



**Mount Joy Borough Council
Meeting Agenda
7:00 PM, Monday, September 14, 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 of full council were held between August 3, 2026 and September 14, 2026.
6. Consider a motion to approve the September 14, 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
 - a. Approval of the Special Borough Council Meeting held on July 23, 2026.
 - b. Approval of the Regular Borough Council Meetings held on August 3, 2026.
10. Building Ad Hoc Committee
 - a. Updates – Josh Deering
 - b. Punch List update

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

- c. Discussion with possible motion regarding stormwater issue and the possibility of having another engineering firm recalculate stormwater runoff from the building.
 - d. Discussion with possible motion regarding the amended draft agreement between the Borough and the Borough Authority.
- 11. 175th Ad Hoc Committee – Final update.
- 12. Chiques Crossing Ad Hoc Committee Update.
- 13. Administration and Finance Committee
 - a. Janus School 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.
 - b. Janus School – consider a motion to waive the requirement to process a second land development plan for 205 Lefever Rd.
 - c. Florin Hill - Consider a motion to lift the moratorium on the issuing of building permits for Florin Hill. (See item #15.c.)
 - d. Donegal Comprehensive Plan – As approved by the Committee and the Planning Commission, motion to appoint RETTEW Engineering as the engineering and planning consultant for the Donegal Comprehensive Plan and authorize staff to negotiate and execute an agreement with RETTEW, subject to the approval of the Borough Solicitor.
 - e. PSAB Fall Leadership Conference – As approved by Committee, motion to authorize Council President Hall, Assistant Manager Frey and Borough Manager Pugliese to attend the PSAB Fall Leadership Conference on October 9 – 11, 2026 at Bayfront, Erie, and to pay for or reimburse expenses as provided by Section 701 of the Borough Code. [Note: PSAB will pay for all expenses for the Borough Manager.]
 - f. ACT 167 – Consider a motion to participate in the Act 167 Plan, Phase 2 with the Lancaster County Planning Department
 - g. Borough Manager Position – Discussion with possible motion as stated below.
 - i. As approved by Committee, motion to direct staff to post the manager's position in-house. (Note: Borough Handbook states 5 days prior to advertising,)
 - ii. As approved by Committee, direct staff to post the manager's position on the Borough's web site for a period as determined by the Borough Manager.
 - iii. As approved by Committee, motion to advertise the short version of the manager's job description. (Note: Full job description would be posted on the website and available in reception area.)
 - iv. As approved by Committee, motion to direct the Borough Manager compile a list of screening questions for manager candidates.
 - v. As approved by Committee, a Committee of Council will conduct first screening prior to in-person interviews of full Council.

- vi. As approved by Committee, motion to direct the Borough Manager to compile a list of media that the manager's position could be advertised.
 - h. Sporting Valley Feeds – As approved by Committee, motion to direct staff to take all necessary corrective action regarding the handicap parking sign on the property.
 - i. Marijuana Dispensing Facilitates – As approved by Committee, motion to direct staff to update Borough Ordinances to regulate Medical Marijuana Dispensing Facilities within the Borough.
 - j. Gus's Keystone Diner /BMP 125 – As approved by Committee, Authorize the Borough Solicitor to send a final letter to Mr. & Mrs. Kourgelis, owners of Gus's Keystone Diner, regarding the alterations to their parking lot/BMP 125. (see item 15.d.)
 - k. Budget – Budget Calendar distributed.
14. Public Safety Committee
- a. Manheim Borough Farm Show – As approved by Committee, motion to approve the request for assistance from Borough Fire Police for the Manheim Borough Farm Show Parade.
15. Public Works Committee
- a. Florin Park Concept Plan – Discussion with possible motion on the Florin Park Concept Plan as provided by the Parks and Recreation Advisory Board.
 - b. Lakes - As approved by Committee, motion to set a deadline for the Lakes HOA to complete the 2 ADA ramps at the Lakes Trail and Farmington Way.
 - c. Florin Hill – As approved by Committee, motion to take further action against Floring Hill/CHN regarding Notice of Violation. (see item #13.c.)
 - d. Gus's Keystone Diner - As approved by Committee, motion to authorize staff to consult with the Borough Solicitor regarding legal & enforcement options available to the Borough should Gus's Keysonte Diner fail to correct BMP 125. (see item 13.j.)
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, October 5, 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	29	19	514	2,589	2,959
June	63	10	628	3,217	3,636
July	85	16	546	3,763	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 July

Code	Call for Service	Totals
0310	ROBBERY	1
0510	BURGLARY	1
0610	THEFT	1
0619	THEFT ALL OTHERS	5
1130	FRAUD ALL OTHERS	4
2040	FAMILY OFFENSES - DOMESTIC	2
2111	DUI-ALCOHOL/UNDER INFL	2
2420	DISORDERLY CONDUCT / HARASSMENT	1
2450	NOISE COMPLAINT	5
2485	ALARM ALL OTHERS	1
2619	PFA/ICC VIOLATION	3
2640	MUN ORD VIOLATIONS	3
2654	DISTURBANCE	4
2657	HARASSMENT	3
2665	FIREWORKS	3
4012	GAS LEAKS/EXPLOSIONS GENERAL POLICE	1
4018	STREET LIGHTS-OUT/REPAIRS	3
4021	SUSPICIOUS ACTIVITY	13
4026	DOWN-WIRES / POLES /TREES / LIMBS	2
4028	OTHER NON-CRIMINAL INV GENERAL POLICE	1
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	7

4100	ALARMS (FIRE ALARMS)	1
4102	ALARM - CARBON MONOXIDE ALARM	2
4510	UNATTENDED DEATHS	1
5004	FOUND ARTICLES	1
5008	LOST ARTICLES	2
5010	MISSING PERSON	1
5504	ANIMAL BITES	1
5506	LOST / FOUND / STRAY ANIMALS	1
5510	ANIMAL COMPLAINTS ALL	9
6006	REPORTABLE MV CRASH W/INJURY	1
6008	REPORTABLE MV CRASH NO INJURIES	9
6015	REPORTABLE MV CRASH HIT & RUN	3
6016	NON REPORTABLE MV CRASH	4
6303	TRAFFIC OFFENSE ALL OTHER	2
6305	SELECTIVE ENFORCEMENT TRAFFIC	10
6310	TRAFFIC ENFORCE / STOP	110
6335	TRAFFIC HAZARD	7
6336	DISABLED MV	1
6511	PARKING VIOLATION COMPLAINT	15
6602	ABANDONED IMPOUND/TOWAWAY	5
6612	SIGNALS SIGNS OUT	6
7002	BUILDING CHECK	3
7008	MEDICAL ASSISTANCE	39
7014	OTH PUB SERV/WELFARE CHK	9
7015	ASSIST CITIZEN	18
7025	EMOTIONALLY DISTURBED PERSON (EDP)	4
7502	ASSISTING-FIRE DEPT	3

7504	ASSISTING-OTHER POLICE DP	15
7506	ASSISTING-OTHER AGENCIES	5
8010	WARRANTS-LOCAL	3
9002	ADMINISTRATIVE DUTIES	1
9008	COURT	4
9020	POLICE INFORMATION	49
9021	TRAINING	2
9025	FIELD CONTACT INFORMATION	9
9028	FINGERPRINT	1
9029	CIVIL MATTER	1
9030	SPECIAL DETAIL ASSIGNMENT	3
9034	REPOSSESSION	1
9052	PFA INFORMATION	1
911	911 HANG UP / CHK WELFARE	3
9115	FOLLOW UP	87
9192	VEHICLE MAINTENANCE	5
9982	SEX OFFENDER REGISTRATION	1
9989	CALL BY PHONE	8
9999	NON-CAT DATA	13
	Grand Total	546

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 7/1/2026

to Ending Issue Date 7/31/2026

Charge	Total
1301 A - DR UNREGIST VEH	4
1301 A - Dr Unregist Veh	3
1371 A - Veh Reg Suspended	4
1501 A - Driving W/O A License	1
1514 A - License Expired	1
1543 A - Driv While Oper Priv Susp Or Revoked	3
1786 F - Oper Veh W/O Req'd Financ Resp	4
3111 A - Obedience to Traffic-Control Devices	1
3112 A3I - Failure To Stop At Red Signal	1
3316 A - Prohibiting text-based communications	3
3316.1 A - Prohibited Use of Interactive Mobile Device	9
3321 A - Fail To Yield Right Of Way	1
3322 - Vehicle Turning Left	1
3323 B - Duties At Stop Sign	2
3331 B - Improper Left Turn	2
3362 A1.2-17 - Exceed 25 MPH Residence Dist. By 17 MPH	1
3362 A3-19 - Exceed Max Speed Lim Estb By 19 MPH	1
3362 A3-5 - Exceed Max Speed Lim Estb By 5 MPH	2
4703 A - Operat Veh W/O Valid Inspect	8
1301 A - DR UNREGIST VEH	10
1307 D - EXPIRED REGISTRATION	1
1332 B3 - OBSCURED PLATES - ILLEGIBLE AT REASONABLE DISTANCE	1
1511 A - FAIL TO CARRY LIC	1
1514 A - LICENSE EXPIRED	1
1786 A - REQUIRED FINANCIAL RESPONSIBILITY	1
1786 F - OPER VEH W/O REQ'D FINANC RESP	1
3309 1 - DISREGARD TRAFFIC LANE (SINGLE)	1
3322 - VEHICLE TURNING LEFT	1
3323 A - INTERSECTIONS CONTROLLED BY SIGNS	1
3323 B - DUTIES AT STOP SIGN	1
3334 D - NOT DISCONTINUE SIGNAL	1
3335 A - FAIL TO SIGNAL	1

3362 A3-10 - EXCEED MAX SPEED LIM ESTB BY 10 MPH	2
4301 - LIGHTING EQUIPMENT REGS.	1
4302 A1 - PERIOD FOR REQUIRING LIGHTED LAMPS	1
4702 F - EMISSION INSPECTION REQUIRED	1
4703 A - OPERAT VEH W/O VALID INSPECT	5
4703 H1 - OP. VEHICLE W/O CERT. OF INSPECTION	1
Total:	85

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 7/1/2026

to Ending Issue Date 7/31/2026

Charge Type: ARREST

Charge	Total
2701 A1 - SIMPLE ASSAULT	1
2709 A1 - HARASSMENT - SUBJECT OTHER TO PHYSICAL CONTACT	1
3802 A1* - DUI: GEN IMP/INC OF DRIVING SAFELY - 1ST OFF	1
3802 A1** - DUI: GEN IMP/INC OF DRIVING SAFELY - 2ND OFF	1
3802 C* - DUI: HIGHEST RTE OF ALC (BAC .16+) 1ST OFF	1
3802 C** - DUI: HIGHEST RTE OF ALC (BAC .16+) 2ND OFF	1
459-305 A1 - CONFINED WITHIN PREMISES OF THE OWNER	1
459-502-A A.22II - DANGEROUS DOG - KILL/INJURES DOMESTIC ANIMAL	1
5503 A4 - DISORDERLY CONDUCT HAZARDOUS/PHYSI OFF	1
6113 A - ARREST FOR VIOLATION OF ORDER	1
92.18 - ANIMALS - RUNNING AT LARGE	1
Total:	11

Charge Type: COMPLAINT

Charge	Total
459-305 A1 - CONFINED WITHIN PREMISES OF THE OWNER	1
459-502-A A.22II - DANGEROUS DOG - KILL/INJURES DOMESTIC ANIMAL	1
459-505-A A4 - DOGS OUTSIDE DWELLING/ENCLOSURE NOT PHYSICAL RESTRAINT	1
5503 A4 - DISORDERLY CONDUCT HAZARDOUS/PHYSI OFF	1
92.18 - ANIMALS - RUNNING AT LARGE	1
Total:	5

**Fire Department Mount Joy
Monthly Incident Report Summary
July 2026**

Total Incidents July 2026 - 48 calls - 34 first due & 14 mutual aid

First Due by Municipality

MJB - 20

RT - 10

EDT - 2

MJT - 2

Total incidents 2026 as of 7/31/26 - 340

2026 FDMJ responded to a call on average every - 14 hours & 57 minutes

Training hours for month - 29 members trained for 149 hours & 20 min.

