



**Mount Joy Borough Council
Meeting Agenda
7:00 PM, Monday, August 3, 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 July 6, 2026, and August 3, 2026.
6. Consider a motion to approve the August 3, 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 July 6, 2026.
10. Building Ad Hoc Committee
 - a. Updates – Josh Deering
 - b. Punch List update
 - c. Change Orders
 - i. There are no change orders for review.

If you are a person requiring accommodations to participate, please contact
Borough staff to discuss how we may best accommodate your needs.
300 Orchard Road, Mount Joy, PA 17552 • (717) 653-2300
Fax (717) 653-6680 • Borough@mountjoypa.org • www.mountjoyborough.com

- ii. Total Change Orders to date \$84,393.
- 11. 175th Ad Hoc Committee Update
 - i. Consider a motion to approve up to \$200.00 for printing, signage and advertising for the 175th celebration.
 - ii. Consider a motion to approve up to \$200.00 for the emcee for the 175th celebration.
- 12. Chiques Crossing Ad Hoc Committee Update
- 13. Administration and Finance Committee
 - a. As approved by Committee, motion to approve Resolution 2026-11, a resolution authorizing an application to the Pennsylvania Municipal Assistance Program for the development of a regional comprehensive plan.
 - b. Sketch Plan - As approved by Committee, motion to approve an application from the Janus School for a subdivision of a tract of land and development of 35 single-family homes and related improvements at 205 Lefever Road.
- 14. Public Safety Committee
 - a. No new business
- 15. Public Works Committee
 - a. As approved by Committee, motion to revise Chapter 232-59.E. Downspouts and Rain Gutters.
 - b. As approved by Committee, motion to prepare the required right-of-way acquisition documents for the South Market Avenue pedestrian facilities.
- 16. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.
- 17. Any other matter proper to come before Council.
 - a. Discussion with possible motion regarding the Guardian Barrier Services Junes 11, 2026 PCSM Report.
- 18. Motion to acknowledge the payment of bills.
- 19. Meetings and dates of importance, see attached calendar.
- 20. Executive Session
- 21. Adjourn

The next full Council Meeting is scheduled for 7 PM, on Monday, September 14, 2026.

(Note – Monday September 3, 2026 is Labor Day.)

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	29	19	514	2,589	2,959
June	63	10	628	3,217	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 June

Code	Call for Service	Totals
0410	AGGRAVATED ASSAULT/GUN	1
0613	THEFT SHOPLIFTING	1
0619	THEFT ALL OTHERS	2
1130	FRAUD ALL OTHERS	1
1440	CRIMINAL MISCHIEF ALL	1
1711	SEX OFFENSE ALL OTHERS	3
1810	DRUG POSSESSION OFFENSE	1
2020	FAMILY OFF-CHILD ABUSE	1
2040	FAMILY OFFENSES - DOMESTIC	9
2111	DUI-ALCOHOL/UNDER INFL	2
2450	NOISE COMPLAINT	2
2485	ALARM ALL OTHERS	1
2619	PFA/ICC VIOLATION	1
2640	MUN ORD VIOLATIONS	15
2654	DISTURBANCE	2
2657	HARASSMENT	3
2660	TRESPASSING	2
2665	FIREWORKS	1
2811	CURFEW-MALE	1
4012	GAS LEAKS/EXPLOSIONS GENERAL POLICE	2
4018	STREET LIGHTS-OUT/REPAIRS	6
4020	SUSPICIOUS AUTO	2
4021	SUSPICIOUS ACTIVITY	11
4023	SHOTS FIRED - REPORTS	1

4026	DOWN-WIRES / POLES / TREES / LIMBS	1
4028	OTHER NON-CRIMINAL INV GENERAL POLICE	2
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	5
4100	ALARMS (FIRE ALARMS)	1
5004	FOUND ARTICLES	3
5008	LOST ARTICLES	1
5510	ANIMAL COMPLAINTS ALL	6
6008	REPORTABLE MV CRASH NO INJURIES	8
6015	REPORTABLE MV CRASH HIT & RUN	1
6016	NON REPORTABLE MV CRASH	2
6303	TRAFFIC OFFENSE ALL OTHER	4
6305	SELECTIVE ENFORCEMENT TRAFFIC	21
6310	TRAFFIC ENFORCE / STOP	155
6335	TRAFFIC HAZARD	5
6336	DISABLED MV	4
6511	PARKING VIOLATION COMPLAINT	12
6602	ABANDONED IMPOUND/TOWAWAY	3
7002	BUILDING CHECK	32
7008	MEDICAL ASSISTANCE	54
7014	OTH PUB SERV/WELFARE CHK	8
7015	ASSIST CITIZEN	15
7025	EMOTIONALLY DISTURBED PERSON (EDP)	1
7502	ASSISTING-FIRE DEPT	3
7504	ASSISTING-OTHER POLICE DP	23
7506	ASSISTING-OTHER AGENCIES	5
8010	WARRANTS-LOCAL	1
8110	WARRANTS-OTHER AGENCIES	1
9008	COURT	6
9020	POLICE INFORMATION	41
9021	TRAINING	3

9025	FIELD CONTACT INFORMATION	10
9029	CIVIL MATTER	4
9030	SPECIAL DETAIL ASSIGNMENT	5
9052	PFA INFORMATION	1
9085	SURRENDER OF PROPERTY (NOT RECOVERY)	1
911	911 HANG UP / CHK WELFARE	2
9112	FOOT PATROL	2
9115	FOLLOW UP	82
9192	VEHICLE MAINTENANCE	5
9989	CALL BY PHONE	11
9999	NON-CAT DATA	6
	Grand Total	628

MOUNT JOY POLICE DEPARTMENT

300 ORCHARD ROAD, SUITE
3, MOUNT JOY, PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

Criminal Charges by Charge Type

Starting Issue Date 6/1/2026

to Ending Issue Date 6/30/2026

Charge Type: ARREST

Charge	Total
30 1A - FIREARMS AND OTHER WEAPONS RESTRICTIONS	1
802 A1* - DUI: GEN IMP/INC OF DRIVING SAFELY - 1ST OFF	1
802 B* - DUI: HIGH RTE OF ALC (BAC:10 - <.16) 1ST OFF	1
921 B - THEFT BY UNLAW TAKING-IMMOVABLE PROP	1
302 A1 - PERIOD FOR REQUIRING LIGHTED LAMPS	1
503 A2* - DISORDERLY CONDUCT - UNREASONABLE NOISE	1
505 - PUBLIC DRUNKENNESS AND SIMILAR MISCONDUCT	1
134 - ARREST PRIOR TO REQUISITION	1
Total:	8

Charge Type Count

Charge

Total

30 1C - FIREARMS AND OTHER WEAPONS RESTRICTIONS

1

505 - PUBLIC DRUNKENNESS AND SIMILAR MISCONDUCT

1

Total:

2

MOUNT JOY POLICE DEPARTMENT

300 ORCHARD ROAD, SUITE
3, MOUNT JOY, PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

Citation Output By Charge

Starting Issue Date 6/1/2026

to Ending Issue Date 6/30/2026

Charge	Total
301 A - Dr Unregist Veh	2
371 A - Veh Reg Suspended	1
501 A - Driving W/O A License	2
543 A - Driv While Oper Priv Susp Or Revoked	2
543 B1i - Drg Lic Sus/Rev Purs to Sec 3802/1547B1	1
622 A - Handheld Mobile Telephone - Commercial Motor Vehicle	1
786 A - Required Financial Responsibility	1
786 F - Oper Veh W/O Req'd Financ Resp	1
111 A - Obedience to Traffic-Control Devices	2
112 A3I - Failure To Stop At Red Signal	2
310 A - Follow Too Closely	1
316.1 A - Prohibited Use of Interactive Mobile Device	3
322 - Vehicle Turning Left	1
331 A - Improper Right Turn	1
354 A - Park Impropr Two Way Highways	1
362 A3-5 - Exceed Max Speed Lim Estb By 5 MPH	2
703 A - Operat Veh W/O Valid Inspect	2
82.5 - PARKS - STANDARDS OF CONDUCT	1
301 A - DR UNREGIST VEH	10
511 A - FAIL TO CARRY LIC	2
786 A - REQUIRED FINANCIAL RESPONSIBILITY	4
786 E2 - REQ FINANCIAL RESP	1
309 1 - DISREGARD TRAFFIC LANE (SINGLE)	1
316.1 - INTERACTIVE MOBILE DEVICE	1
316.1 A - PROHIBITED USE OF INTERACTIVE MOBILE DEVICE	8
323 B - DUTIES AT STOP SIGN	2
362 A3-10 - EXCEED MAX SPEED LIM ESTB BY 10 MPH	3
362 A3-18 - EXCEED MAX SPEED LIM ESTB BY 18 MPH	1
302 A1 - PERIOD FOR REQUIRING LIGHTED LAMPS	1
702 F - EMISSION INSPECTION REQUIRED	1
703 H1 - OP. VEHICLE W/O CERT. OF INSPECTION	1

Total: 63

Fire Department Mount Joy

8c

Incident Summary Report

06/01/2026 through 06/30/2026

Incidents

Total Incidents: **54** Total First Due **36** Total Mutual Aid: **17**
Total Time In Service **27:53:10**
Average Time to Respond **00:04:41** Average Time to Scene **00:07:00**

Personnel Response

Total Personnel **356** Avg. Personnel Per Incident: **6.59** Total Personnel Hours **222:35**

Estimated Property Value / Loss / Saved

Pre Incident Value **\$15,500,000.00** Loss: **\$75,000.00** Value Saved: **\$15,425,000.00**

