.

LCCD Inspection Report No. 35

- Item 1: I did not drive the rock construction entrance of Fairview Road
- Item 2: I did not drive the rock construction entrance of Fairview Road
- Item 3: BMP3: Need to check with RETTEW. I did not access this area behind lots 4-10
- Item 4: Sediment Trap 1B lacks baffles and cleanout marker. Banks have been rough graded no bank stabilization, seeding or erosion control blanket. Diversion berms 4 and 5 not installed.
- Item 5: Two damaged eyebrows on Ashworth repaired and one north side of Collina. Eyebrow Collina NW corner Kenieth is missing.
- Item 5A (New). We are missing asphalt eyebrows on Kaitlin Alley, Hawley Alley between Kaitlin Alley and Water Street and Water Street. There is no E&SPC BMP blocking off Kaitlin Alley between Phase 2 and Phase 3. Inlet on Kaitlin Alley at Phase 2-3 boundary has approximately 8" standing water measured with measuring tape. When you have standing water two days after a rain it indicates the inlet filter bag is plugged and needs to be replaced.
- Item 6: No repairs to seeding on BMP-5
- Item 7: Runoff from the northern section of Raegan Street is piped to BMP-2. This section of Raegan Street with base course installed is a literal "Mud Pit". No proactive measures being taken
- Item 8: On lot perimeter E&SCP BMP not being maintained
- Item 9: No sprinkler system observed on site.
- Item 10: Inlet filter bags outside Phase 3 not being maintained on Collina, Ashworth, Kenieth, Hawley between Kaitlin and Water Street, Kaitlin and Water Street. **Stick a tape measure down through the inlet grate. If there is any standing water 24-48 hours after a precipitation event then the inlet filter bag is becoming plugged. During precipitation events he inlet filter bag fills up and the sediment laden runoff bypasses the inlet filter bag.**
- Item 11: Block M areas not stabilized

Item 12: Bare spots upgradient of Wet Pond 2 not stabilized

Item 12A (New): Verify that lots 50-53 between Hayley alley and Aldeen Street are at Final Fill grade. Provide temporary seeding and E&SPC BMP measures. Provide temporary seeding and E&SPC BMPs for areas on lots 1-5 and 61-71.

Thanks

Regards Bruce

Bruce W. Haigh, PE LTC (Ret), USACE
Borough Council West Ward
Public Works Committee
21 East Main Street
Mount Joy PA 17552
610 698-7697 (cell)

From: Bruce Haigh

Sent: Wednesday, May 27, 2026 12:14 PM

To: Manager <Manager@mountjoypa.org>; Brian Youngerman <BYoungerman@mountjoypa.org>; Zoning <zoning@mountjoypa.org>

Subject: FW: Florin Hill Phase 3 - LCPD Inspection Reports

Brian, Mark, Brett: Good Afternoon

FYI:

I would request that LCCD Inspection Report No. 35 be added to the Admin and Finance Committee May 28, 2026 Agenda.

LCCD finally issued a Notice of Violation.

Inspection date was May 6, 2026. I have visited the site on May 15th, 18th, 21st, 23rd and 26th and many of the deficiencies have not been corrected. I did not visit Fairview Road.

Thanks

Regards Bruce

Bruce W. Haigh, PE LTC (Ret), USACE
Borough Council West Ward
Public Works Committee
21 East Main Street
Mount Joy PA 17552
610 698-7697 (cell)

From: Zoning <zoning@mountjoypa.org>

Sent: Wednesday, May 27, 2026 10:36 AM

To: Bruce Haigh <BHaigh@mountjoypa.org>

Subject: Florin Hill Phase 3 - LCPD Inspection Reports

Manager

12d.

From: Faith Kelleher <FKelleher@lancastercountypa.gov>
Sent: Wednesday, August 20, 2025 3:54 PM
To: Faith Kelleher
Cc: John Hershey
Subject: MOU Agreement for Review
Attachments: 2025 MOU Agreement.pdf

Municipal Planning Partners,

In July 2016, the Lancaster County Planning Department (LCPD) updated its original 2008 Memorandum of Understanding (MOU) Agreement for expedited reviews of qualified Subdivision and Land Development Plans. Since that time, we have implemented an e-submission process, eliminated LCPD reviews of Stormwater Management Plans, and received requests for MOU participation from municipalities that previously opted to forgo this alternative review process. Under the MOU Agreement, some plan types meeting specific criteria can be reviewed more expeditiously in accordance with Article V, Sections 501 and 502(b) of the Pennsylvania Municipalities Planning Code.

As always, municipal participation in the expedited review process remains entirely optional. Municipal leaders may determine whether **some qualified** Subdivision and/or Land Development Plans can be reviewed administratively by LCPD staff within 15 business days (typically, less time is required), or if **all** Subdivision and/or Land Development Plans should instead undergo LCPD staff review followed by Lancaster County Planning Commission (LCPC) consideration at this advisory body's monthly meetings. Presently, 75% of the County's municipalities have opted to permit MOU plan reviews when applicable. We hope that others will join them.