Community Service Details for the month; no events.

Fire Prevention Details - no events.

Fire Department - FDMJ members staffed the fire station 6 times, completed 3 work details and provided public assistance for Mount Joy Mennonite Church (wash down).

Fire Police - FDMJ Fire Police - provided traffic control for the Mount Joy Borough car show.

Meetings for month - Board of Fire Chief/Officer meeting, Executive Board meeting, long range planning and FDMJ monthly business meeting. Attended MJB Public Safety committee meeting.

Notable First Due Calls:

- 7/9/26 - RT - Habecker Road - Building fire - \$350,000.00 fire loss

Fire Department Mount Joy

Incident Summary Report

07/01/2026 through 07/31/2026

Incidents

Total Incidents: 48 Total First Due 34 Total Mutual Aid: 14
Total Time In Service 26:11:29
Average Time to Respond 00:04:40 Average Time to Scene 00:07:11

Personnel Response

Total Personnel 342 Avg. Personnel Per Incident: 7.12 Total Personnel Hours 249:29

Estimated Property Value / Loss / Saved

Pre Incident Value \$4,026,400.00 Loss: \$350,000.00 Value Saved: \$3,676,400.00

Apparatus Response

Engine 75: 24 Squad 75: 9 Tower 75: 22 Utility 75: 6
Duty Veh 75-1: 15 Duty Veh 75-2: 13 Traffic 75: 9

Municipal Responses - First Due

Mount Joy Borough: 20 Rapho Township: 10
Mount Joy Township: 2 East Donegal Twp: 2

Municipalities - Mutual Aid

East Donegal Township	1
East Hempfield Township	2
Elizabethtown Borough	2
Marietta Borough	1
Mount Joy Township	3
Penn Township	1
Rapho Township	1
West Donegal Township	1
West Hempfield Township	1

Fire Department Mount Joy

Incident Summary Report

07/01/2026 through 07/31/2026

Incident Type - First Due

Accidental Alarm	5
Cardiac Arrest	2
Citizen Assist / Service Call	1
Electrical Power Line Down / Arching / Malfunction	2
Fall	1
Gas Leak / Gas Odor	1
Investigate Hazardous Release (Nothing Found)	1
Law Enforcement Support	1
Lift Assist	2
Malfunctioning Alarm	6
Motor Vehicle Collision	3
No Emergency - Cancelled	2
No Incident Found Upon Arrival / Location Error	2
Other Alarm	1
Smoke From Nonhostile Source (Smoke Scare)	2
Smoke Investigation	1
Structural Involvement	1

Incident Type - Mutual Aid

Confined Cooking / Appliance Fire	1
Electrical Hazard / Short Circuit	1
Law Enforcement Support	2
No Emergency - Cancelled	3
Room and Contents Fire	2
Structural Involvement	4
Vehicle Fire - Passenger	1

Fire Department Mount Joy

Incident Summary Report

07/01/2026 through 07/31/2026

Incident List

2026-07-01 08:24:30	2026-293	Mount Joy Borough	W Donegal St	Hazardous Situation - Investigation - Smoke Investig
2026-07-02 09:12:15	2026-294	Mount Joy Township	Old Market St	No Emergency - Cancelled
2026-07-02 14:32:01	2026-295	Mount Joy Borough	W Donegal St	Hazardous Situation - Hazard Non-Chemical - Motor
2026-07-02 15:54:56	2026-296	Rapho Township	Rife Run Rd	Fire - Structure Fire - Structural Involvement
2026-07-04 00:11:04	2026-297	Rapho Township	Oak Leaf Dr	No Emergency - False Alarm - Malfunctioning Alarm
2026-07-04 07:18:18	2026-298	East Hempfield Townshi	Stony Battery Rd	Fire - Structure Fire - Room and Contents Fire
2026-07-04 21:21:10	2026-299	Rapho Township	Oak Leaf Dr	No Emergency - False Alarm - Malfunctioning Alarm
2026-07-06 20:20:00	2026-300	Mount Joy Borough	E Main St	No Emergency - False Alarm - Malfunctioning Alarm
2026-07-07 08:29:45	2026-301	Rapho Township	Four Star Dr	No Emergency - False Alarm - Accidental Alarm
2026-07-08 13:42:39	2026-302	Penn Township	Lancaster Rd	Fire - Structure Fire - Room and Contents Fire
2026-07-08 15:49:39	2026-303	Mount Joy Borough	Martin Ave	Hazardous Situation - Hazardous Materials - Gas Le
2026-07-09 11:28:44	2026-304	Mount Joy Township	Old Market St	No Emergency - False Alarm - Accidental Alarm
2026-07-09 16:28:56	2026-305	Mount Joy Borough	Sagamore Hl	No Emergency - False Alarm - Malfunctioning Alarm
2026-07-09 16:35:49	2026-306	Mount Joy Borough	W Donegal St	Law Enforcement Support
2026-07-09 19:08:42	2026-307	Rapho Township	Habecker Rd	Fire - Structure Fire - Structural Involvement
2026-07-11 10:17:18	2026-308	Mount Joy Borough	228b Barbara St N	No Emergency - False Alarm - Malfunctioning Alarm
2026-07-11 10:20:36	2026-309	Rapho Township	Willow Creek Dr	No Emergency - False Alarm - Malfunctioning Alarm
2026-07-12 07:21:14	2026-310	East Donegal Township	Anderson Ferry Rd	No Emergency - Good Intent - Smoke From Nonhosti
2026-07-12 14:11:37	2026-311	East Donegal Township	Farmview Ln	Public Service - Citizen Assist - Citizen Assist / Servic
2026-07-12 16:18:54	2026-312	Mount Joy Township	Route 283 W	Fire - Transportation Fire - Vehicle Fire - Passenger
2026-07-12 19:35:27	2026-313	Mount Joy Borough	Blossom Trl	No Emergency - Good Intent - Smoke From Nonhosti
2026-07-15 13:21:57	2026-315	Rapho Township	Route 283 E	No Emergency - Good Intent - No Incident Found Up
2026-07-16 15:34:32	2026-316	Mount Joy Borough	E Main St	Hazardous Situation - Hazard Non-Chemical - Electr
2026-07-17 10:46:28	2026-317	Mount Joy Township	Cloverleaf Rd	Law Enforcement Support
2026-07-17 11:29:20	2026-318	Mount Joy Borough	Donegal Springs Rd	Medical - Injury / Trauma - Motor Vehicle Collision
2026-07-18 14:03:30	2026-319	Rapho Township	Zink Rd	Hazardous Situation - Hazard Non-Chemical - Electr
2026-07-18 18:59:03	2026-320	Rapho Township	Shellyland Rd	Public Service - Alarms (Non Medical) - Other Alarm
2026-07-18 22:55:15	2026-321	Marietta Borough	E Market St	Hazardous Situation - Hazard Non-Chemical - Electr
2026-07-19 02:25:33	2026-322	Elizabethtown Borough	Groff Ave	No Emergency - Cancelled
2026-07-19 10:06:02	2026-323	Mount Joy Borough	Arbor Rose Ave	No Emergency - False Alarm - Accidental Alarm
2026-07-19 18:49:57	2026-324	Mount Joy Borough	Old Market St	Public Service - Citizen Assist - Lift Assist
2026-07-19 19:39:17	2026-325	Mount Joy Borough	W Main St	Medical - Illness - Cardiac Arrest
2026-07-20 00:20:02	2026-326	Mount Joy Borough	New Haven St	No Emergency - Good Intent - No Incident Found Up
2026-07-20 12:54:43	2026-327	Rapho Township	Mount Joy Rd	Hazardous Situation - Hazard Non-Chemical - Motor
2026-07-22 00:30:20	2026-328	Mount Joy Borough	Wood St	Public Service - Citizen Assist - Lift Assist
2026-07-22 03:13:22	2026-329	Mount Joy Borough	Weldon Aly	No Emergency - Good Intent - Investigate Hazardous
2026-07-22 10:45:57	2026-330	East Donegal Township	Colebrook Rd	Law Enforcement Support
2026-07-22 12:12:49	2026-331	Rapho Township	Bridge Valley Rd	Medical - Illness - Cardiac Arrest
2026-07-23 16:33:16	2026-332	Elizabethtown Borough	S Poplar St	Fire - Structure Fire - Confined Cooking / Appliance F
2026-07-24 00:25:11	2026-333	East Hempfield Townshi	Elizabeth St	Fire - Structure Fire - Structural Involvement

Fire Department Mount Joy

Incident Summary Report

07/01/2026 through 07/31/2026

Incident List

2026-07-25 12:17:18	2026-334	Mount Joy Borough	Wood St	No Emergency - False Alarm - Accidental Alarm
2026-07-25 16:04:23	2026-335	West Hempfield Townshi	Marietta Ave	Fire - Structure Fire - Structural Involvement
2026-07-25 17:52:32	2026-336	Mount Joy Township	Beverly Rd	Fire - Structure Fire - Structural Involvement
2026-07-29 08:21:34	2026-337	West Donegal Township	Hollinger Ln	No Emergency - Cancelled
2026-07-29 23:44:58	2026-338	Mount Joy Borough	Lefever Rd	No Emergency - Cancelled
2026-07-31 14:12:48	2026-339	Mount Joy Borough	W Main St	No Emergency - False Alarm - Accidental Alarm
2026-07-31 16:42:38	2026-340	Mount Joy Borough	Marietta Ave	Medical - Injury / Trauma - Fall



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	49						
Total monthly calls handled in other municipalities by unit at Mount Joy Borough	117	94	104	117	107	92	137						
Mount Joy Borough calls handled by Mutual Aid	9	17	12	12	9	9	8						

Life Lion responses from the Mount Joy Borough Station by Municipality

Mount Joy Borough	38
Columbia Borough	40
Rapho Township	31
West Hempfield Township	20
East Hempfield Township	19
Penn Township	7
Marietta Borough	4
Mount Joy Township	3
East Petersburg Borough	2
Elizabethtown Borough	2
Mountville Borough	2
West Donegal Township	2
East Donegal Township	1
Lancaster City	1
Lower Windsor Township	1
Manor Township	1
Wrightsville Borough	1

175



Response time median (Minutes)	8:00
Total time on task responding until available time (Minutes)	65:30

Mount Joy Borough EMA Situation Report

8e

MJB – ICS 209 Status Summary	INCIDENT - JURISDICTION MJB EMA	OPERATIONAL PERIOD Dates: 7/22/26 to 8/18/26	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:

- 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. *Still working on the plan as time permits.*
- 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. *I continue to work with support to resolve the issue. If needed, they will replace the unit.*
- Conducted the first planning meeting for the Spooktacular Event in October.

Planned Activities:

- Update the 175th Event Support plan.*

Additional Information:

- None at this time.