Apparatus Response

Engine 75: **10** Squad 75: **26** Tower 75: **20** Utility 75: **4**
Duty Veh 75-1: **14** Duty Veh 75-2: **16** Traffic 75: **10**

Municipal Responses - First Due

Mount Joy Borough: **18** Rapho Township: **9**
Mount Joy Township: **5** East Donegal Twp: **4**

Municipalities - Mutual Aid

Columbia Borough	2
Conoy Township	1
East Donegal Township	1
East Hempfield Township	1
Elizabethtown Borough	3
Manheim Borough	2
Mount Joy Township	2
Penn Township	1
Rapho Township	1
West Donegal Township	2
XX - Out of County	1

Fire Department Mount Joy

Incident Summary Report

06/01/2026 through 06/30/2026

Incident Type - First Due

Accidental Alarm	2
Building Collapse / Structure Collapse	1
Citizen Assist / Service Call	1
Controlled Burning (Authorized)	1
Damage Assessment	1
Electrical Power Line Down / Arching / Malfunction	1
Fall	1
Fire / Smoke Alarm	1
Gas Leak / Gas Odor	3
Investigate Hazardous Release (Nothing Found)	1
Law Enforcement Support	1
Malfunctioning Alarm	8
Medical - Injury	1
Motor Vehicle Collision Extrication / Entrapment	3
No Emergency - Cancelled	1
No Incident Found Upon Arrival / Location Error	5
Room and Contents Fire	1
Smoke From Nonhostile Source (Smoke Scare)	1
Unknown Problem	1
Vegetation / Grass Fire	1

Incident Type - Mutual Aid

Cardiac Arrest	1
Confined Cooking / Appliance Fire	1
Gas Leak / Gas Odor	1
Law Enforcement Support	2
No Emergency - Cancelled	6
Other Traumatic Injury	1
Room and Contents Fire	1
Smoke Investigation	1
Structural Involvement	3

Fire Department Mount Joy

Incident Summary Report

06/01/2026 through 06/30/2026

Incident List

2026-06-01 10:51:55	2026-239	Mount Joy Borough	Wood St
2026-06-01 20:04:04	2026-241	Elizabethtown Borough	W High St
2026-06-02 01:55:09	2026-242	Mount Joy Township	Deerfield Dr
2026-06-02 10:45:40	2026-243	Penn Township	Hillcrest Dr
2026-06-02 15:03:30	2026-244	Rapho Township	Garfield Rd
2026-06-03 00:45:57	2026-245	Rapho Township	Eby Chiques Rd
2026-06-04 09:47:44	2026-246	East Donegal Township	Anderson Ferry Rd
2026-06-04 19:19:55	2026-247	Rapho Township	Hossler Rd
2026-06-04 22:54:29	2026-248	Mount Joy Township	Tia Cir
2026-06-05 04:41:43	2026-249	Mount Joy Borough	E Main St
2026-06-05 22:04:24	2026-250	Rapho Township	Old Harrisburg Pike
2026-06-06 13:12:57	2026-251	Mount Joy Township	Route 283 E
2026-06-06 18:39:38	2026-252	East Donegal Township	Donegal Springs Rd
2026-06-06 19:34:54	2026-253	Mount Joy Borough	W Main St
2026-06-08 05:23:43	2026-254	Elizabethtown Borough	S Market St
2026-06-08 15:09:09	2026-255	Columbia Borough	Locust St
2026-06-08 17:39:46	2026-256	Rapho Township	Weeping Willow Ln
2026-06-08 18:22:49	2026-257	Mount Joy Borough	E Donegal St
2026-06-10 15:38:10	2026-258	Rapho Township	Strickler Rd
2026-06-11 19:00:50	2026-259	Mount Joy Township	Rissermill Rd
2026-06-12 13:22:05	2026-260	Rapho Township	Lancaster Est
2026-06-13 01:09:47	2026-261	East Donegal Township	S Jacob St
2026-06-13 12:04:34	2026-262	Elizabethtown Borough	N Mount Joy St
2026-06-13 15:23:47	2026-263	Columbia Borough	S 4th St
2026-06-15 20:51:31	2026-264	Mount Joy Borough	E Main St
2026-06-16 10:05:19	2026-265	XX - Out of County	E Main St
2026-06-16 13:44:10	2026-266	East Donegal Township	Union School Rd
2026-06-17 06:12:00	2026-267	East Donegal Township	Anderson Ferry Rd
2026-06-17 17:33:00	2026-268	Rapho Township	Mount Joy Rd
2026-06-18 14:37:14	2026-269	Mount Joy Township	Springville Rd
2026-06-18 18:22:55	2026-270	Mount Joy Borough	Arbor Rose Ave
2026-06-19 08:19:32	2026-271	West Donegal Township	Zeager Rd
2026-06-19 12:03:32	2026-272	Mount Joy Township	W Main St
2026-06-19 14:13:52	2026-273	Mount Joy Borough	Union School Rd
2026-06-19 21:59:24	2026-274	Mount Joy Borough	Old Market St
2026-06-22 00:11:58	2026-275	Mount Joy Borough	W Main St
2026-06-22 19:54:51	2026-276	West Donegal Township	Nolt Rd
2026-06-23 11:39:07	2026-277	Mount Joy Township	Old Market St
2026-06-23 12:06:45	2026-278	Mount Joy Borough	E Main St
2026-06-23 12:21:17	2026-279	Mount Joy Borough	Donegal Springs Rd

Fire Department Mount Joy

Incident Summary Report

06/01/2026 through 06/30/2026

Incident List

2026-06-24 03:43:02	2026-280	Conoy Township	River Rd
2026-06-25 01:02:03	2026-281	Rapho Township	Route 283 E
2026-06-25 13:49:55	2026-282	Mount Joy Borough	Donegal Springs Rd
2026-06-26 10:45:12	2026-283	Manheim Borough	W High St
2026-06-26 15:10:22	2026-284	Mount Joy Borough	New Haven Street
2026-06-26 20:43:49	2026-285	Mount Joy Borough	E Main St
2026-06-27 10:40:36	2026-286	Rapho Township	Maple Dr
2026-06-28 22:32:29	2026-287	Mount Joy Borough	Merchant Ave
2026-06-29 18:29:15	2026-288	Mount Joy Borough	Charlan Blvd
2026-06-30 08:27:43	2026-289	Manheim Borough	W Colebrook St
2026-06-30 13:39:57	2026-290	East Hempfield Townshi	Lititz Rd
2026-06-30 14:30:08	2026-291	Mount Joy Borough	Marietta Ave
2026-06-30 23:51:31	2026-292	Mount Joy Borough	Harvestview North



Life Lion Emergency Medical Services

Monthly Operational Report

2026

Total EMS activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Total EMS calls handled in Mount Joy Borough by ALL LLEMS units	69	65	80	78	69	62							
Total monthly calls handled in other municipalities by unit at Mount Joy Borough	117	94	104	117	107	92							
Mount Joy Borough calls handled by Mutual Aid	9	17	12	12	9	9							

Life Lion responses from the Mount Joy Borough Station by Municipality

Mount Joy Borough	42
Rapho Township	39
Columbia Borough	15
East Hempfield Township	12
West Hempfield Township	10
Elizabethtown Borough	3
Manheim Borough	3
Mount Joy Township	3
East Donegal Township	2
Manheim Township	2
Lancaster Township	1
Penn Township	1
West Donegal Township	1
	134



Response time median (Minutes)	8:00
Total time on task responding until available time (Minutes)	68:30

Mount Joy Borough EMA Situation Report

8e

MJB – ICS 209 Status Summary	INCIDENT - JURISDICTION MJB EMA	OPERATIONAL PERIOD Dates: 06/20/26 to 07/22/26	REPORTING UNIT MJB EMC	FORM ICS 209-Short
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The following reports on activities for the period shown:

Current Situation:

- Nothing to Report

Critical Issues:

- Nothing to Report

Accomplishments:

- Attended planning meeting and developed Event Support Plan for the Car show on 7/25/26.
- Continue to update the Mount Joy Borough Emergency Operations Plan. This will be a complete reformat of the plan with the addition of several Annexes to cover Debris Management and Flooding. I will be seeking input from Borough and Authority Departments for sections of the plan.
- Completed the weather station installations at the Melhorn Dr Public Works building and the S Jacob St Compost site. Will work with Borough staff to order the third weather station to be installed at the Fire Station on New Haven St. The weather station on S Jacob St is not reporting rain fall. I have submitted a support request with the manufacturer to resolve the issue.

Planned Activities:

- Finalize the Car Show Event Support Plan.

Additional Information:

- None at this time.