Please review the attached MOU Agreement update, as it will replace all previously enacted MOU Agreements. Municipalities **with** prior agreements must execute this new document by October 31, 2025, if they wish to continue the expedited review process for qualified plans. Municipalities **without** prior agreements are also encouraged to execute the updated document by this same date. As always, municipal representatives are required to certify - via LCPD's e-submission platform - that plans submitted for MOU reviews fit one of the following four categories:

1. Subdivision and/or Land Development Plans that address either clerical or survey amendments to previously recorded plans (exclusive of new plan submissions for phased portions of previously recorded plans);
2. Subdivision Plans proposing four or fewer lots in areas restricted by effective Agricultural, Land Conservation, or Open Space zoning;
3. Land Development Plans with a total building area equal to, or less than, 1,500 square feet; and
4. Lot Add-on or Lot Consolidation Plans that create no additional lots while complying with all lot dimensional requirements of applicable Zoning Ordinances.

If preferred, authorization of the updated MOU Agreement can occur during two mid-October open house events now being planned by LCPD. Event details will be shared soon. Meanwhile, please review this agreement and know that LCPD look forwards to our continued work with you and those seeking Subdivision and/or Land Development Plan approvals in your municipality. Please contact either your LCPD Regional Liaison or me with any questions. Thanks.

Metro and West Planning Areas – Christine Le (CJLe@lancastercountypa.gov)

Northwest Planning Area - Renee Addleman (ReAddleman@lancastercountypa.gov)

Northeast Planning Area - Joella Neff (JoNeff@lancastercountypa.gov)

East Planning Area - Mark Huber (MHuber@lancastercountypa.gov)

South Planning Area - Gwen Newell (Newell@lancastercountypa.gov)



John Hershey, RLA

Director for Analytics & Design

Lancaster County Planning Department

County of Lancaster

150 North Queen Street – Suite 320, Lancaster, PA 17603

Phone: 717.299.8333 – Planning Website: lancastercountypa.gov/planning

JHershey@lancastercountypa.gov

County Website: lancastercountypa.gov/

Note: The message and attachment(s) to this email are intended for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, printing or copying of this communication is strictly prohibited. If you received this in error, please contact the sender and delete the original message, any attachment(s) and copies. Thank you for your cooperation.

MEMORANDUM OF UNDERSTANDING
Between
THE LANCASTER COUNTY PLANNING DEPARTMENT,
COUNTY OF LANCASTER, PENNSYLVANIA
And
_____, **LANCASTER COUNTY**

This Memorandum of Understanding, hereafter known as “MOU”, signed on this date of _____ 202__, is between the Lancaster County Planning Department, hereafter known as “LCPD” and _____ (Township/Borough/City), Lancaster County, hereby known as the “Municipality”. It serves as a written expression of the parties’ desire to work cooperatively to implement Article V, Sections 501 and 502(b) of the Pennsylvania Municipalities Planning Code, hereafter known as the “MPC”. This memorandum becomes effective upon the date of signature of both parties, shall be in effect for one year from this date, and shall be automatically renewed on an annual basis unless and until either party shall give the other party written notice at least 30 days prior to the renewal date that the MOU is terminated. It is not to be construed, however, as a legally binding contract.

All 60 Lancaster County municipalities have adopted and administer their own Subdivision and Land Development Ordinances as authorized under MPC Section 501. They have adequate Subdivision and Land Development Plan review capacity via in-house staff and/or their planning and engineering consultants.

By signing this MOU, both the Municipality and LCPD agree that the Municipality has demonstrated a capacity to evaluate, without the oversight of LCPD, and to approve, where appropriate, simple Subdivision and Land Development Plans in a manner that recognizes the growth management principals of the County and Municipal Comprehensive Plans, thereby offering the following benefits to the community: a reduction in plan processing time which may also be accompanied by a reduction in development costs, the potential of additional LCPD focus on more complex development and planning issues, and an opportunity to better facilitate the County Comprehensive Plan implementation process. Each of these benefits will increase the quality of life for residents of the Municipality and Lancaster County.

Therefore, the purpose of this MOU is to refine and update the responsibilities of the Municipality and LCPD regarding their roles in administering Subdivision and Land Development as discussed in Article V, Sections 501 and 502(b) of the MPC.

Whereas the Municipality certifies that it has adopted its own Subdivision and Land Development Ordinance, and;

Whereas the Municipality certifies that it has adopted its own Zoning Ordinance, and;

Whereas the Municipality certifies that it employs plan review staff or has retained the services of a qualified plan review consultant, and;

Whereas the Municipality certifies that Subdivision and/or Land Development Plan applicants will electronically forward to LCPD (i) any technical advisors' correspondence pertaining to municipal reviews of qualified Subdivision and/or Land Development Plans, (ii) Municipal Certification of MOU Plan Reviews noting how submitted plans meet established MOU criteria, (iii) Applicant Certification of MOU Plan Submissions indicating that submitted applications are true, correct, and complete; (iv) the Subdivision and/or Land Development Plans to be reviewed by LCPD, and (v) payment of MOU fees as adopted by Lancaster County Planning, and as confirmed by LCPD's Applications Coordinator.