Name: Philip Colvin	Date: 8/18/26	Time: 1100	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

August 2026 - Compiled by Joseph McIlhenney, Executive Director
Contributors: Susan Craine, Kirstin Rhoads, Katelyn Schwab & Alyssa Mackey

July 1-31, 2026 Statistics	2026	2025	2024	2023	2022
TOTAL CIRCULATION	16,084	17,072	18,742	16,756	18,063
YTD CIRCULATION	98,065	100,891	108,407	108,026	106,660
OVERDRIVE & E-formats (LSLC)	1,340	1,344	1,597	1,548	1,536
Hoopla! (MSL only)	326	371	562	311	*
NEW PATRONS	90	104	126	120	93
YTD NEW PATRONS	564	660	633	646	539
PATRON COUNT	5,859	7,069	6,994	6,804	6,093
YTD PATRON COUNT	37,467	41,283	42,240	42,579	36,653
PASSPORTS	x	101	86	84	86
YTD PASSPORTS	267	1,250	778	1073	646
WIFI USERS	194	728	560	791	
PC USERS	194	240	258	296	306
x-Passport services ended Feb 12, 2026 *-Hoopla! Service started in 2023					
DONATED ITEMS	2026	2025	2024	2023	2022
IN LOBBY	\$565.85	\$856.35	\$1,124	\$1,154.80	\$747.85
ON eBay	\$219.37	\$774.55	-	-	-
OTHER	\$165.20	\$69.70	-	-	-
MONTH TOTAL	\$950.42	\$1,700.60	\$1,124	\$1,154.80	\$747.85
YTD TOTAL	\$8,548.63	\$9,511.10	\$7,157.99	\$7,139.37	\$6,019.00

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

Month Summary

- MSL was closed Saturday, July 4th to Celebrate Independence Day
- Started collecting signatures for VoteYes4Libraries effort, July 1



PROGRAMMING & CLUBS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	2	18	27	925
Club Meetings/Participants	9	60	57	472
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	17	430	138	3,318
Off-Site Programs	3	422	27	3,019

Volunteer	Month Total	YTD Total		
Volunteer Hours	68.5	498.75		

Joseph

- Attended Mount Joy Borough Council Meeting, July 6
- Added Operations Coordinator's tasks and duties to my own, July 9
- Attended VoteYes4Libraries meeting, July 14

Community/Service Point (Susan)

- Extremely busy month! Spent a lot of time working at the circulation desk due to staffing changes and vacations!
- Scheduling has also been difficult due to staffing changes and vacations.
- Processed new items purchased by Joseph.
- Getting ready for SPARK launch and BASH!

Youth Services (Katelyn & Alyssa)

- **July was a busy month for us here in children's programming. We had a total of 36 programs, which brought us face to face with 944 people.**
- Most attended programs were Phredd, Bingo with Miss Jan, and our dinosaur-themed escape room. As always, Phredd came to the library and dazzled everyone with his talents as a one-man band, welcoming kids to get up and dance along with him. We also had some extra special guests, including Master Gardeners Mike and Jeanne Cassidy and Holly Snyder, a local author and homesteader who read her very own book and brought in a special guest of her own, her pet rabbit!!
- **Miss Jan returned for Bingo to a crowd of 68 people.** Each of the 39 children in attendance went home with two books!
- **Our Disney Day program saw 46 people in the program room.** There were many stations for the kids to interact with, including sensory-play snow, a Hidden Mickey hunt, a matching game, create your own pixie dust, and a test to become an official pirate. Kids had a great time completing the various crafts and games! After finding the hidden Mickeys, kids got to take home a book from our selection.
- **The Dinosaur Escape room was a big hit!** A total of 62 people joined us on a Friday evening. Families had fun exploring the library as it was closed and solving the mystery of where all the missing dinosaur eggs went. We had puzzles, hollowed out books containing clues, notes written in invisible ink, and more. This was a challenge for everyone, including adults, which made it a great family activity.
- **Backyard Art Fest brought in 28 people in total.** Several art stations were set up, families could freely move around and explore at their own pace. We had wooden block cacti to paint, finger painting, bubble painting (bubble solution is dyed and then blown onto a piece of paper to create unique texture), and splatter art where kids could dip pompoms into paint and throw them onto a giant piece of paper.

Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - **Aug Enews:** sent to 4,406 contacts; 1,860 opens (43.9%), 49 clicks (1.2%)
- **SOCIAL MEDIA:**
 - **Facebook** – Followers 3,576 (41 new); 115K views; Top Posts: This Week at the Library July 6: 4.9K views, 10 interactions; Book donations are back 3.5K views, 48 interactions; New Children's Books 3.5K views, 80 interactions; Egg Roll Lady: 3.1K, 25 interactions
 - **Instagram** – 1,495 followers (87 new); 98.6K views; 4.8K reach; 727 content interactions; 147 profile visits. Top Content: Jazmynn's farewell 3.5K views; content interactions 100; Jan Bingo 750 views; Content Interactions 25; Dino Escape Room 2.3K views; Content Interactions 35
 - 2 PRESS RELEASES - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
 - 4,643 total sessions, highest views: 139 sessions Children & Family; 59 sessions Passport Photos; 56 Employment Opportunities
 - GOOGLE (#s have dropped drastically after loss of passports), 1,165 website clicks made from our Business Profile, 1,670 Interactions, 132 calls
 - FOOD TRUCKS - The Egg Roll Lady reached out and asked us if they could come here 7/30. The lines were crazy!
- **BOOK SALES - \$949.57**
 - Lobby Books: Earned **\$565**
 - Pango Books: Listed 23; Sold 18 books = **\$165.20**
 - eBay Books: Listed 38, sold 13 = **\$219.37**

Volunteers/Programming/Fundraising (position vacant)

- **Annual Appeal** - \$48,146 raised from 407 donors
- **Business Sponsorships** - \$1,900 raised from 3 sponsorships
 - Hershey Heating & Air [all summer]
 - LFCU - Lebanon Federal Credit Union [August]
 - Tyler Parmer, State Farm Insurance [June]



BOROUGH OF MOUNT JOY
300 ORCHARD RD
MOUNT JOY, PENNSYLVANIA 17552
INCORPORATED 1851

89.

TELEPHONE (717) 653-2300
FAX (717) 653-6680
mountjoyborough.com

8/25/2026

Mount Joy Borough Council
Borough Manager, Mark G. Pugliese I.

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

The following report is a summary of the department's activity since the last monthly report on 7/20/2026.

Zoning & Building

As of 8/25/2026, 94 permits for 29 projects were issued.
A permit by dates issued report for 7/20/2026 – 8/25/2026 is attached.

Rental Permit & Inspection Program

10 - Rental Inspections completed
2 – Rental Permits issued.

Complaints & Violations

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

Planning Commission

The Planning Commission met on 8/12/2026.

Donegal Comprehensive Plan- Planning Commission recommend Council authorize borough staff to negotiate and execute agreement with Rettew as the engineering planning consultant for the Donegal Comprehensive Plan subject to review and approval of Borough Solicitor.

Preliminary/Final Plan Review - 205 Lefever Rd. – Construction of an 8-unit multi-family (townhouse) building and related improvement.
Planning Commission – No action. Pending second review after plan changes & corrections in response to Solicitor & Rettew review letters.

Zoning Hearing Board

The Zoning Hearing Board meeting on 8/26/2026 was cancelled.

Stormwater

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

Met with Rettew 8/13/26 regarding MS4 Inspections & Annual Report.

BMP 107 – No update from DEP.

Country Homes & Suites - No update.

Florin Hills – Phase 3 - NOV letter issued 7/31/26. Follow up communication with Charter Homes. Meeting scheduled 8/26/26. E&SC items still pending, rechecking weekly.

315-317 Locust Lane BMP – Neighboring property owner complaint. Contacted new property owner, additional work pending.

Items of Note

7/23/26 – Attend MJB A&F meeting

7/24/26 – LCCD inspection Florin Hill – Phase 3

7/31/26 – Knox box update – 9 Marietta Ave.

8/3/26 – Attended MJB Council meeting

8/8/26 – Attended MJB National Night Out

8/5/26 – Meeting with property owner – 939 Church St.

8/12/26 - COU walk-thru – 1110 Ashworth St.

8/12/26 – Planning Commission Meeting

8/13/26 – MS4 Inspection & Annual Report meeting with Rettew

8/14/26 – Meeting with Carper Signs regarding 413 W Main St project

8/17/26 - Knox box update – 205 Lefever Rd.

8/18/26 - COU walk-thru – 1112 & 1114 Ashworth St.

8/20/26 – Meeting with new property owner 100-200 E. Donegal St

8/21/26 – Meeting with Barry Isett – Building Permits & Inspections

Information / Updates:

130 E. Donegal St. – Fire Restoration – Building demo completed.

35 W. Main St. –Pending additional property maintenance - windows

101 W. Main St. – Property sale 8/28. Fire Escape repair permits are pending.

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

30 S. Market St – Property Maintenance Issues. – Permit issued-

206 W Main St – Fire repairs, contacted property owner, work in progress.

939 Church St. – Property Maintenance – Met with property owner. Pending owner authorization to permit work by Mayor Bradley coordinated church organizations & VFW.

Respectfully,



Brett R. Hamm, Mount Joy Borough
Zoning, Codes & Stormwater Administrator

MOUNT JOY BOROUGH MEMORANDUM



TO: Council & Mayor

FROM: Rachel Stebbins, Community & Economic Development Coordinator

DATE: August 27, 2026

RE: C&ED's Report

Time Breakdown:

Community & Economic Development – 48%

Grants – 50%

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, Mount Joy Chamber mixers, Zoom with Toshiba Representative, School Lane Project Scoping Zoom
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. Worked to connect current business owner, landlord and new business owner and coordinate a smooth transition in addition to connecting them with zoning
4. Assisted Chiropractor with several questions regarding her new space; helped connect her with zoning
5. Composed and submitted an article on Little Chiques Park streambank restoration and park development for PRPS Magazine – will be published in March edition
6. Worked on Fall/Winter newsletter
7. Working to coordinate local civic organizations, nonprofits and event organizers to study the potential of SeeMyLegacy including talking with current users in other communities
8. Continued working with MJCOC and Voyage MJ to plan for branding and marketing strategies for 2027
9. Created/scheduled Borough Facebook posts re: several area nonprofits, announcements, and events.