Name: Philip Colvin	Date: 7/22/26	Time: 0900	Distribution: Mount Joy Public Safety Committee
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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

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

June 1-30, 2026 Statistics	2026	2025	2024	2023	2022
TOTAL CIRCULATION	15,483	16,931	17,739	18,472	18,713
YTD CIRCULATION	81,981	83,819	89,665	91,270	88,597
OVERDRIVE & E-formats (LSLC)	1,196	1,216	1,369	1,450	1,372
Hoopla! (MSL only)	306	431	513	307	*
NEW PATRONS	131	137	139	153	141
YTD NEW PATRONS	474	556	507	526	446
PATRON COUNT	6,536	6,856	6,924	6,865	6,650
YTD PATRON COUNT	31,608	34,214	35,246	35,775	30,560
PASSPORTS	x	115	116	96	91
YTD PASSPORTS	267	1,149	808	989	560
WIFI USERS	191	560	705	572	324
PC USERS	220	194	262	252	299

x-Passport services ended Feb 12, 2026

*-Hoopla! Service started in 2023

DONATED ITEMS	2026	2025	2024	2023	2022
IN LOBBY	\$874.80	\$662.40	\$870.30	\$909.60	\$975.00
ON eBay	\$177.22	\$637.66	0	0	0
OTHER	\$60.40	\$88.00	0	0	0
MONTH TOTAL	\$1,112.42	\$1,388.06	\$870.30	\$909.60	\$975.00
YTD TOTAL	\$7,598.21	\$7,810.50	\$6,033.99	5,984.57	5,271.39

YTD Total for 2024, 2023 and 2022 are for lobby books only

Month Summary

- MSL's Summer Reading kick off held June 6; Attendance was great, featured in Merchandiser!
- Friends of MSL raised nearly \$29,000 at the Used Book Sale in June – **Wow!**
- Miss Jan returned for a fun evening of Family Book Bingo, June 21 & 28



PROGRAMMING & CLUBS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	6	82	25	907
Club Meetings/Participants	7	54	48	412
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	13	314	121	2,888
Off-Site Programs	3	303	24	2,597

Volunteer	Month Total	YTD Total		
Volunteer Hours	75.25	430.25		

Joseph

- Attended Mount Joy Borough Council meeting May 4
- Attended Friends Group meeting, May 11
- Attended VoteYes4Libraries meeting, May 12
- Attended Mount Joy Area Chamber meeting, May 13
- Attended District Negotiations, May 15
- I was on vacation June 8-12
- Invited to MJ Rotary to accept \$1,000 check, June 16
- Invited to Mount Joy Borough office to accept \$100 check from Chamber, June 24

Community/Service Point (Susan)

- Reworked summer schedule around vacations to keep Service Desk staffed
- Promoted Used Book Sale and Summer Reading Programs in personal interactions at Service Desk
- Processed books ordered via Amazon for circulation



Youth Services (Laura, Katelyn & Alyssa)

- **Summer Reading kicked off on June 6th** to an enthusiastic crowd of 269 people! Miss Katelyn and Miss Alyssa greeted families and handed out reading logs inside, while others enjoyed the fun stations outside. There were 4 Key Club students who came to help run the stations. In addition to those SRP logs that were given out, 640 others were handed out during the month of June for a total of 909. There have already been 17 readers who have redeemed their prizes!
- **Raven Ridge Wildlife Rescue** packed the room with 109 people! Trace Young once again enthralled everyone with the ambassadors of Raven Ridge and stories about the animals. Blaze the Show Dog Story Time brought in 77 people to listen to a story, learn about dog shows and interact with Blaze.
- **Lancaster Science Factory** brought in 69 people. The children used their sorting and classifying skills to first compare sizes of lids, then that was applied to how scientists classify dinosaurs.
- **Wolf Sanctuary of PA** brought 33 people to see Michelle VanderNeut from the Wolf Sanctuary of PA. Shared a presentation about the resident packs of wolves, their stories of how they came to the sanctuary, and how they are cared for. We got to see photos and videos of the wolves. We even heard them howl.

- **Railroad Museum of Pa**, 56 attended and learned how steam locomotives run on coal. The presenters connected the coal to the age of dinosaurs.
- **Family Book BINGO** Miss Jan came back to run a for 35 people. All the kids had the chance to win as many as 3 books! The value of the books given as prizes was \$192. We look forward to having Miss Jan back next month again!
- **Dads and Donuts** -23 who showed up. There were snacks and activities for children to do with their dads. It was very sweet watching dads with crayons, coloring with their children!
- **Teen Art:** We hosted a teen art program where we painted old vinyl records. We had 5 teens total show up which was really big for us since they are so hard to get into the library. We are planning on doing this program again in July and hoping to get the same number or more teens if possible!

Public Relations/Promotions (Kirstin)

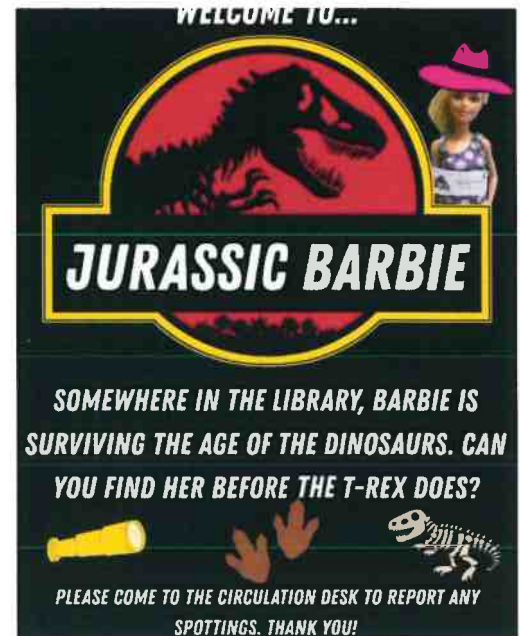
- **CONSTANT CONTACT:**
 - July Enews: 154 new contacts; sent to 4,416; 1,875 opens (44%), 90 clicks
- **SOCIAL MEDIA:**
 - **Facebook** – Followers 3,546 (101 new); 149.8K views;
Top Posts: Wiggle & Giggle Program Ad: 9.2K views, 19 interactions; Girls in Merchandiser 5.3K views, 47 interactions; Book Sale Concession Stand 5.3K views, 49 interactions; Thank our June Sponsors: 4.2K, 34 interactions
 - **Instagram** – 1,495 followers (87 new); 98.6K views; 4.8K reach; 727 content interactions; 147 profile visits. Top Content: SRP Kickoff video 4.5K views; content interactions 84; Stuck book in book drop 2.9K views; Content Interactions 20; 2 returning Food Truck Favorites 2.9K views; Content Interactions 31;
 - Created video of Used Book Sale Set-up and uploaded to YouTube.
 - 1 Press Release - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
 - 5,149 total sessions, highest views: 291 Book Sale Archives; 252 Friends Used Book Sale; 228 sessions Children & Family/161 Summer Reading Program
- **GOOGLE** (Have seen #s drop drastically since we lost passports)
 - 1,316 clicks from Business Profile, 1,817 Business Profile Interactions, 128 calls
- **FOOD TRUCKS**
 - Food Truck schedule for June-Sept is filled
- **BOOK SALES**
 - Lobby Books \$846, Pango Books (Received 50 5-star reviews!) \$60.40, eBay Books, \$117.22
- **MONTHLY TASKS**
 - Created coloring bookmarks for Jan to take to kindergarten story time
 - Emptied book donation shed 4 days/week.
 - Gathered books for sale in lobby and restocked weekly, sometimes daily depending on "sales".
 - Change the sign by the road when needed.
 - Updated print calendar and calendar for Lobby/kids area.
 - Printed and updated event coloring bookmarks for circ desk.
- **MISC**



- Met with new volunteer about watering plants and weeding.
- Created SRP Kickoff Sandwich Board Sponsorship Sign

Volunteers/Programming/Fundraising (Jazmynn)

- **Handed in my resignation on June 15th; last day July 9th**
- **Annual Appeal 2026**
 - Annual Appeal Mailing was sent on April 14th
 - 382 donors have donated a total of \$45,926
- **Volunteers**
 - Total hours: 75.25 hours
- **Anne's Circle**
 - 3 people continue to donate through Anne's Circle
- **Programs (6 programs; 82 total attendees)**
 - **Puzzles and Podcasts**, 3 attendees
 - **Adult Book Bingo**, 4 attendees, Friends continue to lead this
 - **Classical Guitar Concert**, 34 attendees, This was headed up by Jan and Laura
 - **Make-It Monday: Embroidery**, 14 attendees, Everyone learned basic embroidery and got to take home a project; positive feedback
 - **Scotland Adventures with Megan**, 18 attendees, Megan came in and talked about her year studying in Scotland. Attendees were served a sample of Scottish tablet and Irn-Bru; positive feedback
 - **Bonus Make-It Monday: Macrame Plant Hangers**, 9 attendees, Class was full with a waitlist, but there were many no shows likely due to weather
- **Clubs**
 - 7 clubs met, with total attendance of 54
- **Ongoing Tasks**
 - Launched the Adult Summer Reading Program (Bookopoly)
 - Communicated with Joyful Stitchers leader about moving their meeting date in August; they will meet 22nd so that it doesn't interfere with BASH on the 15th
 - Began preparing for departure: wrote many SOPs for the operations coordinator role, created closure signs for the remainder of the year; closing out or handing off projects as needed