Now it is understood and agreed by the parties to this Memorandum of Understanding as follows:

1. LCPD, in exercising its plan review role as referenced in Section 502(b) of the MPC, intends to issue to the Municipality an expedited review and report, in the context of all Subdivision and/or Land Development Plan submissions under this memorandum.
2. Only plans that have been submitted to LCPD with municipal certification that the submission qualifies as one of the four types described below can receive an expedited LCPD review:
 - a. A Subdivision and/or Land Development Plan that addresses either clerical or survey amendments to a previously recorded plan; this excludes new plan submissions for phased portions of any previously recorded plan;
 - b. A Subdivision Plan proposing four or fewer lots in areas restricted by effective Agricultural, Land Conservation, or Open Space zoning;
 - c. A Land Development Plan with a total building area equal to, or less than, 1,500 square feet; or
 - d. A Lot Add-On or Lot Consolidation Plan which creates no additional lots while complying with all lot dimensional requirements of the applicable Zoning Ordinance.
3. Where an expedited report is warranted under this MOU, LCPD shall, within 15 business days after receipt of the application submittal, issue a MOU Plan Review report.
4. Plans submitted for recording under this MOU agreement must be accompanied by electronic AutoCAD files (.dwg or .dxf) provided via links to online file download or email.
5. Plans for recordation under this MOU agreement shall include a county certification block as follows:

12g

Scope of Work

Borough of Mount Joy Website Development Project

Prepared for: Borough of Mount Joy, Pennsylvania

Prepared by: Colvin Consulting Services LLC

Date: November 13, 2025

Project Overview

Colvin Consulting Services LLC will provide comprehensive website development services for the Borough of Mount Joy, including domain acquisition, hosting coordination, email setup assistance, and the design and development of a fully ADA-accessible municipal website.

Scope of Services

1. Domain Acquisition and Management

1.1 .gov Domain Registration

- Research and verify Borough eligibility for .gov domain registration
- Complete all required documentation for .gov domain application through the Cybersecurity and Infrastructure Security Agency (CISA)
- Coordinate with Borough officials to gather necessary authorization documents
- Submit domain application and manage the approval process
- Configure initial DNS settings upon domain approval utilizing Cloudflare Domain Name Hosting services.

1.2 Domain Management Setup

- Establish domain registrar access credentials
- Provide Borough with complete domain management documentation

2. Web Hosting Services

2.1 Hosting Evaluation and Setup

- Assess current hosting infrastructure availability and suitability

- If new hosting is required:
 - Evaluate and recommend hosting providers suitable for municipal websites
 - Obtain Borough approval for hosting selection
 - Establish hosting account and configure server environment
- Configure hosting environment for optimal performance and security
- Implement SSL certificate for secure HTTPS connections

3. Email System Coordination

3.1 Email Account Setup

- Coordinate with 12:34 for email account setup
- Setup access to Cloudflare for 12:34 for email domain record configuration (MX, SPF, DKIM, DMARC)

3.2 IT Contractor Collaboration

- Maintain communication with Borough IT contractor as needed for email configuration
- Coordinate any required access or permissions

4. Website Design and Development

4.1 Discovery and Planning

- Conduct meetings to identify requirements and goals
- Review existing Borough materials and branding guidelines
- Develop content strategy and organization plan
- Assist with logo/branding update/design utilizing Penny Lane Graphics

4.2 Design Phase

- Create wireframes for key page templates
- Develop visual design mockups incorporating Borough branding
- Present design concepts for Borough review and approval
- Revise designs based on feedback (up to two revision rounds)
- Finalize approved design system

4.3 Development Phase

- Develop responsive website using modern web standards (HTML5, CSS3, JavaScript)
- Implement content management system (CMS Builder) for easy content updates
- Create custom page templates and components
- Integrate necessary functionality (forms, calendars, document repositories, etc.)

- Implement search functionality
- Configure analytics and tracking (Google Analytics or alternative)

4.4 Content Integration

- Migrate and format existing content as provided by Borough
- Optimize content for web delivery
- Ensure proper content hierarchy and navigation
- Assist with content organization and presentation (Borough responsible for content creation/provision)

5. ADA Accessibility Compliance

5.1 WCAG 2.1 Level AA Compliance

- Implement all required accessibility features including:
 - Proper semantic HTML structure
 - Keyboard navigation support
 - Screen reader compatibility
 - Sufficient color contrast ratios
 - Alternative text for images
 - Accessible forms with proper labels
 - Readable focus indicators
 - Accessible navigation menus
 - Proper heading hierarchy
 - Accessible multimedia content

5.2 Accessibility Testing

- Conduct automated accessibility testing using industry-standard tools
- Perform manual accessibility testing
- Test with screen readers and assistive technologies
- Document accessibility conformance
- Provide accessibility statement for website

5.3 Accessibility Documentation

- Create content guidelines for maintaining accessibility
- Provide training materials for content editors
- Document accessibility features and best practices