Grants

1. Searching for grant opportunities to determine parameters, qualifications, needs, etc.
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; Submitted application – waiting to hear
4. **TE Connectivity Community Ambassador Program – (LCP Pavilion Updates)** - Received \$1,500 no match; coordinated through Voyage Mount Joy; working with Parks Department to provide Impact Report to TE Connectivity
5. **Municipal Assistance Program (MAP) – (Donegal Comprehensive Plan)** – Collecting information from participating municipalities/organizations and Rettew; participated in a meeting with LCPC representatives, E. Donegal Twp., Rettew and Borough to discuss best path for moving forward to provide the strongest application. It was decided to wait until the LCPC completes their 2027 budget to see how much support they will be able to offer and how that will impact the cost – they are currently wrapping up two plans and do not have anything waiting so it is reasonable to believe they will be able to focus on the Donegal Area for the new year which will allow match funds from municipalities to be stretched further
6. **EDCDI Grant (AEDs) (formerly Local Share Account – Statewide (AEDs))** - \$46,190 for 22 AED units; submitted; payment received; received final quote and working with Jill to have them ordered
7. **Local Share Account – Statewide (Hako Vehicle)** - \$156,329 for Hako Vehicle for Public Works department; Received word from Sen. Malone's office that they would like to offer discretionary funds for this vehicle; at the time of this report, I am working on filling out the paperwork needed to move forward with this
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; In conversation with Sgt. Drexel – will be submitting reimbursement requests for computers used for this project
13. **ARLE Transportation Enhancement Grant** – Awarded; sent signed contract to RETTEW for them to prepare bid documents

*******End of Report*******



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

TO: Mark Pugliese, Borough Manager

FROM: Dennis Nissley, Public Works Director

DATE: September 10, 2026

RE: Public Works Department Activities for August 2026

- Parks – Respond to after hours storm related calls, clean up downed tree, fallen street light.
- Parks – Weed spraying in parks
- Parks – Mowing
- PW – Pave sections of Square Street
- PW – Crack sealing in preparation for seal coat.
- 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 – Repaired the large stormwater pipe at Gateway Park. This is a 5 foot diameter corrugated metal pipe that has been rusting through at spots in the past 2 years. We have placed a concrete lining on the bottom of the pipe at critical locations as a temporary repair. This pipe carries majority of the water from E Main Street and will need to be replaced or lined in the future.
- Signs – Repair and replacement of missing, weathered or damaged signs as needed.
- Compost Site – Grind material and screen compost
- Complete outfall inspections

Meetings:

- Attend Borough Council meeting
- Attend Public Works Committee meeting
- Attend Staff meetings
- Attend Malmedy Memorial MOU meeting
- Meet with Rettew to discuss BMP inspections
- Attend scoping meeting for Connects 2040 grant
- Meet with East Donegal Twp and Mount Joy Twp to discuss crack sealer replacement schedule

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. New stormwater facilities have been installed at the Mount Joy Street/N Barbara Street intersection. ADA ramps at this intersections will be installed prior to paving. Speed tables will be installed at both sides of Borough Park on N Barbars Street and N Market Street.
- Seal Coat with Fog seal project has been completed on Cornerstone Drive, E Donegal Street, S Barbara Street, and Melhorn Drive.
- 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



August 2026 Authority Administrator Report

- The Multi-Gas Detector awarded as part of the 2026 Safety Grant from Susquehanna Municipal Trust (SMT) has been received. The detector will be shared between the Borough and the Authority. The grant reimbursement request and all required supporting documentation has been submitted to SMT.
- The Fairview Street Water Main Replacement Project continues to progress well. All new water main has been installed, including the late addition of a new main on Lumber Street. A few service connections and main tie-ins remain to be completed. Following completion of this work, paving restoration will begin, including a full-width road overlay of Lumber Street, as approved by Borough staff. The project is expected to reach final completion by the end of September.
- The Authority will be offering tours of its facilities to all Borough staff and public officials on Tuesday, September 29th. A flyer outlining the event details, along with a survey to confirm attendance, has been provided. If you have not yet completed the survey, please do so at your earliest convenience to assist with final planning.
- The Authority has reviewed the 2nd draft Building Agreement and has provided comments back to the Borough Manager.
- Mr. Ralph Eckels has rejoined the Authority's team on a Temporary Part-Time basis.
- Authority staff participated in a children's STEM program at the Milanof-Shock Library which focused on how sewer systems work.

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) – Rettew issued a recommendation for LD plan approval for this project. Consideration for formal approval is expected at the Authority's September Board meeting.
- 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 along with a "will serve" letter.
- At&t cell equipment upgrade – Project is complete.
- 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 – The Authority Board approved Costars Contracts with Water Service Professionals and Kappe Associates for the completion of this project.
- 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 West end of Martin Ave. New main is installed on the East side of Martin Ave to project limits at Sunset Ave. Staff is currently reconnecting service lines and will begin paving restoration.
- Water Service Line Inventory – Ongoing as per PA DEP Regulations.
- 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 – Will be completed when weather and contractor schedule allows.
- Rapho Water Tank Reconditioning – Public water supply permit is ready to be submitted.
- 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.
- Staff replaced valve boxes and provided parts to the Contractor performing paving on Columbia Ave and N. Barbara St for the Borough.
- This year's hydrant flushing program has been completed.

To: Borough Council
From: Jill Frey – Assistant Borough Manager/Finance Officer
Date: 8/31/2026

August 3rd – Attended Mount Joy Borough Council meeting.

August 22nd – Attended Administration & Finance Committee meeting.

Conducted interviews for new Administrative Assistant position.

Worked on various projects to help keep them moving; Authority Agreement, Utilities for the new Borough Building, Issues with Drop Box, MAP Grant Discussion, Etc.

Fulfilled approximately 5 RTKL requests for the month of August.

Attached you will find the following items:

Account Balance Reports – A report of the reserves in our four major operating funds as of **August 31, 2026**. I made the 2026 Annual Transfers in the beginning of September, so I also provided balances as of September 10, 2026.

Budget report ending **August 31, 2026**, for both General Fund and Refuse Fund.

If any of you have questions, please do not hesitate to reach out to me.

Respectfully submitted,

Jill Frey

Assistant Borough Manager/Finance Officer

13a
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:	HSEsq@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.	

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.



September 9, 2026

Mount Joy Borough
300 Orchard Road
Mount Joy, PA 17552

Re: Sketch Plan Review
Janus School – 205 Lefever Road Residential Development
Mount Joy Borough, York County, PA
Project No. 25-0527

To Whom it May Concern:

We are in receipt of the review letter for the above-referenced project. Accordingly, we have revised the Land Development items to address the comments contained therein. Responses to the comments are listed in the order they were provided and are in ***bold and italic type***.

RETTEW ENGINEER COMMENTS (07/31/2026):

ZONING

1. A portion of the site is located within the Conservation (C) District (§ 270-Attachment 3.1). The existing zoning boundaries as well as the lot and setback requirements for the C District need to be provided on the plan. In addition, within the C District, no buildings or parking are permitted within 75 feet from the centerline of the Little Chiques Creek or on an area with a slope of 15% or greater.
Response:
2. A wetland delineation report, to determine the absence or presence of wetlands, needs to be provided (§ 270-73).
Response: There are no wetlands within the project site per correspondence with the project wetland scientist. A Wetland report will be provided with the Land Development Submission.
3. A floodplain study will need to be provided (§ 270-74).
Response: It is our understanding a floodplain study has been completed for this stretch of Little Chiques Creek. Per FEMA, this delineated 100-yr Floodplain is Zone A, which is not a detailed study.
4. An exterior lighting plan will need to be provided (§ 270-76.D).
Response: Acknowledged; this will be provided with the Land Development Submission.
5. Each dwelling unit will need to include a minimum of 500 square feet of floor area (§ 270-111.C).
Response: Acknowledged; this will be provided with the Land Development Submission. The current homes are expected to be ~48'x40'.
6. Street trees will need to be provided (§ 270-114.C).
Response: Acknowledged; this will be provided with the Land Development Submission.

SUBDIVISION AND LAND DEVELOPMENT

1. A cost estimate and financial security will need to be provided (§ 240-31).
Response: Acknowledged; this will be provided with the Land Development Submission.
2. A construction inspection schedule will need to be provided (§ 240-34).
Response: Acknowledged; this will be provided with the Land Development Submission.
3. Where a land development abuts an existing state street, the street will need to be improved to the centerline and additional right-of-way, concrete curb, and sidewalk improvements need to be provided (§ 240-43.H.4).
Response: Acknowledged; details of the street will be provided with the Land Development Submission.



4. Clear sight triangles and safe stopping sight distances will need to be provided for the proposed access intersections on Lefever Road (§ 240-43.J).
Response: Acknowledged; this will be provided with the Land Development Submission.
5. A traffic impact study will need to be provided (§ 240-43.N, § 240-62.B).
Response: Acknowledged; this will be provided with the Land Development Submission.
6. An easement plan will need to be provided (§ 240-45).
Response: Acknowledged; this will be provided with the Land Development Submission.
7. Paved sidewalks and concrete curbs need to be provided for all land developments within land developments and along access drives (§ 240-46.B & C).
Response: Acknowledged; this will be provided with the Land Development Submission.
8. Evidence of approval of sewer/water design and capacity will need to be provided (§ 240-52 & 53).
Response: Acknowledged; this will be provided with the Land Development Submission.
9. A landscape plan will need to be provided (§ 240-55.A).
Response: Acknowledged; this will be provided with the Land Development Submission.
10. Existing easements for public utilities and stormwater management facilities will need to be shown on the plan (§ 240-61.C.4.b).
Response: Acknowledged; this will be provided with the Land Development Submission.
11. A verification of the presence or absence of wetlands will need to be provided (§ 240-62.A.1).
Response: There are no wetlands within the project site per correspondence with the project wetland scientist. A Wetland report will be provided with the Land Development Submission.
12. Vertical and horizontal profiles for proposed access drives, sewer, and water will need to be provided (§ 240-65.D.3).
Response: Acknowledged; this will be provided with the Land Development Submission.
13. All certificates will need to be completed prior to recording the plan (§ 240-64.E, 240-65.E).
Response: Acknowledged; this will be provided with the Land Development Submission.
14. Evidence of an approved planning module, exemption request, or notice that a planning module is not required will need to be provided (§ 240-65.E.2a).
Response: Acknowledged; this will be provided with the Land Development Submission.
15. Evidence of review by the emergency services providers will need to be provided, which includes confirmation to verify plans were sent and to whom they were sent (§ 240-65.E.2.h).
Response: Acknowledged; this will be provided with the Land Development Submission.
16. Details of proposed improvements will need to be provided with the submission of final plans to ensure minimum design specifications are reached.
Response: Acknowledged; this will be provided with the Land Development Submission.

STORMWATER MANAGEMENT

1. A stormwater management plan and report will need to be provided containing the requirements outlined in the Mount Joy Borough Stormwater Management Ordinance.
Response: Acknowledged; this will be provided with the Land Development Submission.

MORGAN, HALLGREN, CROSSWELL & KANE, P.C. COMMENTS (08/02/2026):

1. The Application for Consideration which Garman submitted contains errors. It indicates that the Tax Account Number is 450-88240-0-0000. That is a prior Tax Account Number that was changed after the Janus School subdivided its property. The current Tax Account Number is 450- 31626-0-0000.
Response: The Application has been revised to reflect the current Tax Account Number.
2. The Application for Consideration states that the deed reference is Record Book 5126, Page 502. Although that is the deed into the Janus School, the Janus School did convey several tracts out after recording various subdivision plans. There will have to be a subdivision plan to separate the land on the west side of Lefever Road from the land on the east side of Lefever Road, and that subdivision plan should account for all of the prior subdivision plans recorded to change the area of the original deed into the Janus School.
Response: Acknowledged; this will be provided with the Land Development Submission.
3. The Sketch Plan indicates that there will be two streets intersecting with Lefever Road. The northern street intersecting with Lefever Road is proposed to have a 40 foot right-of-way and provide frontage

for Lots 1 through 6 before turning southward to intersect with the southern street intersecting with Lefever Road. The southern street is a cul-de-sac street serving 29 lots. This street configuration will require numerous waivers. The minimum right-of-way width for a street is 50 feet. Subdivision and Land Development Ordinance ("SALDO") §240-43.H(1). The maximum length of a cul-de-sac street is 600 feet. SALDO §240-43.K(4). The length of the cul-de-sac street from its intersection with the northern street is not indicated and may exceed 600 feet.

Response: The current plan does show a 40-ft right-of-way for the northern road. We are proposing this to be a one-way in or out, or potentially a right-in/right-out configuration. This is currently open for discussion with the township. The intent is to provide secondary access for the main road which is 899ft long from the intersection of Lefever Road to the bulb. However, from the secondary road intersection, the cul-de-sac is only 409ft long which is compliant with SALDO §240-43.K(4) and reduces the number of units on the cul-de-sac to 13.

