

**Mount Joy Borough  
Council Meeting Agenda  
7:00 PM, Monday, July 12, 2021**

1. Call to Order
2. Roll Call—Councilors, Castaldi, Deering, Eichler, Fahndrich, Ginder, Reese, Ruschke, Youngerman, President Hall and Mayor Bradley
3. Invocation
4. Pledge of Allegiance
5. Announcement of Executive Sessions
6. Consider a motion to approve the July 12, 2021, 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. SVEMS
  - e. EMA
  - f. Main Street Mount Joy
  - g. Library
  - h. Code Officer
  - i. Stormwater Officer
  - j. Public Works Department
  - k. Borough Authority Manager
  - l. Borough Manager
9. Approval of Minutes of the Regular Borough Council Meeting held on June 7, 2021.
10. Administration and Finance Committee
  - a. Mount Joy Senior Housing, 240 W. Main Street, Mount Joy, PA.
    - i. Consider a motion to recommend Council waive §240-43.H.1 to improve streets in which a subdivision or land development abuts and existing Borough and/or state street.
    - ii. Consider a motion to recommend Council waive §240-43.I.(4) for street intersections with a local street to be a minimum radius of 20'.
    - iii. Consider a motion to recommend Council waive §240-46.C.(1) requiring that curbing shall be provided along the edge of any landscaped portion of a parking facility.

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  
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- iv. Consider a motion to recommend Council waive §240-57.D.(1) to dedicate recreation land to the Borough.
  - v. Consider a motion to recommend Council waive §240.57.G requiring a fee in lieu of dedication of recreation and accept the applicants proposed fee of \$2,000 per unit for a total fee of \$72,000.
  - vi. Consider a motion to recommend Council waive §240-62.B requiring that applications for all residential developments with 20 or more dwelling units and buildings containing 1000sf of usable space provide a traffic study and report.
  - vii. Consider a motion to recommend Council waive §226-32.A.(2)(c) requiring for the loading ratios in Karst areas to be a maximum of 3:1 impervious drainage area for infiltration area and 5:1 total draining area to infiltration area.
  - viii. Consider a motion to recommend Council waive §226-37.A.(6)(b) requiring that the use of the emergency spillway to convey flows greater than the 50-year storm is permitted, conditioned upon the post development total peak flow for the 100 year storm be less than the pre-development total peak flow for the 2 year storm of 3.10 cfs.
  - ix. Consider a motion to recommend Council approve a Preliminary/Final Plan for Mount Joy Senior Housing, LP in accordance with Chapter 240, to re-develop an existing building into 36 senior housing units consisting of 12 1-bedroom apartments, 24 2-bedroom apartments, 4000-6000 square feet of commercial space on the bottom floor elevation and 40 off-street parking spaces at the property located at 240 W. Main Street, Mount Joy, PA, conditioned upon Borough Solicitor and Borough Engineer comments being addressed, a Dedication Agreement and Ordinance being drafted at applicant's expense and Stormwater Management Agreement and Land Development Agreement being recorded.
- b. Consider a motion to open a public hearing to amend Chapter 270, Zoning to revise general regulations governing special exception uses and to revise provisions governing signs, including signs exempt from permit requirements and personal expression signs.
    - i. Public Comment
  - c. Consider a motion to close the public hearing.
  - d. Consider a motion to adopt Ordinance 8-21 to amend Chapter 270, Zoning to regulate personal expression signs and clarify regulations concerning special exceptions.
  - e. Consider a motion to approve Resolution No. 7-21 ; Authorization of signatures for the Amendment to the PennDOT Complete Streets Grant Reimbursement Agreement
  - f. Consider a motion to approve revised Job Descriptions for the Administrative Assistant and the Receptionist/Secretary (Part-Time).

- g. Consider a motion that Council raises no objections to the conveyance of 820 Church Street, Mount Joy, PA from Susquehanna Valley EMS to Penn State Health Life Lion LLC.
- h. Consider a motion to Bond the Borough Manager and the Finance and business Administrator in the amount of \$500,000.00.
- i. Consider a motion to rescind Resolution 10-20, Borough of Mount Joy Declaration of Disaster Emergency.

11. Public Safety Committee

- a. Consider a motion to approve Policy #326-Part-Time Officers, Policy #1019-Payroll Records, Policy #1020-Overtime Compensation, and Policy #1022-Work-Related Injury and Occupational Disease Reporting.
- b. Consider a motion to approve an increase in Part-Time Officer salaries from \$23.00 per hour to \$26.00 per hour.

12. Public Works Committee

- a. Consider a motion to authorize staff to move forward with a public bidding process for stormwater pipe replacement on Manheim Street (SR772), prior to PennDOT repaving Manheim Street.

13. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.

14. Any other matter proper to come before Council.

15. Authorization to pay bills.

16. Meetings and dates of importance, see the white calendar.

17. Executive Session – to discuss personnel matter.

18. Adjourn

The next regular Borough Council meeting is scheduled for 7:00 PM, on Monday, August 2, 2021