6. Testing and Quality Assurance

6.1 Comprehensive Testing

- Browser compatibility testing (Chrome, Firefox, Safari, Edge)

- Mobile responsiveness testing (tablets and smartphones)
- Performance testing and optimization
- Form functionality testing
- Link validation
- Security testing

6.2 User Acceptance Testing

- Provide staging environment for Borough review
- Coordinate testing with Borough staff
- Document and resolve identified issues
- Obtain final approval for launch

7. Launch and Deployment

7.1 Go-Live Preparation

- Configure production environment
- Set up redirects from old site if applicable
- Implement SEO best practices
- Configure security measures

7.2 Website Launch

- Deploy website to production environment
- Verify all functionality in live environment
- Monitor for issues during initial launch period
- Coordinate launch communications if needed

8. Training and Documentation

8.1 Content Management Training

- Provide training session(s) for Borough staff on CMS usage
- Cover content editing, and media management

8.2 Documentation Deliverables

- Technical documentation including:
 - Server configuration details
 - DNS settings

9. Post-Launch Support

9.1 Initial Support Period

- Provide 30 days of post-launch support for bug fixes
- Address any technical issues that arise from the initial deployment
- Answer questions related to website functionality

9.2 Ongoing Support Options

- Discuss and establish ongoing maintenance agreement if desired
 - Provide recommendations for routine maintenance tasks
 - Outline support options for future enhancements
-

Project Timeline

The estimated project timeline is 8-12 weeks from project initiation, subject to:

- Timely provision of Borough materials and content
- .gov domain approval timeframe (typically 3-10 business days after submission)
- Coordination with IT contractor for email setup
- Borough review and approval cycles

Milestone Schedule:

- Week 1-2: Discovery, planning, and domain application
 - Week 2-3: Hosting setup and design phase
 - Week 4-6: Development and content integration
 - Week 7-8: Testing and accessibility validation
 - Week 9-10: User acceptance testing and revisions
 - Week 10-12: Training, documentation, and launch
-

Client Responsibilities

To ensure project success, the Borough of Mount Joy agrees to:

- Provide timely access to necessary Borough officials for approvals
- Supply all required content, images, and documents
- Provide brand guidelines and any existing digital assets
- Coordinate with IT contractor for email configuration support
- Complete .gov domain authorization documentation promptly
- Participate in review and approval processes within agreed timeframes
- Designate primary point of contact for project communications
- Provide feedback and approvals within 5 business days of request
- Participate in training sessions

Deliverables

Upon project completion, the Borough will receive:

1. Fully functional, ADA-accessible website on .gov domain
2. Configured hosting environment with SSL security
3. Complete technical documentation package
4. Content management system with administrator access
5. User training and documentation
6. Accessibility conformance report
7. 30 days post-launch support
8. Photography services as needed (time and material cost)

Exclusions

The following items are outside the scope of this project:

- Creation of original content (Borough responsible for content provision)
- Ongoing website maintenance after 30-day support period
- Custom software development beyond standard CMS functionality (available at time and material cost)
- Third-party service integration costs (coordination and implementation available when direct access to third parties is provided, at time and material cost)
- Social media setup or management
- Email hosting services (coordination only)
- Printed materials or offline marketing

Terms and Conditions

Payment Terms: To be determined based on Borough procurement policies

Insurance: Colvin Consulting Services LLC maintains General Liability Insurance with coverage up to \$1,000,000. Certificate of Insurance available upon request.

Intellectual Property: Upon final payment, all custom code and design elements created for the project will be owned by the Borough of Mount Joy. Third-party components (CMS, frameworks, libraries) retain their original licenses.

Change Orders: Any changes to the scope of work will be documented in writing and may result in timeline and cost adjustments.

Confidentiality: All Borough information will be kept confidential and used solely for project purposes.

Acceptance

Borough of Mount Joy:

Signature: _____ Date: _____

Printed Name: _____

Title: _____

Colvin Consulting Services LLC:

Signature: _____ Date: _____

Printed Name: _____

Title: _____

Contact Information

Colvin Consulting Services LLC

Philip Colvin
7 Jewel Dr
Mount Joy PA 17552
717-278-6308

Borough of Mount Joy

[Name]
21 East Main St
Mount Joy PA 17552
717-653-2300



Pennsylvania Local
Government
Investment Trust

Current Investment Rates & Benefits

May 26, 2026

PLGIT 7-Day Yields¹

PLGIT-Class	Reserve Class	PLGIT/PRIME
3.42%	3.50%	3.68%

PLGIT/TERM²

Maturity	Net Rate
90 Days	3.78%
180 Days	3.86%
270 Days	3.90%

PLGIT CD Purchase Program²

Maturity	Net Rate
90 Days	3.85%
180 Days	3.95%
270 Days	3.93%

14a



Request

From jeremy basore <jbasore1988@gmail.com>
Date Fri 5/8/2026 10:32 AM
To Dennis Nissley <DNissley@mountjoypa.org>