4. The Sketch Plan does not show any easements or encumbrances on the Janus School land on the west side of Lefever Road other than the 100 year floodplain zone A of the Little Chiques Creek. The Janus School granted a riparian buffer easement to the Borough which is recorded at Record Book 20250006705. As part of the Little Chiques Creek restoration work, the Borough and the Janus School entered into a Right of Entry Agreement that provided for the revision of that Agreement Providing for Grant of Riparian Buffer Easement by recording an amended and restated Agreement Providing for Grant of Riparian Buffer Easement. That document has not been fully executed or recorded. I believe that the execution and recording of that document must be addressed, and the Sketch Plan must be updated to include the entire riparian buffer easements which is to be granted to the Borough. I have forwarded a letter to Maria Elliott, counsel to the Janus School, raising this issue.

Response: The applicant's counsel is working with the Janus School for the new Riparian Buffer Easement. We will be showing the area on the survey once the Easement is recorded. We have already reviewed the easement and factored it into our design/planning.

5. The Borough as a policy matter should determine whether it desires to accept dedication of the streets shown on the Sketch Plan. There will have to be a homeowners' association formed for the development to own and maintain the large open space area which will include the floodplain and storm water management facilities. I note that the Sketch Plan shows that the existing Janus School environmental classroom and trail area will be located within that open space lot, and the documentation will have to address the use of those facilities. The documentation should also address the Borough's access to the riparian buffer easement.

Response: Acknowledged. We will address these issues in the HOA documents. The agreement with the Janus School also contemplates these types of agreements and documents.

Please do not hesitate to reach out if there are any comments or concerns.

Sincerely,
Integrated Consulting



Elliot Shibley, RLA
Senior Project Manager, Partner

Items Included with Resubmission:

- 1 Revised Plan Application



We answer to you.

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

Engineers

Environmental
Consultants

Surveyors

Landscape
Architects

Safety
Consultants

July 31, 2026

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

RE: Lefever Road Residential Development (205 Lefever Road)
Sketch Plan
Review No. 1
RETTEW Project No. 0296107218

Dear Mr. Pugliese:

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

1. Two plan sheets dated June 2026
2. Subdivision and Land Development application dated June 12, 2026
3. Miscellaneous supporting information.

We offer the following comments for your consideration:

ZONING

1. A portion of the site is located within the Conservation (C) District (§ 270-Attachment 3.1). The existing zoning boundaries as well as the lot and setback requirements for the C District need to be provided on the plan. In addition, within the C District, no buildings or parking are permitted within 75 feet from the centerline of the Little Chiques Creek or on an area with a slope of 15% or greater.
2. A wetland delineation report, to determine the absence or presence of wetlands, needs to be provided (§ 270-73).
3. A floodplain study will need to be provided (§ 270-74).
4. An exterior lighting plan will need to be provided (§ 270-76.D).
5. Each dwelling unit will need to include a minimum of 500 square feet of floor area (§ 270-111.C).
6. Street trees will need to be provided (§ 270-114.C).

SUBDIVISION AND LAND DEVELOPMENT

1. A cost estimate and financial security will need to be provided (§ 240-31).
2. A construction inspection schedule will need to be provided (§ 240-34).
3. Where a land development abuts an existing state street, the street will need to be improved to the centerline and additional right-of-way, concrete curb, and sidewalk improvements need to be provided (§ 240-43.H.4).
4. Clear sight triangles and safe stopping sight distances will need to be provided for the proposed access intersections on Lefever Road (§ 240-43.J).

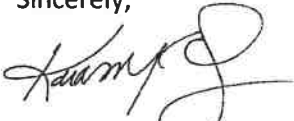
5. A traffic impact study will need to be provided (§ 240-43.N, § 240-62.B).
6. An easement plan will need to be provided (§ 240-45).
7. Paved sidewalks and concrete curbs need to be provided for all land developments within land developments and along access drives (§ 240-46.B & C).
8. Evidence of approval of sewer/water design and capacity will need to be provided (§ 240-52 & 53).
9. A landscape plan will need to be provided (§ 240-55.A).
10. Existing easements for public utilities and stormwater management facilities will need to be shown on the plan (§ 240-61.C.4.b).
11. A verification of the presence or absence of wetlands will need to be provided (§ 240-62.A.1).
12. Vertical and horizontal profiles for proposed access drives, sewer, and water will need to be provided (§ 240-65.D.3).
13. All certificates will need to be completed prior to recording the plan (§ 240-64.E, 240-65.E).
14. Evidence of an approved planning module, exemption request, or notice that a planning module is not required will need to be provided (§ 240-65.E.2a).
15. Evidence of review by the emergency services providers will need to be provided, which includes confirmation to verify plans were sent and to whom they were sent (§ 240-65.E.2.h).
16. Details of proposed improvements will need to be provided with the submission of final plans to ensure minimum design specifications are reached.

STORMWATER MANAGEMENT

1. A stormwater management plan and report will need to be provided containing the requirements outlined in the Mount Joy Borough Stormwater Management Ordinance.

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@mountiovp.org)
Brett Hamm, Zoning Officer (zoning@mountiovp.org)
Elliot Shibley, RLA, Integrated Consulting (elliott@integrateddp.com)
Brandon Williams, Garman Builders (bwilliams@garmanbuilders.com)



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,

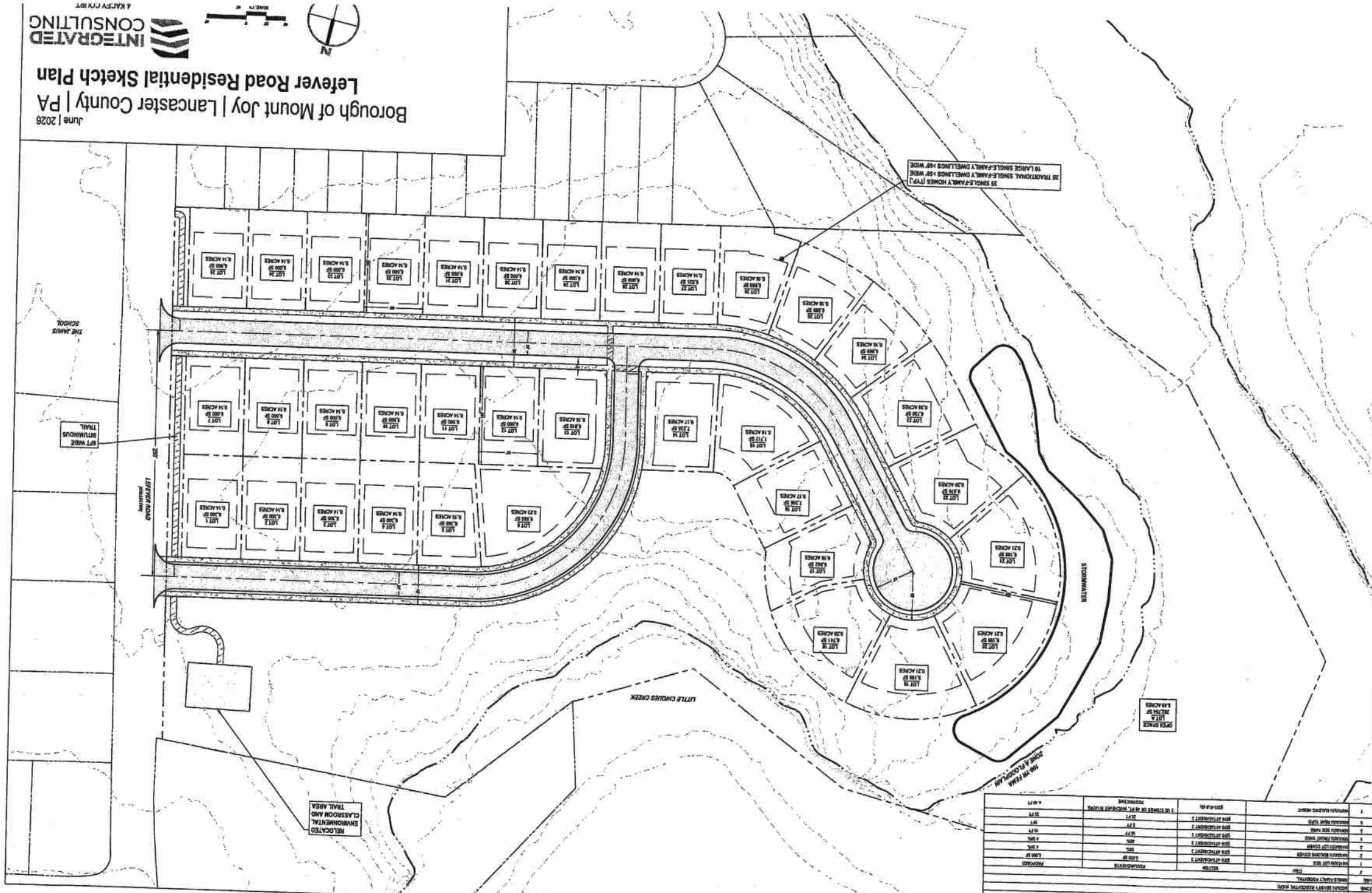
Integrated Consulting

Elliot Shibley, RLA
Project Manager, Partner
cc:



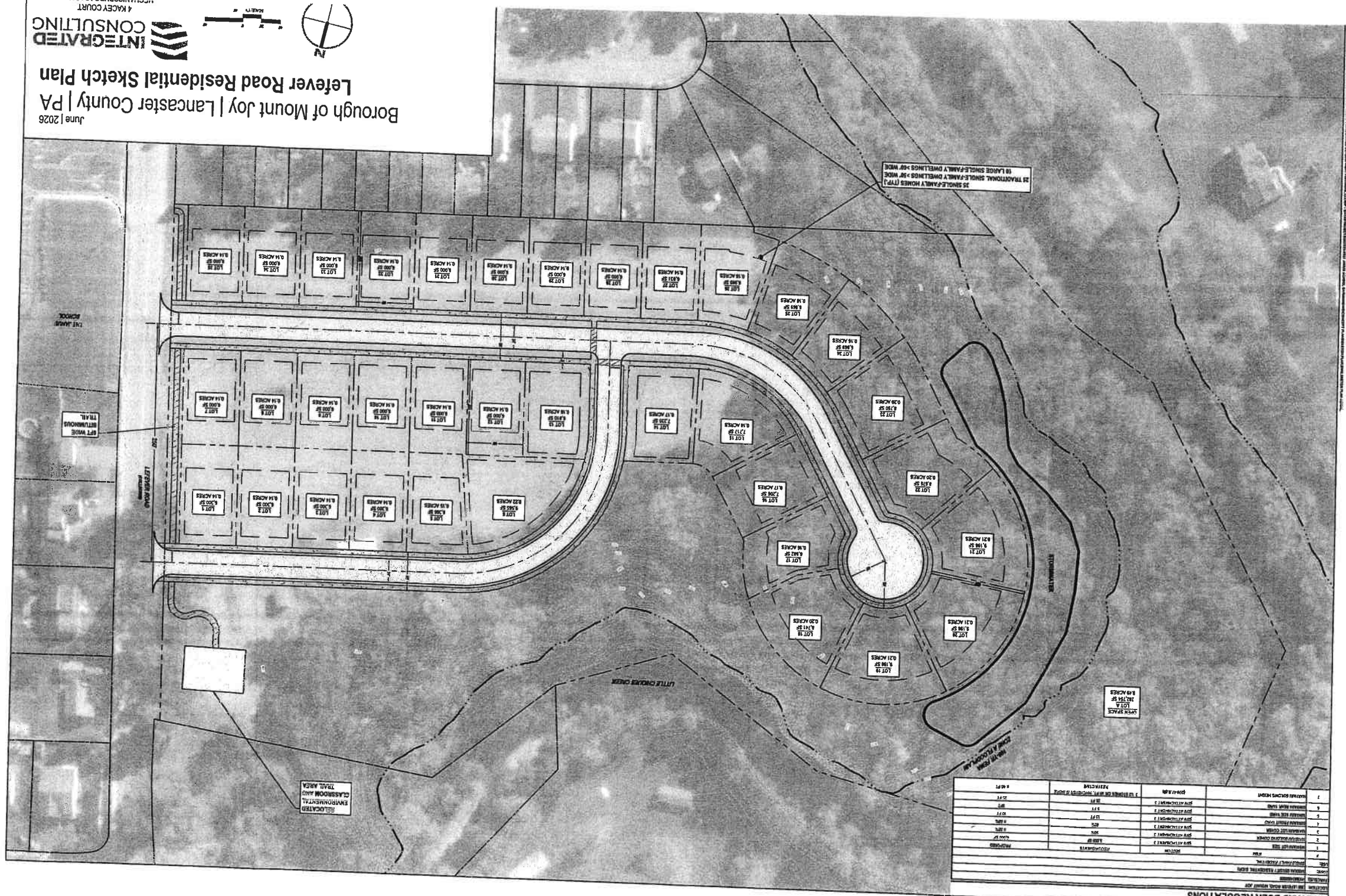
AREA AND BULK REGULATIONS

SECTION	REGULATIONS	REMARKS
1	MINIMUM LOT AREA	1.00 ACRES
2	MINIMUM LOT WIDTH	100 FEET
3	MINIMUM LOT DEPTH	100 FEET
4	MINIMUM LOT AREA	1.00 ACRES
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AREA AND BULK REGULATIONS

