

MOUNT JOY BOROUGH COUNCIL
July 6, 2026, Minutes

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

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

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

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

Executive Session – No Executive Sessions were held between June 1, 2026, and July 6, 2026. Council went into Executive Session at 7:02 PM for a personnel matter. Council came out of Executive Session at 7:08 PM. No decision was made.

On a **MOTION** by Eichler, and a second by Kark, a request was made to accept the agenda for the July 6, 2026, Borough Council Meeting. An **AMENDEMENT** by Kark and a second by Eichler, to move 12b up to 7.5. *Amendment passes. Main motion as amended carries unanimously.*

Public Input Period

Ray Tyrone 400 E. Main St., encouraged the Borough to extend the LERTA program.

Dale Murray, 112 Farmington Wy., said he was happy to see the three proposed motions on tonight's agenda regarding Chiques Crossing.

Dave Christian, 227 Park Ave., encouraged Council to support the adoption of the three proposed motions regarding Chiques Crossing.

Mitch Hummer, 624 School Ln., spoke regarding the stormwater issues at the corner of School Ln. and Florin Ave.

Jon Millar, 365 N. Barbara St., recommended the Borough Council approve the items regarding Chiques Crossing.

Todd Kennedy, 205 Weldon Aly., spoke regarding Florin Hill and the issues they have there with the water from heavy rain events.

Rae Ann Schatz, 1090 W. Main St., asked where things are with BMP 125 and BMP 107.

Dominic Castaldi, Reagan St., commented on the frustration of Florin Hill residents regarding the issues there after heavy rains.

John Coleman, 441 E. Main St., said he is concerned about issues and proposed Chiques Crossing development.

Jessica Sheetz Nguyen 223 Park Ave., said she is standing in support of the items on tonight's agenda regarding Chiques Crossing.

Jen Angeles, 219 Marietta Ave., said she is in opposition of agenda item 12b due to lack of transparency.

Eric Miller, 363 N. Barbara St., encourages Council to be an objector party to the Chiques Crossing development.

Mike Swoop, 283 Marietta Ave., spoke regarding Florin Hill. He said he professionally works in excavation and is puzzled that they have not been held accountable for what has been going on with the water issues there.

Ken Eberley, 3775 Mount Joy Rd., spoke regarding Chiques Crossing and his concerns with increased traffic and also the effect it could have on EMS.

Sandy Christian, 227 Park Ave., spoke regarding the impact Chiques Crossing will have on the wildlife in that area.

US Department of Justice FY26 COPS Hiring Program

Mayor Bradley led a discussion on the US Department of Justice FY26 COPS Hiring Program. On a **MOTION** by Eichler, and a second by Kark, a request was made to continue the process for the grant with US Department of Justice FY26 COPS Hiring Program. *Motion carries 7-1, Hollcraft voting no.*

Report of Mayor

The Mayor provided Council with a written report for June.

Report of the Chief of Police

Robert Goshen, Police Chief, provided a monthly written report for May 1, 2026, thru May 31, 2026. The report showed 29 traffic arrests and 19 criminal arrests for the month. There was a total of 514 incidents for the month of May, with a total of 2,589 incidents year to date.

Report of Fire Department Mount Joy (FDMJ)

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

Report of PSH Life Lion LLC

Provided a report for April and May 2026.

Report of EMA

None

Report of the Milanof-Schock Library (MSL)

Joseph McIlhenney provided a written report for May 2026.

Report of Codes/ Zoning & Stormwater Administrator

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

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

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

Report of Public Works Director

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

Report of the Borough Authority Manager

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

Report of the Assistant Borough Manager/Finance Officer

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

Report of the Borough Manager

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

Approval of the Minutes of the Previous Meeting

On a **MOTION** by Kark, and a second by Deering, approval was given for the minutes of the regular Borough Council meeting held on June 1, 2026. *Motion carries unanimously.*

Building Ad Hoc Committee

Deering gave an update on some ongoing items.

On a **MOTION** by Deering, and a second by Trave, a request was made to approve quote #007012 from Harris Technology/Verkada to install pole camera on light post at SW corner of parking lot and to install panic buttons and alarm system in detention area in the amount of \$21,784.02. Deering withdrew his motion.