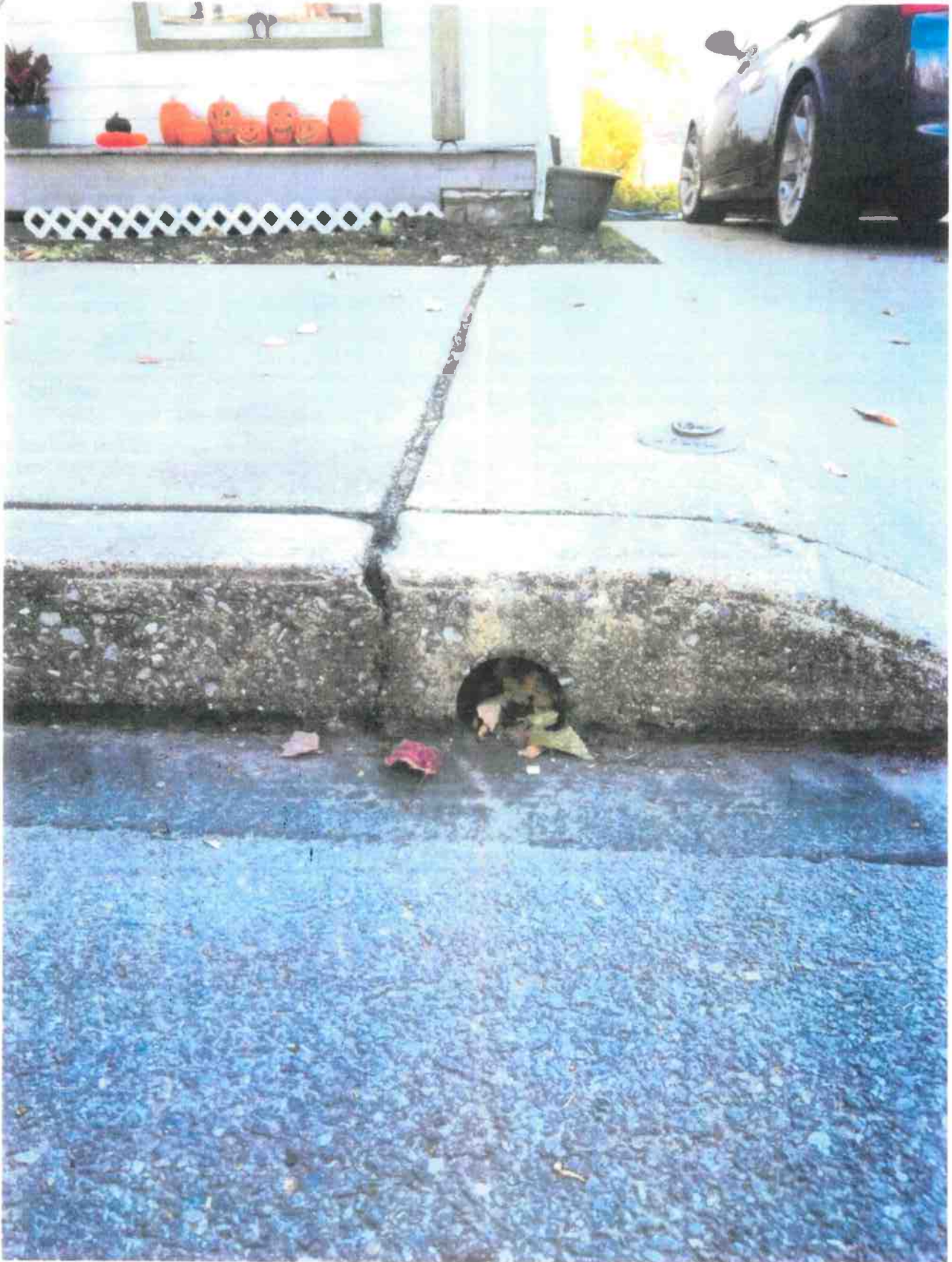
You don't often get email from jbasore1988@gmail.com. [Learn why this is important](#)

Jeremy Basore
111 N Barbara St, Mount Joy, PA 17552

We are requesting to be not rout our downspout from its current situation to the yard due to ongoing flooding issues from the alley way out back and existing water in basement from heavy rain storms. Also routing water to yard could cause my neighbor basement to flood more then it currently does during rain storms and I'd like to not create tension between us. Thanks for your understanding and working with us to resolve this issue

Jeremy

Photo No. 3: image.jpg



146.

RECEIVED

APR 1 2026

RECEIVED

APR 1 2026

Appeal to the Council in the Matter of
903 Wood St, Mount Joy, PA Street Opening

Greetings to the council,

We are appealing for an exception to:

Article I. Openings and Excavations

§ 232-10 Notification of impending work; restrictions on opening new paving.

The Borough Secretary shall give timely notice to all persons owning property abutting on any street in the Borough about to be paved or improved and to all public utility companies operating in the Borough, and such persons and utility companies shall make all water, gas or sewer connections, as well as any repairs thereto, which would necessitate opening or excavation of such street within 30 days from the giving of such notice, unless the time shall be extended, in writing, for cause shown by the Borough Engineer. New paving shall not be opened for a period of five years after the completion thereof, except in case of emergency, the existence of which emergency and the necessity for the opening of such paving to be determined by the Borough Engineer. If it is sought to open or excavate a street within five years after the completion of the paving thereof for any reason other than an emergency as above stated, the applicant shall make application to the Borough Council, and a permit for such opening shall be issued only after express approval of Council.