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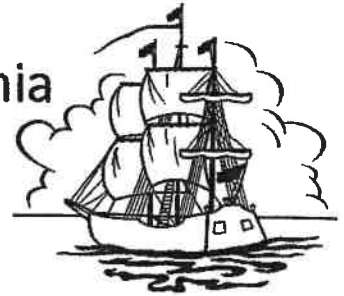


MOUNT JOY BOROUGH

Lancaster County, Pennsylvania

21 E. Main Street, Mount Joy, PA 17552

717-653-2300 • 717-653-6680 fax



Tax Parcel # 4503162600000

Mount Joy Borough File No. _____

SUBDIVISION-LAND DEVELOPMENT WAIVER REQUEST FORM

TO: Mount Joy Borough Planning Commission

Applicant: THE JANUS SCHOOL

Property Owner: THE JANUS SCHOOL

Address: 205 LEFEVER ROAD

Address: 205 LEFEVER ROAD

Phone #: 717-653-0025

Phone #: 717-653-0025

E-mail: HSTRUNK@THEJANUSSCHOOL.ORG E-mail: HSTRUNK@THEJANUSSCHOOL.ORG

Location of Project:

205 LEFEVER ROAD

Description of Project:

ADDITION TO EXISTING BUILDING AND SIDEWALK.

(REFER TO WAIVER REQUEST LETTER)

I hereby request a waiver of having to prepare, submit and gain approval of a subdivision/land development plan, pursuant to the provisions contained in/at Chapter 240, Article III of the Code of Ordinances of Mount Joy Borough, i.e. the Mount Joy Borough Subdivision and Land Development Ordinance, as amended.

By virtue of my signature upon this form, I hereby acknowledge and agree to reimburse Mount Joy Borough for the actual engineering and legal costs, including any inspection costs, incurred by the Borough for the review of this waiver request/project.

Lisa A. Hershkey

Signature

6-18-26

Date



June 17, 206

07-146.3

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

**Subject: Janus School – 205 Lefever Road
Request for Waiver of Land Development Plan Processing**

Dear Mr. Pugliese:

At the direction of the applicant, I request that the Borough consider a waiver of the requirement of the Janus School to process a land development plan.

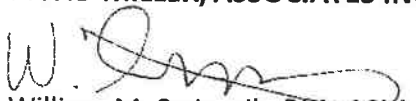
Requested Waiver: The requirement to process a land development plan as required in Chapter 240, Article III of the Code of Ordinances of Mount Joy Borough.

Justifications for the request:

- a. A plan for the development of the property was approved by the Borough 2024 but was never recorded by the applicant. The plan was not recorded and for a number of reasons, including the inability of the applicant to secure the funds required to construct the improvements shown on the plan in a timely manner.
- b. The extent of site improvements is limited to the following:
 - i. A small building addition
 - ii. The reconstruction of a small area of the existing building
 - iii. The addition of an area of sidewalk at the entrance to the existing building.
- c. The area of new impervious is less than 1000 SF. It is noted that with the original development of the property for the school, the amount of impervious area assumed with the design of the stormwater management systems was greater than the total area of impervious (both existing and proposed) on the property. The minor increase in the impervious area of the site will be managed by the existing stormwater management facilities on the property.
- d. The improvement to the site and proposed building addition will not result in an increase in traffic to or from the school.

Please consider this waiver at the next available meeting of the Borough Council. Contact me with questions regarding this request.

Sincerely,
DAVID MILLER/ASSOCIATES INC.


William M. Swiernik, RLA, ASLA
Principal

cc: Rettew

THE JANUS SCHOOL BUILDING RENOVATIONS

POST CONSTRUCTION STORMWATER MANAGEMENT REPORT

OCTOBER 10, 2023
REVISED DECEMBER 14, 2023
REVISED JUNE 9, 2026

JOB NUMBER 07-146.3



Prepared By: _____

Addison M. Wechter, PE
Project Engineer

1.0 – GENERAL INFORMATION

I. PROJECT DESCRIPTION

The Janus School proposes the construction of a building addition and sidewalk revisions at the main entrance of the existing building. The Janus School property is located at 205 Lefever Road in Mount Joy Borough, Lancaster County.

II. EXISTING SITE CONDITIONS

The site currently contains The Janus School. Existing site features include a building, paved parking lot, concrete sidewalks, play areas, an athletic field, and grass open space. Stormwater is managed onsite by two existing basins that discharge to an existing storm sewer system in Lefever Road. Onsite stormwater conveyance is provided by existing storm sewer pipes and grass swales.

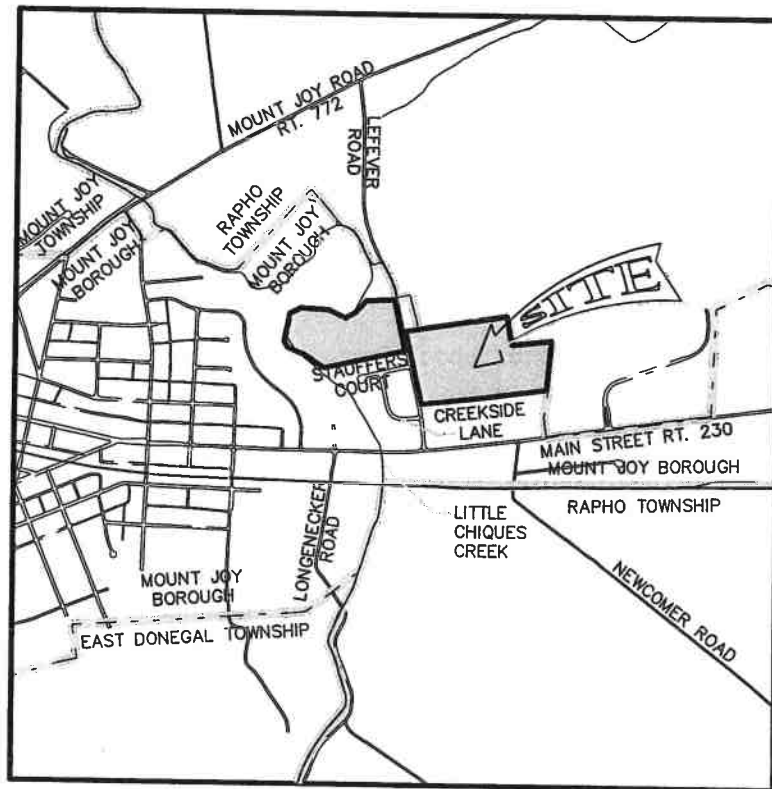
III. RUNOFF CALCULATION METHODS AND ASSUMPTIONS

The original stormwater management design for the site assumed future impervious cover to account for potential future development. The calculations assumed an additional 0.40 acres (17,424 SF) in the drainage area to Basin 1 (the basin between Lefever Road and the parking lot). The basin was designed to meet the Borough requirement that the post-development peak flow rates must be less than or equal to the pre-development peak flow rates. Due to carbonate geology and the history of sinkhole development in this area, infiltration was not proposed for the site. In place of infiltration, water quality measures were provided including grass swales, a basin forebay, and a Snout within the storm sewer system. The intent of these facilities was to remove contaminants, debris, and sediment from the runoff prior to discharging offsite. Refer to the appendix in this report for references to the original design.

This project proposes construction of approximately 850 SF (0.02 acres) of impervious cover, all of which will be conveyed to Basin 1. Since the original design of Basin 1 included 17,424 SF of future impervious cover, no additional stormwater management is required. Basin 1 will continue to provide rate control in accordance with Section 226-33.B of the Mount Joy Borough Stormwater Management Ordinance. Since infiltration is still not feasible for this site due to carbonate geology and the history of sinkhole development in this area, the water quality approach of the original design is still applicable and will continue to provide treatment.

IV. CONVEYANCE FACILITIES

The existing onsite storm sewer system will continue to be utilized. The original design calculations demonstrate that there is sufficient additional capacity in the system to convey the small increase in impervious cover. Refer to the appendix in this report for references to the original design.



LOCATION MAP

SCALE: 1"=2,000'

**2.0 – REFERENCES TO THE ORIGINAL STORMWATER
MANAGEMENT REPORT PREPARED BY DAVID
MILLER/ASSOCIATES, INC.**

THE JANUS SCHOOL

STORMWATER MANAGEMENT AND EROSION & SEDIMENT POLLUTION CONTROL REPORT

JOB NO. 06-143.2

Prepared By:

David Miller/Associates, Inc.

1076 Centerville Road

Lancaster, PA 17601

Phone: (717) 898-3402 Fax: (717) 898-9365

www.dmai.com

November 30, 2007

Revised January 18, 2008

Prepared By: _____

Katie Sproule, EIT
Engineering Technician

Checked By: _____

Doug Matthews, PE
Project Engineer

I. PROJECT DESCRIPTION

The project site is located on the east side of Lefever Road, immediately north of the intersection of East Main Street and Lefever Road in Mount Joy Borough, Lancaster County. Proposed improvements to the site include the construction of an approximately 12,432 SF addition to the existing school, improvements to the existing parking area, and related stormwater management facilities. An existing basketball court will be removed and an existing playground area relocated.

II. EXISTING SITE CONDITIONS

An approximately 8,250 $\pm$ SF school, related parking facilities, numerous small sheds, a children's play area and an athletic field exist on the site. Stormwater is managed onsite by an existing detention basin which discharges to an existing stormwater conveyance system under Lefever Road.

III. RUNOFF CALCULATION METHODS AND ASSUMPTIONS

The pre- versus post-development stormwater analysis was performed for the 2, 10, 25 and 100 year frequency storms. Per the Mount Joy Borough Stormwater Ordinance, the pre- vs. post-development analysis for the site utilizes the Modified Rational Method of runoff calculations for the 2, 10, 25 and 100 year frequency storm events. Rainfall values are per said Borough Ordinance. The Borough requirements indicate that the post-development peak flows must be less than or equal to the peak flows leaving the site in the existing condition. Time of concentration paths have been determined and are shown on the attached drainage area maps.