On a **MOTION** by Kark, and a second by Eichler, a request was made to approve quote #007012 from Harris Technology/Verkada to install pole camera on light post at SW corner of parking lot and to install panic buttons and alarm system in detention area in the amount of \$21,784.02. *Motion passes 6-2 on a roll call vote. Deering, Eichler, Haigh, Hollcraft, Kark, and Youngerman voting yes. Trave and Hall voting no.*

175th Anniversary Ad Hoc Committee

On **MOTION** by Eichler, and a second by Kark, a request was made to reschedule the 175th Anniversary to Saturday, September 5, 2026. *Motion defeated.*

On **MOTION** by Eichler, and a second by Kark, a request was made to eliminate any tours of the police station for the future 175th Celebration unless the Chief of Police desires to open the cell block area. *Motion carries unanimously.*

On **MOTION** by Eichler, and a second by Deering, a request was made to permit the Mount Joy Historical Society and the library to continue to sell clothing with the 175th Borough logo on them as a fund raiser with the condition that all sales will cease at the end of 2026. *Motion carries, Kark voting no.*

Administration and Finance Committee

On a **MOTION** by Youngerman, and a second by Deering, a request was made to modify the requirement to provide curbing along street frontages, access drives, and parking lots landscape areas and in the alternative, only provide curb at the parking spaces and sidewalk and to approve a differed the requirement of curbs along street frontages and access drives with the justification that there is no curb in the immediate area along street frontage and paved areas allow for stormwater management sheet flow. An **AMENDMENT** by Haigh, and a second by Trave to remove the word "deferred" and replace with "deferral of". *Amendment passes.* An **AMENDMENT** by Haigh, and a second by Trave to add the words "until Route 230 is reconstructed " after the words "drives". *Amendment is defeated on a roll call vote. Haigh and Kark voting yes and Deering, Eichler, Hollcraft, Youngerman, and Hall voting no. Trave left Council Chambers prior to vote. Main motion carries as amended.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the applicant's request of a modification of the requirement to provide a traffic study for the nonresidential developments with buildings exceeding 1,000 square feet of usable space and in the alternative, prepare a Transportation Impact Assessment with the justification that PennDOT indicated the assessment is warranted with review of the driveway scoping application. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the applicant's request of a modification of the requirement that the maximum allowable loading ratios in karst areas shall be 5:1 total drainage area ratio and 3:1 impervious drainage area ratio. In the alternative, the applicant has proposed three facilities with ratios exceeding these maximum requirements. *Motion carries 6-2. Haigh and Youngerman voting no.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the applicants request for a modification of the requirement to meet the Borough's Volume Control requirements. In the alternative, the applicant has proposed the usage of Managed Release Concept (MRC) facilities. *Motion carries 6-2. Haigh and Youngerman voting no.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve the preliminary/final subdivision and land development plan for Guardian Barriers, 1040 E. Main St., Mount Joy, provided that all outstanding comments are addressed to the satisfaction of the Borough Engineer, Borough Solicitor and Borough Staff. *Motion carries 6-2. Haigh and Youngerman voting no.*

LERTA - Discussion with possible motion for an extension of the Ordinance 7-21 regarding the LERTA list thus providing Council the opportunity to review the current list and suggest edits – After discussion, Hall asked if there was an interest and there was, so he sent it to Admin and Finance with a goal of January 1st.

On a **MOTION** by Youngerman, and a second by Deering, a request was made to approve comments regarding the Little Chiques Creek Bridge Rehabilitation Project as well as provided by Section 106 of the National Historic Preservation Act of 1966 as amended. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to have Mount Joy Borough Council direct the Borough Solicitor to make the Borough an Objector Party to the Vista Block Chiques Crossing Conditional Use Hearing. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Trave, a request was made to have Mount Joy Borough Council engage the services of a professional in traffic engineering and a professional in stormwater hydrology and floodplain mapping to assist the Borough/Borough Solicitor in objecting to the Vista Block Chiques Crossing development. *Motion carries 7-1. Hollcraft voting no.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to have Mount Joy Borough Council direct the Borough solicitor to file a "Quit Claim" for the disputed extension of Pine Street, Mount Joy Borough. An **AMENDMENT** by Haigh, and a second by Trave, to change from "quick claim" to say "street opening of the extension". *Amendment passes. Main Motion as amended carries.*

On a **MOTION** by Youngerman, and a second by Deering, a request was made to allow payment of all fees, licenses invoices, etc. by credit card at the receptionist area with any and all fees for the use of the credit card be paid by the card holder. *Motion carries unanimously.*

Public Safety Committee

On a **MOTION** by Eichler, and a second by Kark, a request was made to authorize Volunteer Fire Service real estate property tax rebate to the following applicants Samuel W. Clark, Brett R. Hamm, James M. Johns, and Barry L. Leber. *Motion carries unanimously.*

Public Works Committee

No update on Grandview Park stormwater detention basin.