The reason for the request for street opening is to run natural gas to our home, which is currently on a water radiant heat system fueled by fuel oil. Our sinks, showers, dishwasher, and washing machine are also heated with fuel oil. The average yearly cost to heat our 1,700sqft home with oil is \$3,786.11 breaking down to a monthly average of \$315.51. This cost is figured from numbers of our actual payments for fuel oil starting in September 2025 to February 2026, and 1 expected fuel delivery for May 2026 based on actual current fuel costs from F.H. Kreider at \$4.00/gal for a tank of our size of 275gal. This is an unsustainable cost for us moving forward long term.

My wife and I both grew up in homes with natural gas and we are familiar with the service and costs involved. However, I did speak to my father about his natural gas costs for his 2,200sqft home. His home is heated with natural gas as well as all of his water utilities being heated with natural gas. My father's average yearly cost is \$1,200 with a monthly average of \$100.50. These numbers are figured from actual payments made between March 2025 to March 2026.

Another reason we want to make this switch is quality of life. Our home's heating is wildly inconsistent. This is due to our home water heating system having a max capacity of 10.5 gallons between the boiler and 2 overflow tanks. This leads to showers that only last 3-5 minutes before the hot water runs out, radiators running out of hot water during heating cycles, and our washing machine not being able to fully utilize the hot setting. This also causes our boiler to come on multiple times an hour to try to keep up with the demand of normal life. We do not have interest in adding a larger water tank to our oil system because we do not want to spend money on a temporary solution to the long-term goal of replacing the system entirely. We also do not want to switch to electric water heating due to higher electric costs in the summer to cool our home with window units.

If approved, the natural gas line would be run by UGI from near the centerline of Wood St to our home. According to the permits which I have attached with this appeal letter, it would be a 5X4' cut at 3' deep. I am under the understanding that Wood street was paved in 2024, meaning our street would not be able to be opened until 2029. This is a long time to ask a resident of Mount Joy to wait for a massive cost saving utility. This is not a utility we could have added before the street was paved because we bought our home in June of 2025.

Thank you for your attention to this matter.

Respectfully,

Thomas C. McGuirk and Lianne L. McGuirk



†mcg54@gmail.com

(717) 572-1308

4/21/2026

4/21/26



Field Inspection Form

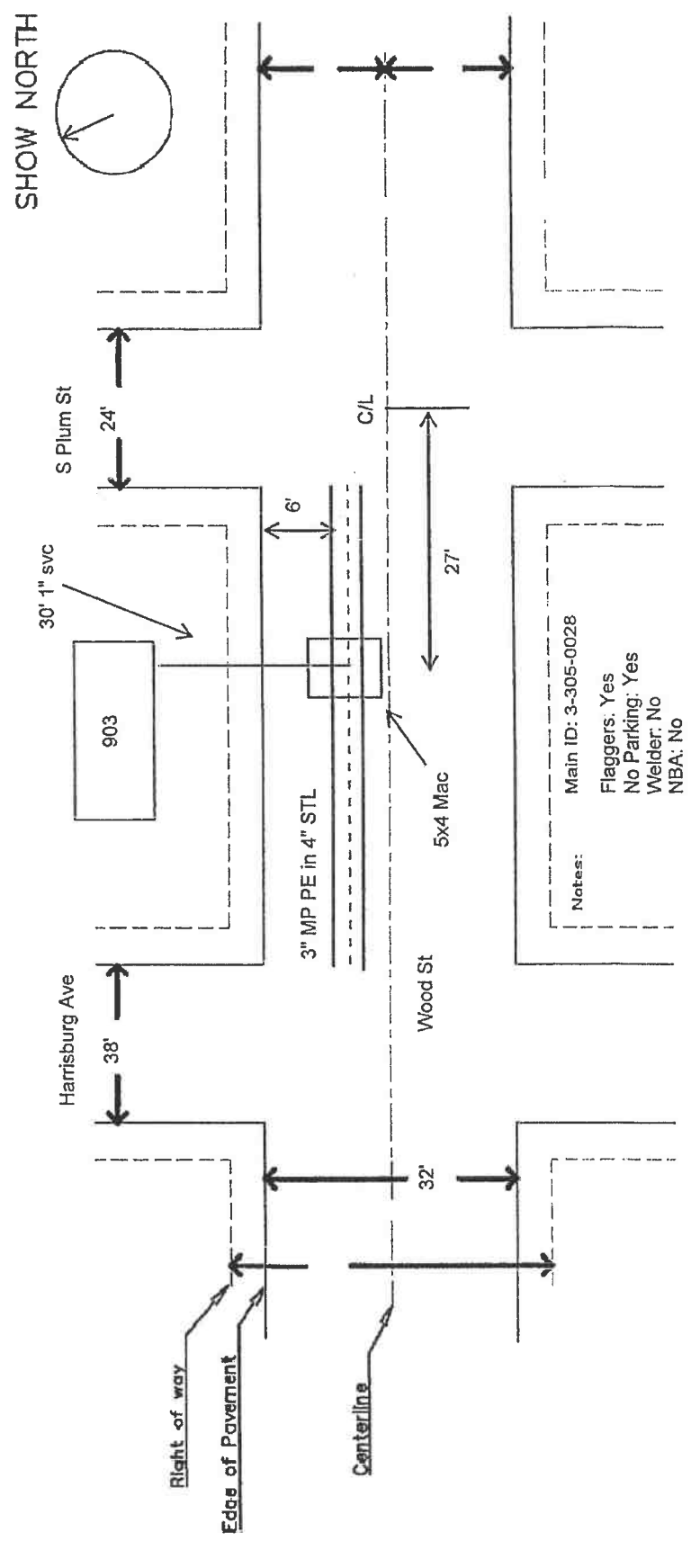
LEAD ID: 562548
 BP#: 1001465447
 CA#: 411016498635