MILANOF-SCHOCK LIBRARY

1184 Anderson Ferry Road, Mount Joy, PA 17552
(717)653-1510

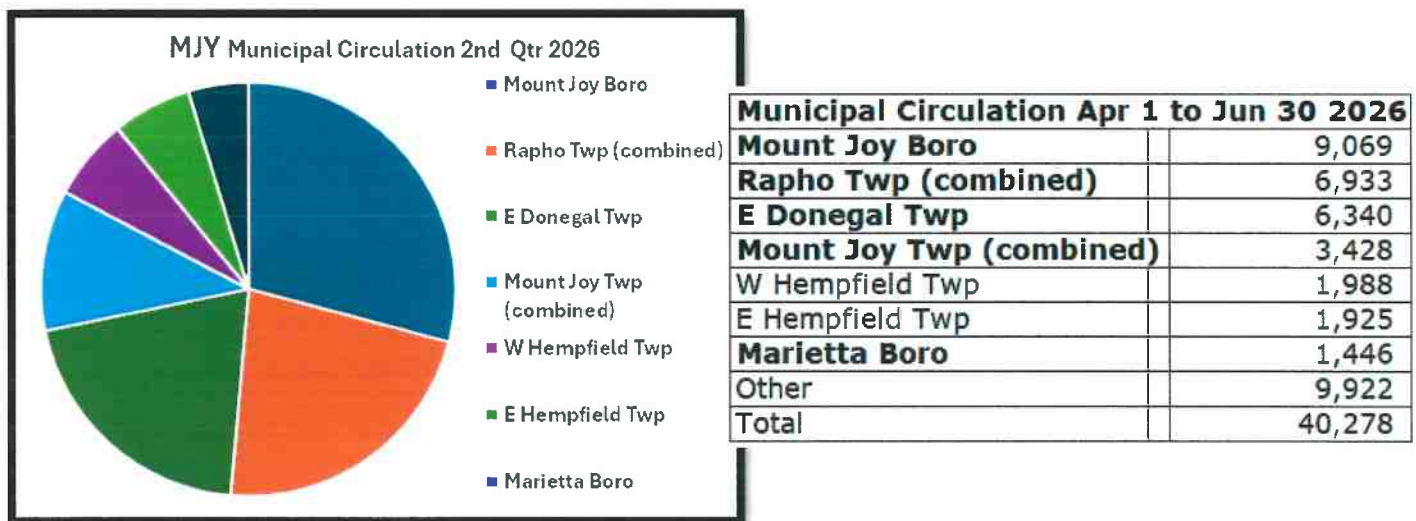
www.mslibrary.org

Serving East Donegal Township, Marietta Borough,
Mount Joy Borough, Mount Joy Township and Rapho Township

July 15, 2026

Milanof-Schock Library Circulation broken down by Municipality for 2nd Qtr 2026

The chart below shows Milanof-Schock Library Circulation for April, May and June of 2026 broken down by municipality.



A note about Circulation: Circulation of books and DVDs is only a small part of what modern libraries do, but it is reasonable to think that these percentages carry over to other things where the library does not ask for identification. So, if 27% of books and DVDs are checked out by residents of a municipality, then it's likely that 27% of the folks showing up for programs or clubs are from there too.

Joseph McIlhenney
Executive Director



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

89.

7/20/2026

Mount Joy Borough
Borough Manager
Mark G. Pugliese

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

The following report is a summary of the department's activity since the last monthly report on 6/24/2026.

Zoning & Building

As of 7/20/2026, 94 permits for 29 projects were issued.
A permit by dates issued report for 5/28/2026 – 6/24/2026 is attached.

Rental Permit & Inspection Program

7 - Rental Inspections completed
2 – Rental Permits issued.

Complaints & Violations

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

Planning Commission

The Planning Commission met on 7/8/2026.

Sketch Plan Review - 205 Lefever Rd. – Subdivision & development of 35 single-family detached homes and related improvement.

Planning Commission recommendation to forward plan to Council for review/approval.

Subdivision LDP Waiver request – Janus School – Request for waiver of requirement to resubmit/process a second land development plan for previously approved project.

Planning Commission recommendation to forward request to Council for review/approval.

Zoning Hearing Board

The Zoning Hearing Board meeting on 7/22/2026 was cancelled.

Stormwater

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

BMP 107 – No Update

Country Homes & Suites - LCPD Inspection NPDES Violations. No update.

Florin Hills – Phase 3 - NOV letter issued 6/4/26. Follow up communication with Charter Homes after rain event 7/9/26. Immediate action to correct SW issues that day. Observed corrective actions for some previously LCCD identified issues. E&SC items still pending, rechecking weekly.

Locust Land BMP – Neighboring property owner complaint. NOV issued to new property owner.

Items of Note

6/24/26 – LCWP – PA Stormwater Fee Information Meeting

6/25/26 – Attend MJB A&F meeting

7/06/26 – Attend MJB Council meeting

7/07/26 – Meeting with ABI regarding permit issuance and building inspections

7/08/26 – Planning Commission Meeting

7/09/26 - COU walk-thru – 1140 Alden St & 1116 Collina Ln.

7/14/26 – 101 W. Main St. – Meeting with owner regarding pending repairs.

7/14/26 – Meeting with owner of 202 Fairview Rd. regarding pending project submission.

Information / Updates:

130 E. Donegal St. – Fire Restoration – New owner, work in progress.

35 W. Main St. – Structural Repair work complete, pending additional property maintenance

101 W. Main St. – Property sale pending. Pending repairs permits issued.

1087 Wood St. – Preliminary/Final Plan pending review & approval.

30 S. Market St – Property Maintenance Issues. – Permit application received.

206 W Main St – Fire damage repairs. Permit extension application pending.

939 Church St. – Property Maintenance Issues. – Contact with property owner. Mayor Bradley coordinating with local church organization & VFW for assistance.

Respectfully,



Brett R. Hamm, Mount Joy Borough

Codes, Zoning, & Stormwater Administrator

MOUNT JOY BOROUGH MEMORANDUM



TO: Council & Mayor

FROM: Rachel Stebbins, Community & Economic Development Coordinator

DATE: July 23, 2026

RE: C&ED's Report

Time Breakdown:

Community & Economic Development – 49%

Grants – 49%

General (council/committee meetings, staff meetings, C&ED reports, etc.) – 2%

Activities:

1. I have attended Mount Joy Chamber Board Meeting, Mount Joy Chamber Luncheon, Car Show Meeting, 175th Meeting, PSAB Dinner, COPS grant webinar, Grants Zoom from Senator Malone
2. Continue to assist in invoice payments and getting questions answered for the Mount Joy's 175th anniversary; relayed information to committee chair; coordinate with fire police, media, distribute posters, toilets, trash, etc.
3. Presented at Mount Joy Chamber luncheon.
4. Met with prospective business owner regarding possible retail spaces available; connected her with several options
5. Connected Chiropractor with realtor through whom they purchased space for their practice.
6. Coordinated with several businesses, landlords and zoning to determine the current and near-future uses of several spaces downtown
7. Composed and submitted an article on Little Chiques Park streambank restoration and park development for PRPS Magazine
8. Met with small warehouse owner who is looking for a renter; connected him with a potential renter and coordinated with a local realtor for further assistance
9. Began work on Fall/Winter newsletter
10. Created and placed ad for upcoming events
11. Working with MJCOC and Voyage MJ to plan for branding and marketing strategies for 2027
12. Helped local nonprofit connect with grant opportunities; one of which they were awarded!
13. Created/scheduled Borough Facebook posts re: several area nonprofits, announcements, and events.

Grants

1. Searching for grant opportunities to determine parameters, qualifications, needs, etc. Looking into Lancaster County Redevelopment Authority Grants
2. Searching for possible stormwater-related grants applicable to the Borough.
3. **COPS Hiring Grant (\$ towards 1 new hire's salary)** - \$125,000 total over three years; minimum 25% match; worked extensively with Jill to access required websites to complete 2-part application process; as of the writing of this report, the first step application has been submitted and we are working to get into JustGrants to complete the second part of the application
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 – Check received and work tentatively scheduled for the Fall
5. **Municipal Assistance Program (MAP) – (Donegal Comprehensive Plan)** – Collecting information from participating municipalities/organizations and Rettew; waiting on municipalities for signed resolutions
6. **EDCDI Grant (AEDs)** (formerly *Local Share Account – Statewide (AEDs)*) - \$46,190 for 22 AED units; submitted; payment received; plan to attend a meeting with FD, PD, AED rep to coordinate purchase
7. **Local Share Account – Statewide (Hako Vehicle)** - \$156,329 for Hako Vehicle for Public Works department; submitted
8. **Local Share Account – Statewide (Barricades)** - \$29,963 for water-filled barricades for Police Department and Public Works; submitted
9. **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
10. **C2P2 Round 31** – Phase 1 for Little Chiques Park Development; DCNR \$200,000; 50/50 match; Rettew is working on layout plans
11. **Multimodal Transportation Fund** – Discussed with Borough team and Engineers to determine specific projects, timeline, etc. – awarded
12. **NIBRS Compliance Efforts Grant** – Submitted Q2 Reports; requested clarification on grant requirements from Grant manager as timeline changed due to software setbacks; sent information to PD for review and direction
13. **ARLE Transportation Enhancement Grant** – Awarded; sent signed contract to RETTEW for them to prepare bid documents

****End of Report****



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

TO: Mark Pugliese, Borough Manager

FROM: Dennis Nissley, Public Works Director

DATE: July 30, 2026

RE: Public Works Department Activities for July 2026

- Parks – Replenish wood carpet at play areas
- Parks – Weed spraying in parks
- Parks – Mowing
- PW – Install new stormwater pipe at Square Street
- PW – spraying curbs
- PW – Pothole repair as needed
- PW – Equipment servicing and maintenance
- PW – Install monitors, tv's, white boards and other items at new municipal building
- PW – Install concrete pad and new mailbox at borough office
- PW – Set up for County Borough's Association meeting
- Signs – Repair and replacement of missing, weathered or damaged signs as needed.
- Compost Site – Mulch and compost deliveries to borough residents.

Meetings:

- Attend Borough Council meeting
- Attend Staff meetings
- Meetings to update Rotary Park MOU
- Attend Borough's Association meeting

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. Property owners are completing required curb and sidewalk improvements. Meetings with contractors for inspections and property owners to have work completed.
- 2027 – 2028 Project - S Market Ave stormwater installation and paving. Planning for stormwater system and ROW is ongoing.