A pre-development drainage area analysis was completed using existing land coverage as scaled from the plans. All areas that are currently impervious were assumed to be impervious, and all areas that are currently grass were assumed to be a good grass condition of hydraulic group C. Two pre-development drainage areas were identified on the site. Pre-Development Area A includes the northern portion of the site and a portion of the existing residential development immediately north of the site, as indicated on the pre-development drainage area map. Pre-Development Area A was further subdivided into detained and undetained areas as shown on the drainage area map. Runoff from the detained drainage area is currently directed to the existing basin located along Lefever Road. The peak flows from the undetained areas were added to the peak flows discharging from the existing basin to determine the total pre-development peak flows for pre-development area A.

Pre-development Area B consists of the southern portion of the site and was found to leave the site undetained. Runoff from Post-Development Area B will continue to leave the site undetained.

Post-Development Area A consists of undetained as well as detained areas. Post-Development Area A1 – Detained is the detained area of the site which will continue to be conveyed to the existing basin (Basin 1). To address the increase in runoff resulting from the increased impervious area on the site a new detention basin, Basin 2, is proposed. Basin 2 will receive the flow from Post-Development Area A2 - Detained, as shown on the post-development drainage area map. Post-Development Area A - Undetained will continue to leave the site as in the pre-development conditions.

The post-development hydrographs were created using the proposed impervious coverage as scaled from the plans. An additional 0.45 acres (19600 SF) of impervious area was included in these calculations to allow for the construction of an access drive from Lefever Road. It was assumed that approximately 0.15 acres (6534 SF) of this area would leave the site undetained. Approximately 0.30 acres (13068 SF) of the area was assumed to reach Basin 1. In addition to the 0.45 acres assumed for the proposed access drive, an additional 0.10 acres (4356 SF) of impervious area was assumed to reach Basin 1. This is to allow for the future construction of additional sidewalks, patios and court yard areas. All disturbed areas not assumed to be impervious were assumed to be a good grass cover. The cover in undisturbed areas was assumed to be unchanged from the pre-development conditions.

IV. DETENTION FACILITIES

Basin 1 will receive runoff from both Post-Development Area A1 and the discharge from Basin 2 which receives runoff from Post-Development Area A2. The basin 2 discharge hydrograph has been combined with the Area A-2 hydrograph to create the overall inflow hydrograph for basin 1. The two detained areas have different times of concentration and therefore a straight combination of the hydrographs may not properly depict the actual inflow hydrograph for basin 1 using the Rational Method. To account for the different times of concentration and to insure that all reasonable scenarios are considered, the basins were analyzed considering two different scenarios. The first scenario assumes a time of concentration for both detained areas of 18.5 minutes, which is the actual time of concentration path for area A-1. The second scenario assumes a time of concentration of 17.2 minutes, which is the actual time of concentration for area A-2. By altering the time of concentration in this fashion, it lines up the peak flows with each other, thereby resulting in the most conservative design. Basin 1 was then analyzed using both scenarios to insure that the peak flow leaving the site was less than the pre-development peak flow for both scenarios. Basin 1 will continue to outlet to the existing stormwater conveyance system located immediately west of the basin. The existing outlet structure has been modified slightly to discharge up to the 100 year event. The existing top of berm and emergency spillway have not been modified. The required one foot of freeboard has not been provided, however the existing conditions have been maintained.

Since Basin 1 discharges to an existing stormwater system, there is a possibility that the function of the basin could be affected by tailwater in the downstream conveyance system. The tail water elevation was assumed to be equal to the top of the downstream pipe to assume a pipe full condition. This elevation is lower than the bottom of basin 1. Therefore it is assumed that there will be no adverse effect on the basin due to tailwater in the downstream conveyance system.

Basin 2 is to be constructed in the southwest corner of the site, as shown on the plans. The proposed basin will include a sediment forebay to provide some water quality treatment. The basin will outlet to Basin 1 through an outlet structure designed to discharge up to the 100 year event. An emergency spillway has been designed to convey the 100 year inflow while providing one foot of freeboard. Dewatering calculations demonstrating that both basins have the ability to dewater in less than 24 hours have been provided.

V. CONVEYANCE FACILITIES

The storm sewers conveyance facilities were extended and designed utilizing the Modified Rational Method and the 100 year frequency storm to assure conveyance to the proper detention facility. Rip-rap aprons (energy dissipaters) were designed for full pipe flow conditions.

VI. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) PLAN

The post construction stormwater management plan does not provide infiltration given the poor site conditions as indicated in the test results provided by Stegman Engineering. In place of the infiltration, water quality measures have been provided including grass-lined swales, a basin forebay and the utilization of a Snout within the inlet and piping system. The intent of these facilities is to remove some of the contaminants, debris and sediment from the runoff prior to discharging from the site.

VII. EROSION & SEDIMENT POLLUTION CONTROL

The Erosion and Sediment Pollution Control Plan and details included as part of the design plan set for this project provide specific information regarding the types of Best Management Practice (BMP) control measures and their application to this project. Control measures such as sediment basins/traps, swale linings, silt sock and inlet sediment catches will be applied. These measures are intended to prevent the transport of sediment offsite. Refer to the Erosion and Sediment Pollution Control Plan and Details for more specific information.

David Miller/ Associates, Inc.

Civil Engineering - Landscape Architecture - Land Planning

Client : Janus School
Project : Janus School
Location: Mount Joy Borough, Lancaster County
Computed Average Weighted "C" Value

Job No.: 06-143.2
File : cvalues 09-28-07.xls
Date : 11/8/07
By : KES

PRE DEVELOPMENT

COVER DESCRIPTION (TYPE, TREATMENT, CONDITION)	SOIL GROUP	SLOPE (%)	C	AREA (AC.)	CA
AREA A - Undetained					
IMPERVIOUS	C	6%	0.93	0.29	0.270
GRASS AREA (GOOD CONDITION)	C	6%	0.22	1.62	0.356
TOTAL				1.91	0.626
TOTAL AVERAGE WEIGHTED "C" VALUE			=	0.328	
AREA A - Detained					
IMPERVIOUS	C	6%	0.93	2.01	1.869
GRASS AREA (GOOD CONDITION)	C	6%	0.22	6.93	1.525
TOTAL				8.94	3.394
TOTAL AVERAGE WEIGHTED "C" VALUE			=	0.380	
AREA B - Undetained					
IMPERVIOUS	C	6%	0.93	0.06	0.056
GRASS AREA (GOOD CONDITION)	C	6%	0.22	3.97	0.873
TOTAL				4.03	0.929
TOTAL AVERAGE WEIGHTED "C" VALUE			=	0.231	
TOTAL SITE AREA			=	14.88	

David Miller/ Associates, Inc.

Civil Engineering - Landscape Architecture - Land Planning

Client : Janus School
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Job No.: 06-143.2
File : cvalues 09-28-07.xls
Date : 11/8/07
By : KES

POST DEVELOPMENT

COVER DESCRIPTION (TYPE, TREATMENT, CONDITION)	SOIL GROUP	SLOPE (%)	C	AREA (AC.)	CA
AREA A - Undetained					
IMPERVIOUS	C	6%	0.93	0.47	0.437
GRASS AREA (GOOD CONDITION)	C	6%	0.22	0.98	0.216
TOTAL				1.45	0.653
TOTAL AVERAGE WEIGHTED "C" VALUE				=	0.450
AREA A1 - Detained					
IMPERVIOUS	C	6%	0.93	2.82	2.623
GRASS AREA (GOOD CONDITION)	C	6%	0.22	4.16	0.915
TOTAL				6.98	3.538
TOTAL AVERAGE WEIGHTED "C" VALUE				=	0.507
AREA A2 - Detained					
IMPERVIOUS	C	6%	0.93	0	0.000
GRASS AREA (GOOD CONDITION)	C	6%	0.22	3.12	0.686
TOTAL				3.12	0.686
TOTAL AVERAGE WEIGHTED "C" VALUE				=	0.220
AREA B - Undetained					
IMPERVIOUS	C	6%	0.93	0.06	0.056
GRASS AREA (GOOD CONDITION)	C	6%	0.22	3.27	0.719
TOTAL				3.33	0.775
TOTAL AVERAGE WEIGHTED "C" VALUE				=	0.233
TOTAL SITE AREA				=	14.88

David Miller/ Associates, Inc.

Civil Engineering - Landscape Architecture - Land Planning

Client : Janus School
Project : Janus School
Location: Mount Joy Borough, Lancaster County

Job No.: 06-143.2
File : stsum 11-07-07.xls
Date : 11/30/07
By : KES

PEAK FLOW SUMMARY

Area A

Event (Year)	Pre-Dev. Runoff Undetained (CFS) (A)	Existing Basin Discharge (CFS) (B)	Allow. Post-Dev Runoff (CFS) (C=A+B)	Overall Reduction (CFS) (D=C-G)
2	1.75	7.11	8.86	0.06
10	2.33	11.03	13.36	2.15
25	2.68	12.90	15.58	3.05
100	3.52	15.48	19.00	0.13

Tc Area 1

Event (Year)	Post-Dev Runoff Undet. (CFS) (E)	Basin Discharge (CFS) (F)	Total Post-Dev Runoff (CFS) (G=E+F)
2	1.81	6.99	8.80
10	2.41	8.80	11.21
25	2.78	9.75	12.53
100	3.65	15.22	18.87

Tc Area 2

Event (Year)	Post-Dev Runoff Undet. (CFS) (E)	Basin 1 Discharge (CFS) (F)	Total Post-Dev Runoff (CFS) (H=G+E+F)
2	1.81	7.05	8.86
10	2.41	8.85	11.26
25	2.78	9.83	12.61
100	3.65	15.31	18.96

David Miller/ Associates, Inc.

Civil Engineering - Landscape Architecture - Land Planning

Client : Janus School
Project : Janus School
Location: Mount Joy Borough, Lancaster County

Job No.: 06-143.2
File : stsum 11-07-07.xls
Date : 11/30/07
By : KES

PEAK FLOW SUMMARY

Area B

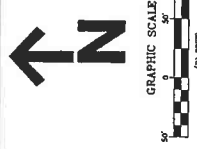
Event (Year)	Pre-Dev. Runoff Undetained (CFS) (A)	Post-Dev Runoff Undet. (CFS) (B)	Overall Reduction (CFS) (C=A-B)
2	2.26	1.86	0.39
10	3.03	2.50	0.53
25	3.50	2.89	0.61
100	4.65	3.84	0.81