Councilor Haigh gave an update of the notice of violation of Florin Hill. On **MOTION** by Hall, and a second by Deering, a request was made to send a notice of violation to Florin Hill and continue to send those violations on a regular basis until the problems are corrected, or until the development is completed. *Motion carries unanimously.*

On a **MOTION** by Haigh, and a second by Deering, a request was made to send the current violations to the District Magistrate. *Motion carries unanimously.*

No discussion regarding the sale of property currently being used by the Public Works Department.

Public Input

Ferne Silberman, 630 Florin Ave., spoke regarding the rescheduling of the 175th Celebration and said she is not happy with decision made regarding the September 5th date.

Emmanuel Hoffer, 82 E. Main St., spoke regarding Florin Hill and the violations. He feels the Borough should stop issuing building permits until they correct the problems and take them to District Justice.

Rae Ann Schatz 1090 W. Main St., spoke regarding BMP 107 and asked if the deadline of December 2nd of returning the land/parking space back to the Borough is not met, is there something the Borough can do.

Todd Kennedy, 205 Weldon Aly., spoke regarding Charter Homes/Florin Hill and asked why there is no repercussion and why they are not being punished for their negligence.

On a **MOTION** by Deering, and a second by Trave, a request was made that the Mount Joy Borough Codes Enforcement Officer not issue any more building permits to Florin Hill Partnership. An **AMENDMENT** by Haigh, and a second by Trave, to add the wording "until violations have been corrected". *Amendment passes. Main motion carries.*

On a **MOTION** by Haigh, and a second by Trave, a request was made to have letters sent to Senator Malone and Representative Jones inquiring why the state agencies are not enforcing their regulations. *Motion carries.*

Any other matter proper to come before Council

Youngerman said regarding the District Justice that generally speaking they do not issue equitable relief, for example, stop doing something or please do something. They provide monetary damages. He said Council can look this up. He also added that he awarded a Donegal High School student a Scholarship in honor of his parents.

Deering asked about the two microphones for the table staff sits at and where that stands. He also commented on staff coverage, he feels that the Borough Manager and Assistant Borough Manager should not be out at the same time unless its an emergency. He spoke regarding emails to staff and if there is a way to know who is out of the office so that he knows why there is no response to his emails.

Eichler informed Council he will not be present at the August Council meeting. He said it will be an important meeting for the 175th Committee and asked if any other Council member would like to step forward and be on the emails, come to the meetings and make the presentation at the August Council meeting regarding the 175th Celebration. He said this will be a very important meeting in order to get things accomplished. Youngerman volunteered.

Mayor Bradley suggested some guidance be give to the 175th Committee regarding the reschedule date for the celebration.

On a **MOTION** by Hall, and a second by Youngerman, a request was made to give guidance to the 175th Ad Hoc Committee that they pick a weekend between September 12th and October 4th and that they reschedule with a rain date. *Motion carries.*

Authorization to Acknowledge the Payment of Bills June 2026

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

GENERAL FUND	\$	354,452.41
REFUSE/RECYCLING	\$	82,639.75
CAPITAL IMPROVEMENTS FUND	\$	96,124.06
HIGHWAY AID FUND	\$	-
ESCROW FUND	\$	18,652.93
JOY LAND ACCOUNT	\$	-
GRAND TOTAL EXPENDITURES	\$	551,869.15

Motion carries unanimously.

Meetings and dates of importance

See the calendar for the month of July 2026.

Executive Session

Council went into Executive Session at 11:47PM to discuss personnel matters. Council came out of Executive Session at 12:04 AM. No decision was made.

Adjournment

On a **MOTION** by Deering, and a second by Eichler, approval was given to adjourn the meeting at 12:04 AM. *Motion carries unanimously.*

Respectfully Submitted,



Mark G. Pugliese I
Borough Manager/Secretary