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



July 2026 Authority Administrator Report

- The Authority is currently accepting applications for the positions of wastewater operator and water/sewer maintenance technician.
- Due to an issue with the U.S Postal Service the most recent water/sewer bills were delayed. In consideration of this delay, the Authority has extended the payment due date to Aug 31, 2026.
- Authority staff is currently evaluating the Authority's utility billing software, which has been in service for approximately 25 years. As part of this review, staff is assessing the capabilities of our current provider, including newly available features and enhancements, while also evaluating alternative billing platforms that may better meet the Authority's current and future operational needs.
- The Fairview Street Water Main Replacement Project is currently underway. Doli Construction, the Authority's contractor, has successfully completed the bore installation beneath the Norfolk Southern Railroad and continues to make steady progress installing the new water main along Fairview Street.
- A survey was distributed to gauge interest and identify preferred dates for a guided tour of Authority facilities. If you have not yet completed the survey, please do so at your earliest convenience so your input can be considered during the planning process.

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
- 50 Maibach Ln – Glicks Sheds – (Rapho Twp) – Construction in progress.
- 1320 Strickler Rd (Paradise Energy) – Construction in progress.
- 1500 East Main St (Dunkin Donuts) – An updated capacity request was
- Chiques Crossing (Rapho Twp)- No updates.
- 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 4th LD submission was received and is currently being reviewed.
- AutoZone – 821 E. Main St (Rapho Twp) – Rettew provided a letter of recommendation for plan

approval.

- Donegal Square – 90 Apartment Units + 10 Commercial Units – (Rapho Twp) – Rettew provided an official response to an updated capacity request.
- Donegal School District – (East Donegal Twp) – A revised LD plan 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) – LD plans were reviewed, and a recommendation letter was received. Sewage planning information was provided.
- At&t cell equipment upgrade – Project is in the final inspection phase.
- Janus School Concept Plan – Authority staff participated in a concept meeting for a 37-lot development along Lefever Rd.
- 1040 East Main St (Guardian Barrier) – LD plans were received, reviewed and a recommendation letter was provided by Rettew.
- Reist Popcorn – Authority staff met with the Ownership and Management team to discuss water/sewer options for a newly acquired property located at 131 Manheim St. Awaiting an official submission for review.

Authority in-house projects that are ongoing:

- 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) – New mains and service installations are complete on Florin Ave and the East end of Martin Ave. Staff is currently working between Florin Ave and Sunset Ave
- Water Service Line Inventory – Contract documents are currently being reviewed by our legal team.
- 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.
- Engle Tract well abandonment – Originally scheduled for July, Due to weather cancellations this has been rescheduled for August.
- Rapho Water Tank Reconditioning – Rettew is preparing the Public Water Supply Permit (PWS) application to be submitted to PA DEP as well as creating project specifications and bid documents for this project. We are anticipating a fall 2026 bid with construction beginning in the spring of 2027.
- Charles Spring + DFCA – The Authority has been in discussions with the Donegal Fish and Conservation Association (DFCA) regarding the potential relocation of its trout nursery to Authority-owned property commonly known as Charles Spring.



MOUNT JOY BOROUGH MEMORANDUM

TO: Elected Officials

FROM: Mark G. Pugliese I, Borough Manager 

DATE: July 31, 2026

RE: Manager's Report

1. **Meetings** - I have attended the Borough Council Mtg, Admin & Finance Committee Mtg, Special Council Meeting, and the Public Safety Committee mtg.
2. **PennState Life Lion LLC** – Agreement is back with the Borough Solicitor for edits. Once completed, it will go back to Public Safety Committee for final review.
3. **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. **The Contract Committee has been meeting regularly in an attempt to avoid the current impasse. Arbitration has been pushed back until December**
4. **Borough Handbook**: Draft Handbook will be distributed to the Admin & Finance Committee members for a future discussion.
5. **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 significant. 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.

We have received a response from PADEP and RETTEW is attempting to set a meeting with DEP to review and qualify their requirements.

6. **BMP 125** - Letter sent reminding them of the deadline for action.
7. **AMTRAK** – No updates from AMTRAK
8. **Municipal Services Complex** – The building continues to be consuming a large amount of time as things need to be tweaked and trying to get contractors back in to make repairs. I have discussed numerous large issues and will be creating yet a 3rd punch list.
9. **Radios**- No updates

10. **RACP Update** – Ms Frey and I had TEAMS meeting with Stantec. They provided information that they are in need of.
11. **Rt 772 Re-Route** - No updates.
12. **Schatz v. Borough of Mount Joy** – Received correspondence that the attorney for the Borough's Insurance provider has changed. **No updates**
13. **Florin Hills** – Please refer to Codes and Zoning Report. Mr Hamm has been working with LCCD including doing mutual inspections. Additionally, at Council's request, a NOV had been sent to CHN. **Currently, building permits are not being processed.**
14. **Borough Solicitor** – Staff and I have been working on numerous projects with the Borough Solicitor.
 - a. **Ordinance for Curbs and sidewalk. A new complete document has been sent to the solicitor**
 - b. **Peddling & Solicitation – Received a letter from the Solicitor to make some changes**
15. **Chiques Crossing** – Ad Hoc Committee was appointed by Council President including Councilor Deering, Councilor Haigh and Dave Christian at Council's Special Council meeting. Working with Ad Hoc Committee and Borough Solicitor
16. **Flood Mitigation & Response Plan** - No updates.
17. **Website** – Working on options.
18. **Note: Reminder that I was on vacation from the 7th through the 22nd.**

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

13a

BOROUGH OF MOUNT JOY

Lancaster County, Pennsylvania

RESOLUTION NO. 2026 - 11

**RESOLUTION AUTHORIZING AN APPLICATION TO THE
PENNSYLVANIA MUNICIPAL ASSISTANCE PROGRAM**

WHEREAS, Borough of Mount Joy will be undertaking a project to draft a regional comprehensive plan; and

WHEREAS, the Pennsylvania Department of Community and Economic Development makes available grants-in-aid to such projects through the Municipal Assistance Program;

NOW THEREFORE BE IT RESOLVED that the Borough Council of Borough of Mount Joy hereby authorizes submission of an application to the Municipal Assistance Program; and

BE IT FURTHER RESOLVED that the Borough Council of Borough of Mount Joy hereby commits municipal resources in the amount of *(amount of local share)* as match for said project.

Adopted by the Borough Council of (the Borough of Mount Joy this _____ day of _____, 20____.

ATTEST:

(Assistant) Secretary

(Vice) President

SEAL

136.
RECEIVED

JUN 12 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:

Date of Receipt/Filing:

Plan & Project Information

Plan Name: Lefever Road Development	
Plan No: 25-0527	Plan Date: 6/12/2026
Location: 205 Lefever Road, Mount Joy, PA 17552	
Property Owner:	The Janus School
Owner Address:	205 Lefever Road, Mount Joy, PA 17552
Telephone Number:	717-951-3880
Email:	HSEesq@aol.com
Deed Reference: 5126/502	Tax Parcel No: 4508824000000
Applicant (if not landowner):	Garman Builders, Inc
Applicant Address:	529 East Main Street, Lititz, PA 17543
Telephone Number:	717-733-4384
Email:	MGarman@GarmanBuilders.com
Firm Which Prepared Plan:	Integrated Consulting
Firm Address:	4 Kacey Court, Mechanicsburg, PA 17055
Telephone Number:	610-780-5714
Person Responsible For Plan:	Elliot Shibley
Email:	Elliot@integrateddp.com
Plan Type:	☒ Sketch Plan
	☐ Preliminary Plan ☐ Subdivision ☐ Land Development ☐ Lot-Line Change Plan
	☐ Final & Preliminary/Final Plan ☐ Lot-Line Change Plan (expedited)
	☐ Improvement Construction Plan
Description:	
This plan for the subdivision of the identified tract and development of 35 single-family detached homes, open space, and related improvements.	
Total Acreage: 13.84 ac	
Zoning District: Medium Density Residential (MDR)	
Is/was a zoning variance, special exception or conditional use approval necessary? ☐ yes ☒ no	
If yes, please attach Zoning Hearing Board Decision.	

		Proposed Lots and Units			
	# of Lots	# of Units		# of Lots	# of Units
Total #			Mixed Use		
Commercial			Single Family Detached	35	35
Industrial			Multifamily		
Institutional			Other	1	0
Total Square Feet of Ground Floor Area (building footprint):		Unknown			
Total Square Feet of Existing Structures (all floors):		Approximately 1,800 SF			
Total Square Feet of Proposed Structures (all floors):		Unknown			
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:		282,754 SF / 6.49 AC			
Linear feet of new street:		1,573 FT			
Identify all street(s) not proposed for dedication:		All			

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.