WR#: _____

NBA Contractor:
 Heating System Working? N

Service/Address Thomas McGuirk 903 Wood St Mount Joy, PA 17552 Mobile: (717) 572-1308 Alternate: _____		Rep information Rep Name: Evelyn Abreu Rep Phone: (800) 276-2722 GES Name: Tyler Pae GES Phone: (717) 743-6247		Existing Facilities Information Agreement Received: 03/31/2026 Previous Fuel: Oil Main Type/Size/Pressure: 3" MP PE in 4" STL Main ID: 3-305-0028 Depth of Main: _____ Municipality: Mt Joy Borough	
Service/Main/Extension/Requirements (Circle) Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Permit Type: State Street Material: Macadam Street Condition: New Sidewalk Material: Concrete Sidewalk Condition: New Path of Construction: Rock Electric: Overhead		City/Township Concrete Old Brick Old Tree Unknown		Main Extension Length: Main Type/Size/Pressure: _____ Length of Service (Main to Meter): 30' Service Pressure: Low Tankless Water Heater? N Meter Location: _____ Yard Sign: _____	
Proposed Service/Main Information Main Extension Length: _____ Main Type/Size/Pressure: _____ Length of Service (Main to Meter): _____ Service Pressure: _____ Tankless Water Heater? _____ Meter Location: _____ Yard Sign: _____		Unpaved Bonded State Cracked Landscaping Unknown		Other Other Other Terrace	

Please draw foreign utilities (water, sewer, electric, etc.), if known or visible.



Notes:
 Main ID: 3-305-0028
 Flaggers: Yes
 No Parking: Yes
 Welder: No
 NBA: No

4" STL window cut



MOUNT JOY BOROUGH ROAD/LANE CLOSURE PERMIT APPLICATION

RECEIVED
APR 08 2026
BY: ETAIL

THIS APPLICATION SHOULD BE ACCOMPANIED BY A GIS OR SATELLITE IMAGE DISPLAYING PROPOSED WORK AREA AND CLOSURE WITH DETOURS OR LANE CLOSURES

SITE INFORMATION:

WORK SITE ADDRESS: 903 Wood St, MOUNT JOY, PA

REASON FOR CLOSURE: EXCAVATE TO INSTALL GAS SERVICE, OPENING 5X4 MAC CUT

NAME OF STREET TO BE CLOSED: WOOD ST (166' west on Wood from the corner of S Plum.)

START INTERSECTION: HARRISBURG AVE END INTERSECTION: S PLUM ST

APPROX LENGTH/LINEAR FOOT OF CLOSURE: 166' CLOSURE TYPE: FULL PARTIAL

WORK DATE(S) START: 5/9/26 END: 11/30/26 WORK TIME(S) START: 7 AM END: 4 PM

MOUNT JOY BOROUGH ORDINANCE ALLOWS WORK BETWEEN 7AM AND 8PM MONDAY THROUGH SATURDAY, EXCEPT FOR EMERGENCY WORK

SITE CONTACT:

CONTACT PERSON: TYLER PAE CELL PHONE: (717) 743-6247

EMAIL: TPAE@UGI.COM

CONTACT INFORMATION:

APPLICANT: UGI UTILITIES CELL PHONE: 717-682-8243

COMPANY: UGI UTILITIES BUSINESS PHONE:

ADDRESS: 1301 AIP Dr Middletown, PA 17057

EMAIL: APRATT@UGI.COM

ADDITIONAL INFORMATION:

IS THIS PART OF A STREET OPENING OR EXCAVATION? YES: NO:

(IF "YES" - A STREET OPENING PERMIT IS NEEDED, SEE BOROUGH CODES DEPT.)

WILL EQUIPMENT OR MATERIAL BE LEFT ON SITE? YES: NO:

(IF "YES" - A TEMPORARY OBSTRUCTION PERMIT IS NEEDED, SEE BOROUGH CODES DEPT.)