Brandon Williams

06/12/2026

Signature of Applicant

Date

Brandon Williams, Director of Land Development

Printed Name

Signature of Landowner
(If different then above)

Date

Printed Name



June 12, 2026

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

Re: Sketch Plan for Lefever Road Residential
205 Levefer Road, Mount Joy, PA 17552
Project no. 25-0527

Mr. Pugliese:

Integrated Consulting, on behalf of Garman Builders, Inc, is pleased to present the Sketch Plan for the proposed residential project. Enclosed please find the following items which constitute our submission:

- 1 Sketch Plan Application & Fee Check
- 8 Sketch Plan
- 2 Sketch Plan with Aerial Image

Notes:

We respectfully request to be placed on the agenda at the next regularly scheduled Planning Commission Meeting, which we understand is scheduled for 7/15/2026. If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,

Integrated Consulting

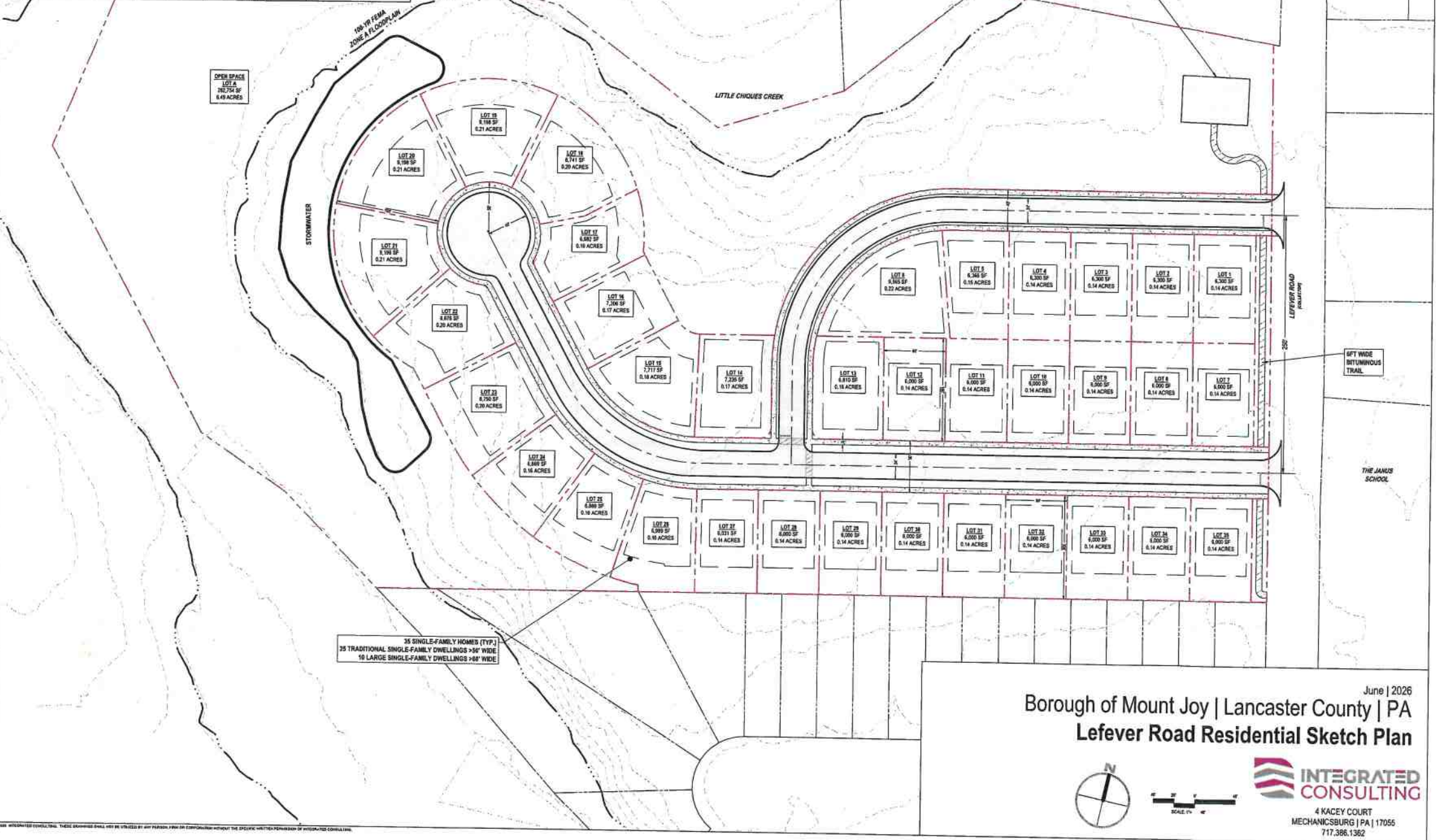
Elliot Shibley, RLA
Project Manager, Partner
cc:

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • BUILDING DESIGN



AREA AND BULK REGULATIONS

LOCATION: LEBEVEUR ROAD MOUNT JOY				
PRECEDENCE: MOUNT JOY				
ZONE: MOUNT JOY RESIDENTIAL (MJR)				
USE: SINGLE-FAMILY RESIDENTIAL				
#	SECTION	REQUIREMENTS	PROPOSED	
1	MINIMUM LOT SIZE	5,000 SF	4,000 SF	
2	MINIMUM BUILDING COVER	10%	10%	
3	MINIMUM LOT COVER	10%	10%	
4	MINIMUM FRONT YARD	10 FT	10 FT	
5	MINIMUM REAR YARD	10 FT	10 FT	
6	MINIMUM SIDE YARD	10 FT	10 FT	
7	MINIMUM BUILDING HEIGHT	10 FT	10 FT	

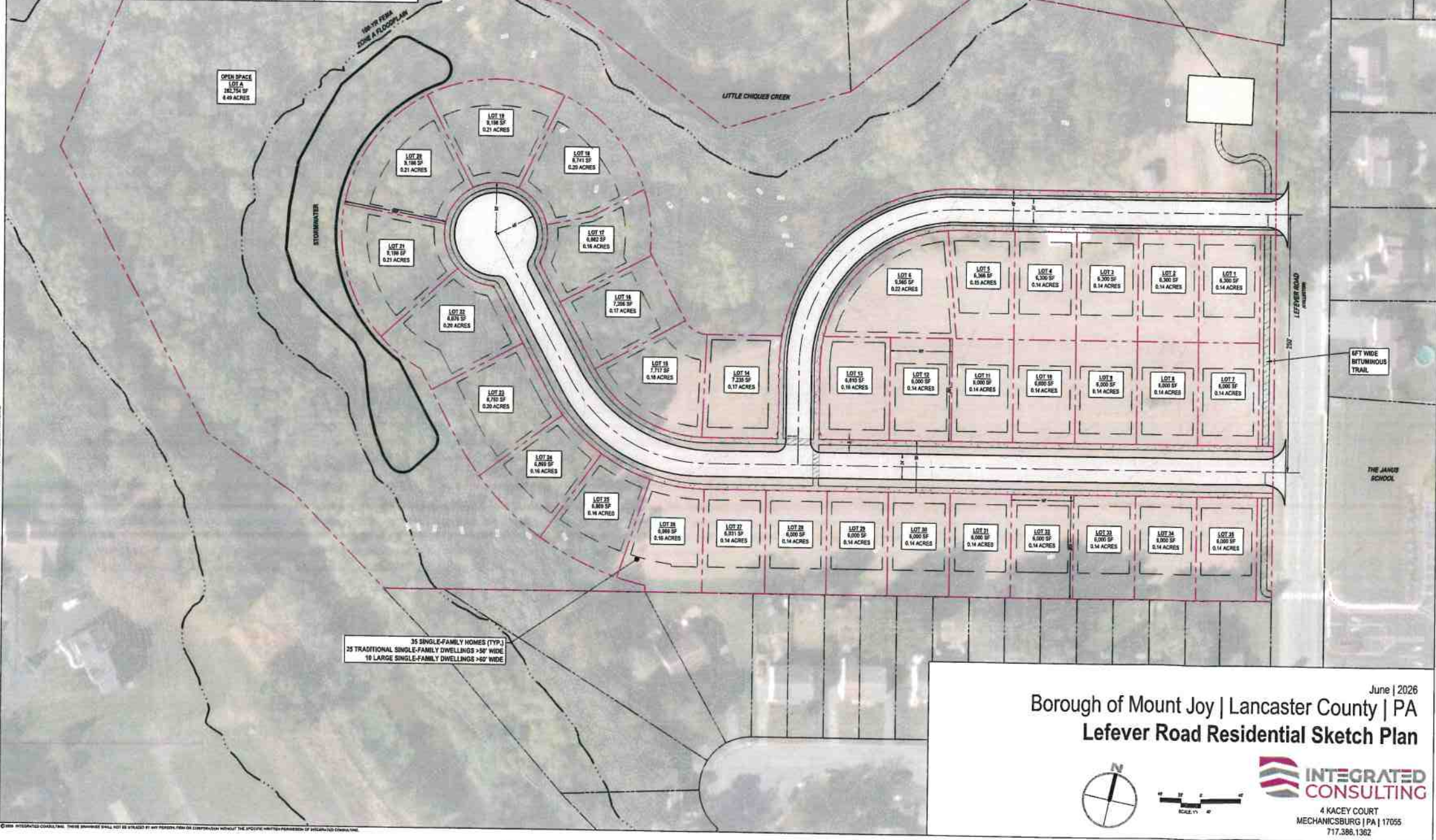


June | 2026
Borough of Mount Joy | Lancaster County | PA
Lefever Road Residential Sketch Plan

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG, PA | 17055
717.386.1362

AREA AND BULK REGULATIONS

LOCATION:	100 LITTLE ROCK ROAD, MOUNT JOY, PA			
PARCEL:	44-00000000000000000000			
ZONE:	MEDIUM DENSITY RESIDENTIAL (MDR)			
USE:	SINGLE-FAMILY RESIDENTIAL			
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	SDR ATTACHMENT 1	5,000 SF	6,000 SF
2	MINIMUM BUILDING COVER	SDR ATTACHMENT 1	50%	2.00%
3	MINIMUM LOT COVER	SDR ATTACHMENT 1	40%	4.00%
4	MINIMUM FRONT YARD	SDR ATTACHMENT 1	33 FT	30 FT
5	MINIMUM SIDE YARD	SDR ATTACHMENT 1	5 FT	5 FT
6	MINIMUM REAR YARD	SDR ATTACHMENT 1	20 FT	20 FT
7	MAXIMUM BUILDING HEIGHT	SDR ATT 1 B6	3.12 STORIES OR 40 FT. MAXIMUM 15 STORY RESTRICTIVE	3.12 FT



35 SINGLE-FAMILY HOMES (TYP.)
25 TRADITIONAL SINGLE-FAMILY DWELLINGS >50' WIDE
10 LARGE SINGLE-FAMILY DWELLINGS >60' WIDE

June | 2026
Borough of Mount Joy | Lancaster County | PA
Lefever Road Residential Sketch Plan

4 KACEY COURT
MECHANICSBURG | PA | 17055
717.386.1362

232-59.E. Downspouts and rain gutters.

1. Downspouts and rain gutters that currently discharge behind the sidewalk such that stormwater does not flow across the sidewalk may remain as is.
2. When repairs to curbs and/or sidewalks are required by this Ordinance the Borough Manager upon the advice of the Director of Public Works shall make the determination if downspout and rain gutter discharge of stormwater runoff constitutes a safety hazard (damage, ponding and freezing). If at any time or under any circumstances stormwater flows across a sidewalk has/will create a safety hazard then the Property Owner upon written Notice from the Borough shall repair the damage or replace that section of curbing and sidewalk within 90 days.
3. Downspouts and rain gutters that currently discharge within the sidewalk and/or curb shall be re-evaluated when the sidewalk and/or curb is required to be replaced. The property owner shall investigate the availability and cost effectiveness of permanently removing the stormwater by reuse or infiltration. The property owner may request a waiver of this reuse or infiltration requirement to Borough Council with adequate documented justification. If Borough Council determines that reuse and infiltration is not feasible then the stormwater discharge from the downspouts and gutters shall be placed within the sidewalk and/or curb.
4. For newly constructed downspouts and rain gutters and/or newly constructed curbs/sidewalks the property owner shall investigate the availability and cost effectiveness of permanently removing the stormwater by reuse or infiltration. The property owner may request a waiver of reuse or infiltration requirement to Borough Council with adequate documented justification. If Borough Council determines that reuse and infiltration is not feasible then the stormwater discharge from the downspouts and gutters shall be placed within the sidewalk and/or curb.
5. The property owner may choose to consider stormwater discharge through gutters and downspouts from a maximum of 1,000 square feet of roof top servicing the gutter and downspout be exempt from the requirements of permanently removing the stormwater by reuse or infiltration (subparagraph 3 and 4 above) ; provided that this exemption shall be counted against the installation of 1,000 square feet or less of new imperious surfaces contained in the Borough stormwater Ordinance § 226-

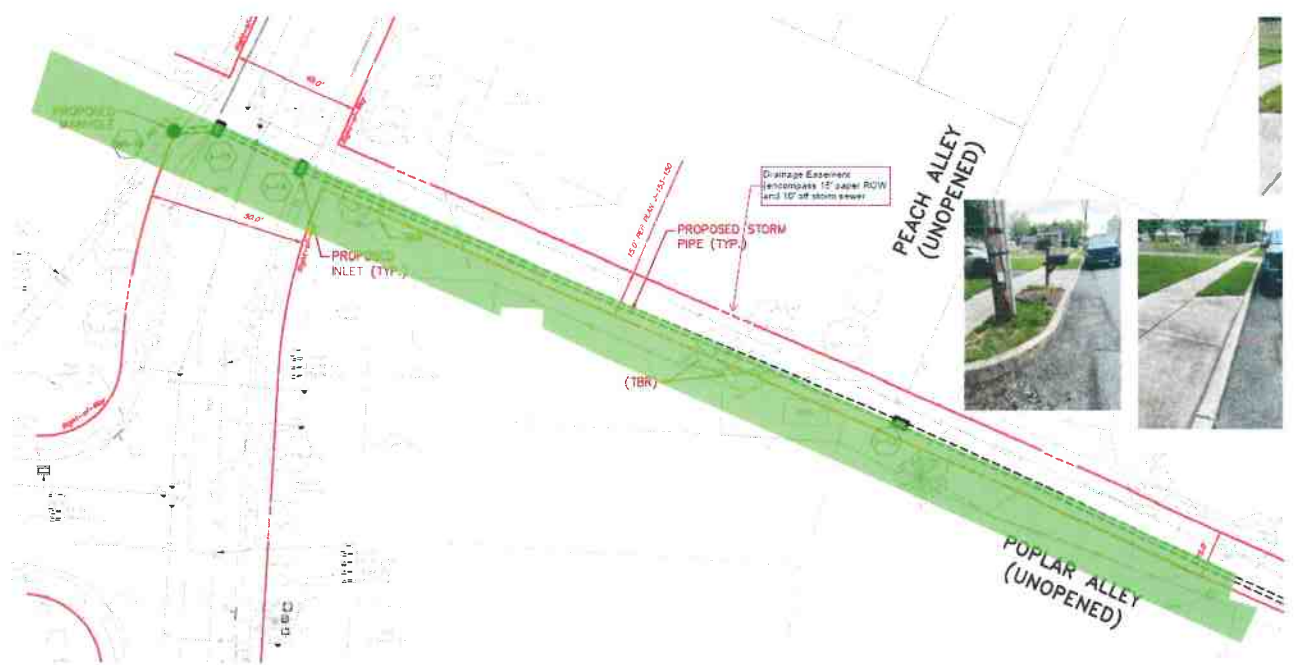
51.B. (3). If the property owner chooses this option then all the impacted gutter and downspout stormwater considered shall be placed within the sidewalk and curb.

6. All designs of conveyance systems for stormwater routed within the sidewalk and/or curb shall be approved by the Director of Public Works.

Mount Joy Borough
S. Market Avenue Roadway Improvements
0296105486

Summary of Easements

Address	Easement Required	Description
480 S. Market	2' Pedestrian Access Easement	Bump out at fire hydrant
401 S. Market	10' Pedestrian Access Easement	New sidewalk
393 S. Market	10' Pedestrian Access Easement	New sidewalk & Existing Replacement
375 S. Market	10' Pedestrian Access Easement	New sidewalk & Existing Replacement
367 S. Market	10' Pedestrian Access Easement	New sidewalk
359 S. Market	10' Pedestrian Access Easement	New sidewalk & Existing Replacement
353 S. Market	10' Pedestrian Access Easement	New sidewalk
345 S. Market	10' Pedestrian Access Easement	New sidewalk
327 S. Market	Drainage Easement	New storm sewer
313 S. Market	Drainage Easement	New storm sewer
402 S. Plum St	Drainage Easement	New storm sewer
400 S. Plum St	Drainage Easement	New storm sewer





TIE INTO EXISTING
Pedestrian access
easement (10' width)

PROPOSED
SIDEWALK

PROPOSED
VERTICAL CURB

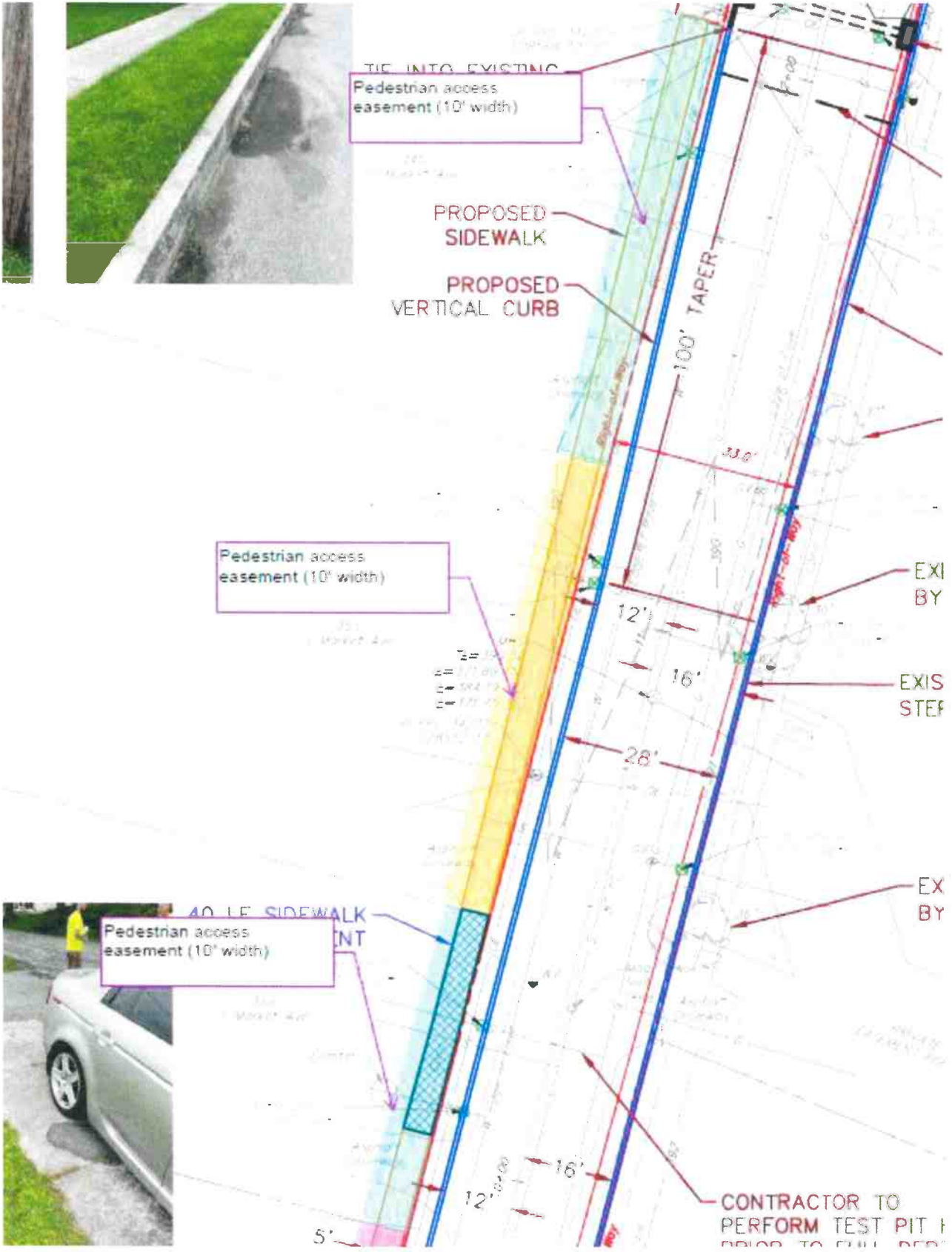
Pedestrian access
easement (10' width)