ATTESTATION AND SIGNATURE:

I THE SIGNED DO HEREBY ATEST TO THE TRUTH AND ACCURACY OF THIS INFORMATION AND AGREE TO ABIDE BY ALL RULES AND GUIDELINES SET FORTH IN THE MOUNT JOY BOROUGH WORK ZONE TRAFFIC CONTROL POLICY

SIGNATURE: Allison J Pratt

Digitally signed by: Allison J Pratt
DN: CN = Allison J Pratt email = apratt@ugi.com OU = Accounts, UserAccounts, UserADSync, Utilities, Harrisburg
Date: 2024.02.15 14:15:11 -0400

PRINT NAME: ALLISON PRATT

BOROUGH USE:

APPROVED: DENIED: TPAE MODIFIED: APPROVED BY: DATE: 4/14/26

Zoning

From: Pratt, Allison J <apratt@ugi.com>
Sent: Wednesday, April 15, 2026 8:34 AM
To: Zoning
Subject: RE: PERMIT APPLICATION-903 WOOD ST

Thank you.

From: Zoning <zoning@mountjoypa.org>
Sent: Tuesday, April 14, 2026 12:35 PM
To: Pratt, Allison J <apratt@ugi.com>
Subject: RE: PERMIT APPLICATION-903 WOOD ST

WARNING: This message came from an external source. Please exercise caution when opening any attachments or clicking on links.

Allison,

Wood St was recently re-paved (2024).

By ordinance, the street cannot be cut unless for an emergency repair for 5 years without the approval of Borough Council.

Contact me with any questions or concerns.

Thanks

Brett R. Hamm
Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #07646
717-653-2300

From: Pratt, Allison J <apratt@ugi.com>
Sent: Wednesday, April 8, 2026 1:36 PM
To: Zoning <zoning@mountjoypa.org>; Receptionist <Jean@mountjoypa.org>
Subject: PERMIT APPLICATION-903 WOOD ST

Hello-

Attached is a permit application and road closure for 903 Wood St.

Please confirm the amount due, thanks.

Chapter 232. Streets and Sidewalks

Article I. Openings and Excavations

§ 232-10. Notification of impending work; restrictions on opening new paving.

The Borough Secretary shall give timely notice to all persons owning property abutting on any street in the Borough about to be paved or improved and to all public utility companies operating in the Borough, and such persons and utility companies shall make all water, gas or sewer connections, as well as any repairs thereto, which would necessitate opening or excavation of such street within 30 days from the giving of such notice, unless the time shall be extended, in writing, for cause shown by the Borough Engineer. New paving shall not be opened for a period of five years after the completion thereof, except in case of emergency, the existence of which emergency and the necessity for the opening of such paving to be determined by the Borough Engineer. If it is sought to open or excavate a street within five years after the completion of the paving thereof for any reason other than an emergency as above stated, the applicant shall make application to the Borough Council, and a permit for such opening shall be issued only after express approval of Council.

BOROUGH OF MOUNT JOY

21 East Main Street
Mount Joy, PA 17552



INCORPORATED 1851

E-Mail: borough@mountjoypa.org
Web: www.mountjoyborough.com

Telephone: (717) 653-2300
Fax: (717) 653-6680

REQUEST TO HOLD MUSIC **AT MEMORIAL PARK**

Name: Ray Rivera (Faith Outreach Center) Date of Activity: 8-21-26
Address: 475 Anderson Ferry Rd Mt. Joy Time: 6:30pm
Phone Number: 717-984-7755 Number of Attending:
Work Number: " " Email: Sweetbabyray34@yahoo

Guidelines for Holding an Activity in Gazebo at Memorial Park

- I. A \$ 100.00 retainer fee in the form of a check or money order must be posted. This deposit will be held by the Borough and returned after the activity, provided the park has been left in acceptable condition.
- II. A minimum of \$ 500,000.00 liability insurance coverage must be provided. Application and proof of insurance must be received by Mount Joy Borough at least one (1) week prior to the day of the activity.
 - a. Mount Joy Borough shall be named as Certificate Holder.
 - b. User must be named as insured
 - c. Date and place of the activity must be listed on the Certificate of insurance.
- III. Use of Memorial Park shall be allowed for the activity only. Any other event must be approved by the Public Works Committee on a case by case basis. Alcoholic beverages expressly prohibited.
- IV Only bird seed can be utilized.

Please keep in mind that this is a Memorial Park and the Borough intends to provide use of the park for services and public events in good taste.



June 2026



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Council 7 PM	2	3	4	5	6
7	8 Public Works 6:30 PM	9 WOODY WASTE PICK-UP	10 Plan. Comm. 6:30 PM	11	12	13
14	15 Building Ad Hoc 5:30 PM	16 Authority 4 PM	17	18	19	20
21	22 Public Safety 6:30 PM (Civil Service Com 5:30 PM as needed)	23 Authority Admin Committee 10 AM Parks & Rec 6:30 PM	24 WOODY WASTE PICK-UP	25 Admin / Finance 6:30 PM	26	27 175th Celebration Stars, Stripes and Joy 5pm-9pm Grandview Park
28	29	30 WOODY WASTE PICK-UP				