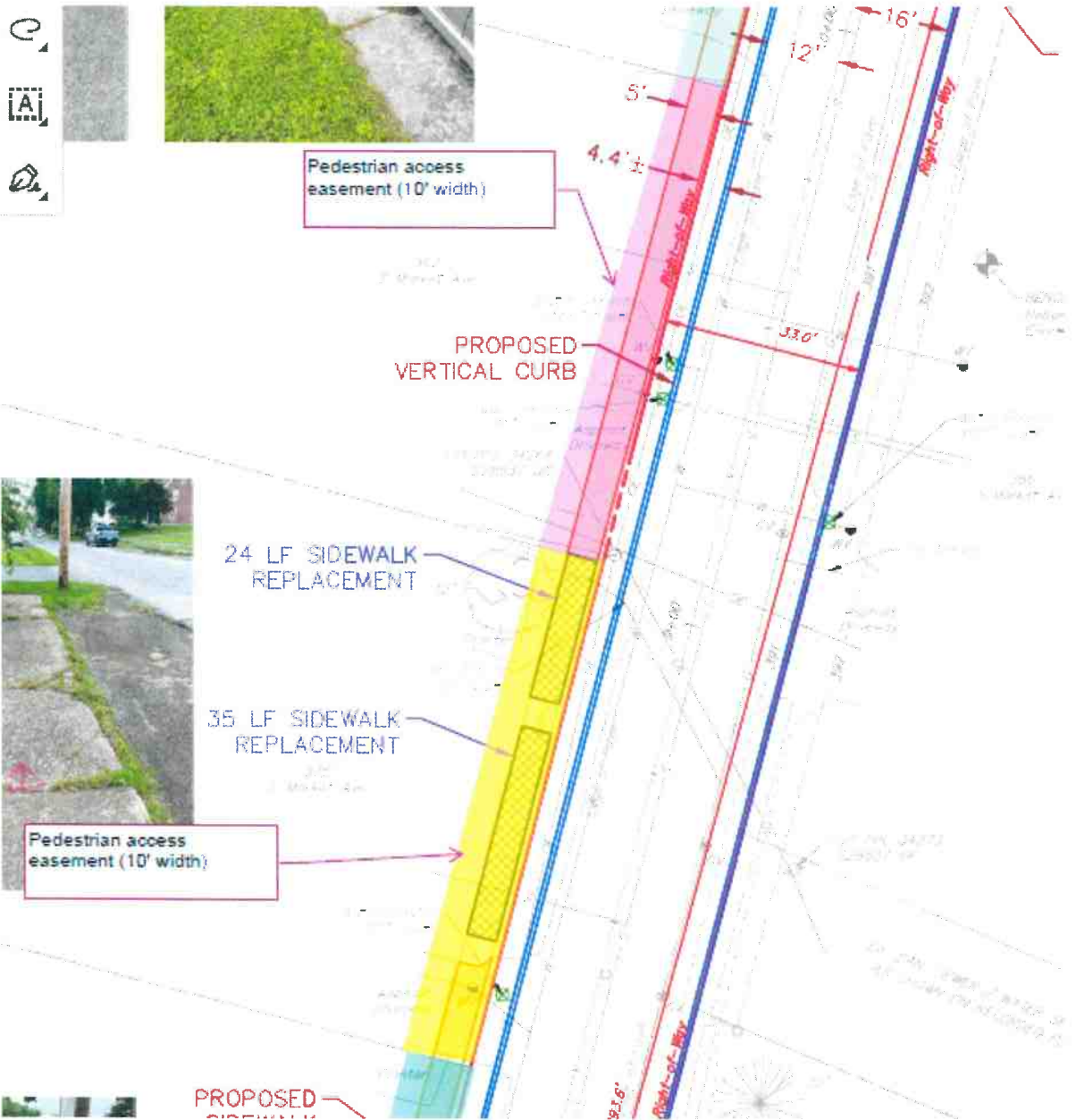


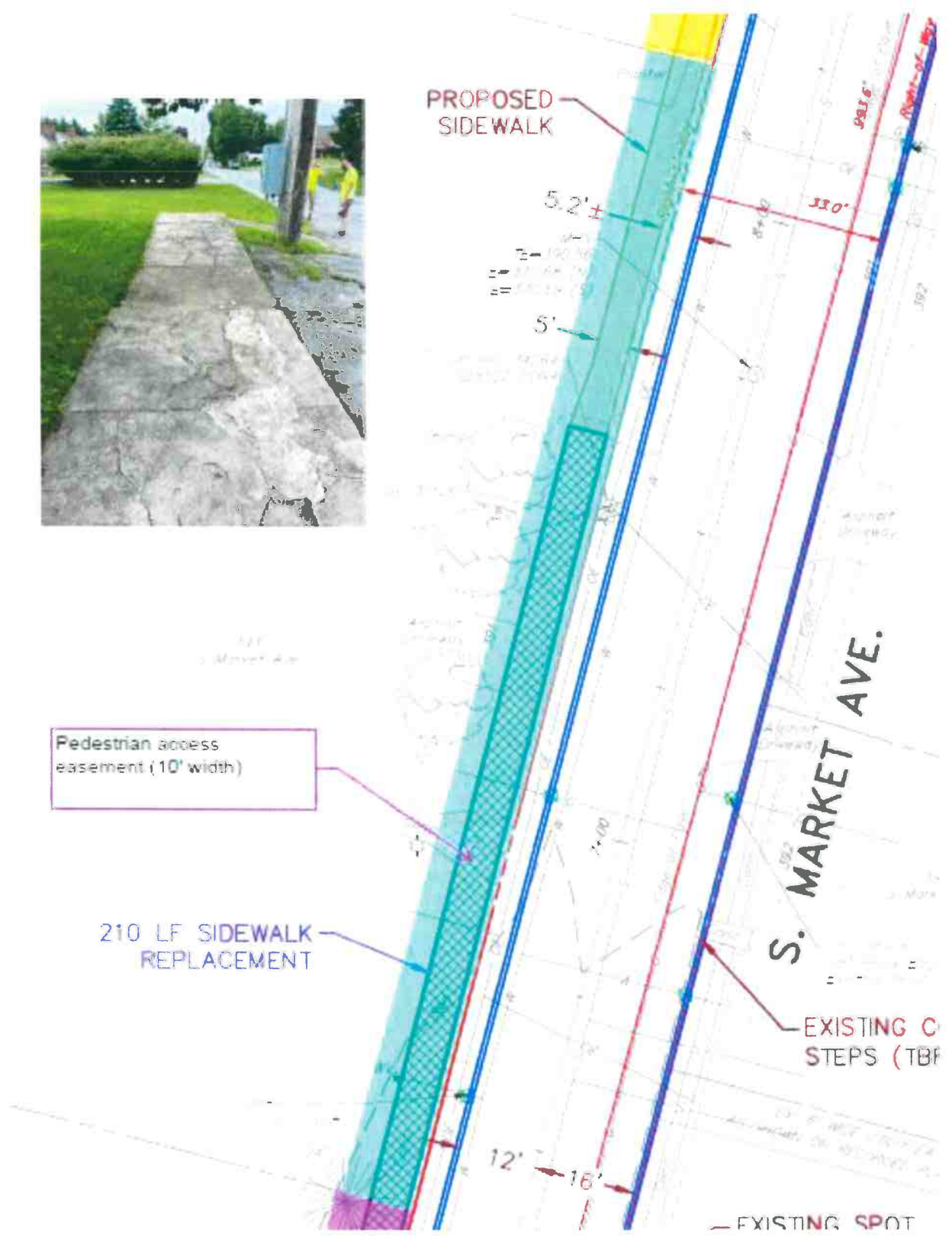
Pedestrian access
easement (10' width)

40' LE SIDEWALK
EASEMENT

CONTRACTOR TO
PERFORM TEST PIT 1
PRIOR TO FULL DECK







August 2026



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Council 7 PM	4 National Night Out 6 PM—8 PM	5	6	7	8
9	10 Public Works 6:30 PM	11	12 Plan. Comm. 6:30 PM	13	14	15
16	17 Building Ad Hoc 5 :30 PM	18 Authority 4 PM	19	20	21	22
23	24 Public Safety 6:30 PM	25 Parks & Rec 6:30 PM	26 ZHB 7 PM	27 Admin / Finance 6:30 PM	28	29
30	31					