FL-DOT Report

Line No	To Line	Type of struc	n - value	Len (ft)	Drainage Area			Time of conc (min)	Time of flow in sect (min)	Inten (l) (in/hr)	Total CA	Add		Inlet elev (ft)	Elev of HGL			Rise Span	HGL Pipe	Actual		Line description			
					C1 = 0.93 C2 = 0.22 C3 = 0.93	Incre- ment (ac)	Sub- total (ac)					Sum CA	Total flow		Q (cfs)	Up (ft)	Down (ft)			Fall (ft)	Size (in)		Slope (%)	Vel (ft/s)	Cap (cfs)
1	End	Grate	0.013	22	0.40 0.00 0.00	0.90 1.44 0.00	0.83 0.32 0.00	7.05	0.05	7.60	1.15	0.00 8.75	349.10	344.73 343.50 342.25	344.33 342.75 341.50	0.40	15 15 Cir	1.84 3.41	7.13 9.72	8.75 11.92	EW 3 to 4				
2	1	Grate	0.013	194	0.36 0.12 0.00	0.50 1.44 0.00	0.46 0.32 0.00	6.54	0.51	7.74	0.78	0.00 6.03	354.25	349.23 349.50 348.25	345.09 345.50 344.25	4.14	15 15 Cir	2.14 2.06	6.35 7.56	6.03 9.27	4 to 5				
3	2	Grate	0.013	88	0.03 0.47 0.00	0.14 1.33 0.00	0.13 0.29 0.00	6.13	0.41	7.85	0.42	0.00 3.31	353.70	350.98 351.50 350.25	350.04 349.50 348.25	0.94	15 15 Cir	1.07 2.27	3.58 7.93	3.31 9.73	5 to 6				
4	3	Grate	0.013	145	0.01 0.30 0.00	0.11 0.86 0.00	0.10 0.19 0.00	5.31	0.81	8.09	0.29	0.00 2.36	353.85	351.97 352.60 351.35	351.39 351.50 350.25	0.57	15 15 Cir	0.40 0.76	2.97 4.58	2.36 5.62	6 to 7				
5	4	Grate	0.013	78	0.10 0.56 0.00	0.10 0.56 0.00	0.09 0.12 0.00	5.00	0.31	8.18	0.22	0.00 1.78	354.56	353.44 353.87 352.87	352.27 352.76 351.76	1.17	12 12 Cir	1.50 1.42	4.16 5.41	1.78 4.25	7 to 8				
6	End	Grate	0.013	131	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	5.64	0.70	7.99	0.12	0.00 0.97	353.14	350.19 350.77 349.77	344.53 345.11 344.11	5.66	12 12 Cir	4.32 4.32	3.10 9.43	0.97 7.40	Basin to MH 1				
7	6	MH	0.013	61	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	5.24	0.40	8.11	0.12	0.00 0.98	353.48	350.49 351.07 350.07	350.36 350.77 349.77	0.13	12 12 Cir	0.22 0.49	2.55 3.18	0.98 2.50	MH 1 to MH 2				
8	7	MH	0.013	37	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	5.00	0.24	8.18	0.12	0.00 0.99	353.81	351.05 351.63 350.63	350.67 351.07 350.07	0.38	12 12 Cir	1.04 1.51	2.58 5.58	0.99 4.38	MH 2 to MH 3				

NOTES: Intensity = 84.09 / (Inlet time + 15.40) ^ 0.77 (in/hr)

Project File: 12-18-07.stm



SOILS LEGEND
 H&A H&B H&C
 H&D H&E H&F
 H&G H&H H&I
 H&J H&K H&L
 H&M H&N H&O
 H&P H&Q H&R
 H&S H&T H&U
 H&V H&W H&X
 H&Y H&Z

LEGEND
 DRAINAGE AREA BOUNDARY
 DRAINAGE AREA LABEL
 TO PATH
 TO SECTION LABEL
 SOILS SYMBOL
 SOILS BOUNDARY
 MUNICIPAL BOUNDARY
 DETAINED
 DUB2

DM/A CIVIL ENGINEERS / SURVEYORS 205 LEEVER ROAD MOUNT JOY, PA 17552 (717) 858-0025		THE JANUS SCHOOL MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA		POST DEVELOPMENT DRAINAGE AREA MAP	
PROJECT NUMBER SHEET NO. DATE DRAWN BY CHECKED BY SCALE PROJECT LOCATION PROJECT OWNER		PLANS SUBJECT TO APPROVAL - NOT INTENDED FOR BID OR CONSTRUCTION PURPOSES			

Worksheet 1. General Site Information

INSTRUCTIONS: Fill out Worksheet 1 for each watershed

Date: December 6, 2007

Project Name: The Janus School

Municipality: Mount Joy Borough

County: Lancaster

Total Area (acres): 38.0

Major River Basin: Susquehanna

<http://www.dep.state.pa.us/river/Maps/PAbasins.htm>

Watershed:

Sub-Basin:

Nearest Surface Water(s) to Receive Runoff: Little Chickies Creek

Chapter 93 – Designated Water Use: TSF

<http://www.pacode.com/secure/data/025/chapter93/chap93toc.html>

Impaired according to Chapter 303(d) List?

Yes ☒ No ☐

<http://www.depweb.state.pa.us/watersupply/cwp/view.asp?a=1261&q=480056>

List Causes of Impairment: Siltation and nutrients.

Is project subject to, or part of:

Municipal Separate Storm Sewer System (MS4) Requirements?

Yes ☒ No ☐

<http://www.depweb.state.pa.us/watershedmgmt/cwp/view.asp?a=1437&q=519543&watershedmgmtNav=>

Existing or planned drinking water supply?

Yes ☐ No ☒

If yes, distance from proposed discharge (miles):

Approved Act 167 Plan?

Yes ☐ No ☒

<http://www.depweb.state.pa.us/watershedmgmt/cwp/view.asp?a=1437&q=519879>

Existing River Conservation Plan?

Yes ☐ No ☒

<http://www.dcnr.state.pa.us/brc/rivers/riversconservation/registry/>

Worksheet 2. Sensitive Natural Resources

INSTRUCTIONS

1. Provide Sensitive Resources Map according to non-structural BMP 5.4.1 in Chapter 5. This map should identify wetlands, woodlands, natural drainage ways, steep slopes, and other sensitive natural areas.

2. Summarize the existing extent of each sensitive resource in the Existing Sensitive Resources Table (below, using Acres). If none present, insert 0.

3. Summarize Total Protected Area as defined under BMPs in Chapter 5.

4. Do not count any area twice. For example, an area that is both a floodplain and a wetland may only be considered once.

EXISTING NATURAL SENSITIVE RESOURCE	MAPPED? Yes/no/n/a	TOTAL AREA (Ac.)	PROTECTED AREA (Ac.)
Waterbodies	n/a		
Floodplains	n/a		
Riparian Areas	n/a		
Wetlands	n/a		
Woodlands	n/a		
Natural Drainage Ways	n/a		
Steep Slopes, 15% - 25%	n/a		
Steep Slopes, over 25%	n/a		
Other:			
Other:			
TOTAL EXISTING:	n/a		

Worksheet 3. Nonstructural BMP Credits**PROTECTED AREA**

1.1 Area of Protected Sensitive/Special Value Features (see WS 2) 0 ____ Ac.

1.2 Area of Riparian Forest Buffer Protection 0 ____ Ac.

3.1 Area of Minimum Disturbance/Reduced Grading 0 ____ Ac

TOTAL 0 ____ Ac

Site Area	Minus	Protected Area	=	Stormwater Management Area
	-		=	
This is the area that requires stormwater management ↗				

VOLUME CREDITS**3.1 Minimum Soil Compaction**Lawn 0 ____ ft² x 1/4" x 1/12 = 0 ____ ft³Meadow 0 ____ ft² x 1/3" x 1/12 = 0 ____ ft³**3.3 Protect Existing Trees***For Trees within 100 feet of impervious area:*Tree Canopy 0 ____ ft² x 1/2" x 1/12 = 0 ____ ft³**5.1 Disconnect Roof Leaders to Vegetated Areas***For runoff directed to areas protected under 5.8.1 and 5.8.2*Roof Area 0 ____ ft² x 1/3" x 1/12 = 0 ____ ft³*For all other disconnected roof areas*Roof Area 0 ____ ft² x 1/4" x 1/12 = 0 ____ ft³**5.2 Disconnect Non-Roof impervious to Vegetated Areas***For Runoff directed to areas protected under 5.8.1 and 5.8.2*Impervious Area 0 ____ ft² x 1/3" x 1/12 = 0 ____ ft³*For all other disconnected roof areas*Impervious Area 0 ____ ft² x 1/4" x 1/12 = 0 ____ ft³**TOTAL NON-STRUCTURAL VOLUME CREDIT***

0 ____ ft

*For use on Worksheet 5

Worksheet 4. Change in Runoff Volume for 2-YR Storm Event

PROJECT: The Janus School
 Drainage Area: 14.88
 2-Year Rainfall: 3.1 in

Total Site Area: 38.02 acres
 Protected Site Area: _____ acres
 Managed Area: _____ acres

Existing Conditions:

Cover Type/Condition	Soil Type	Area (sf)	Area (ac)	CN	S	la (0.2*S)	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Woodland	n/a							
Meadow	C	545371	12.52	59	6.95	1.39	0.338	15350
Impervious	C	102802	2.36	98	0.20	0.02	2.868	24568
TOTAL:		648173	14.88					39918

Developed Conditions

Cover Type/Condition	Soil Type	Area (sf)	Area (ac)	CN	S	la (0.2*S)	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
Grass	C	502247	11.53	59	6.95	1.39	0.338	14136
Impervious	C	145926	3.35	98	0.20	0.04	2.868	34875
TOTAL:		648173	14.88					49011

2-Year Volume Increase (ft³): 9093

2-Year Volume Increase = Developed Conditions Runoff Volume – Existing Conditions Runoff Volume

- Runoff (in) = $Q = (P - 0.2S)^2 / (P + 0.8S)$ where
 $P = 2\text{-Year Rainfall (in)}$
 $S = (1000 / CN) - 10$
- Runoff Volume (CF) = $Q \times \text{Area} \times 1/12$
 $Q = \text{Runoff (in)}$
 $\text{Area} = \text{Land use area (sq. ft)}$

Note: Runoff Volume must be calculated for EACH land use type/condition and HSGI. The use of a weighted CN value for volume calculations is not acceptable.

Worksheet 5. Structural BMP Volume Credits

PROJECT: The Janus School
 SUB-BASIN: Area A

Required Control Volume (ft³) – from Worksheet 4: 9093
 Non-structural Volume Credit (ft³) – from Worksheet 3: - 0

Structural Volume Reqmt (ft³) 9093
 (Required Control Volume minus Non-structural Credit)

Proposed BMP		Area (ft ²)	Storage Volume (ft ³)
6.4.1	Porous Pavement		
6.4.2	Infiltration Basin		
6.4.3	Infiltration Bed		
6.4.4	Infiltration Trench		
6.4.5	Rain Garden/Bioretentation		
6.4.6	Dry Well / Seepage Pit		
6.4.7	Constructed Filter		
6.4.8	Vegetated Swale	115,434	0
6.4.9	Vegetated Filter Strip		
6.4.10	Berm		
6.5.1	Vegetated Roof		
6.5.2	Capture and Re-use		
6.6.1	Constructed Wetlands		
6.6.2	Wet Pond / Retention Basin		
6.6.3	Dry Extended Detention Basin		
6.6.4	Water Quality Filters	50,094	0
6.7.1	Riparian Buffer Restoration		
6.7.2	Landscape Restoration / Reforestation		
6.7.3	Soil Amendment		
6.8.1	Level Spreader		
6.8.2	Special Storage Areas		
Other			

Total Structural Volume (ft³): 0
 Structural Volume Requirement (ft³): 9093
 DIFFERENCE -9093



DM/A

DAVID MILLER/ASSOCIATES, INC.

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Date 12/07/07

Sheet _____ of _____

Job Number 06-143,2

Project The bonus School

NPDES - Worksheet 13

Disturbed Area to Vegetated Swale:

total area = 0.49 acres

impervious area = 0 acres

grass area = 0.49 acres

Disturbed Area to water quality filter:

total area = $0.242 + 0.470 + 0.309 + 0.127 + 0.500 = 1.948$ acres

impervious area = 0.795 acres

roof area = $0.19 + 0.029 = 0.219$ acres

Parking area = $0.401 + 0.03 + 0.01 = 0.441$ acres

playground = 0.125

grass area = $1.948 - 0.795 = 1.153$ acres

Total Disturbed Area:

total area = 4.97 acres

impervious area = 1.27 acres

proposed addition = 0.29 acres

play area = 0.14 acres

parking = $7.02 \text{ in}^2 = 0.40$ acres

wood shed = 0.01 acres

patios = 0.10

future access drive = 0.30 acres

grass area = $4.97 \text{ acres} - 1.27 \text{ acres} = 3.70$ acres

roof = 0.30 acres

access drive =

play area = 0.14 acres

parking area = 0.40 acres

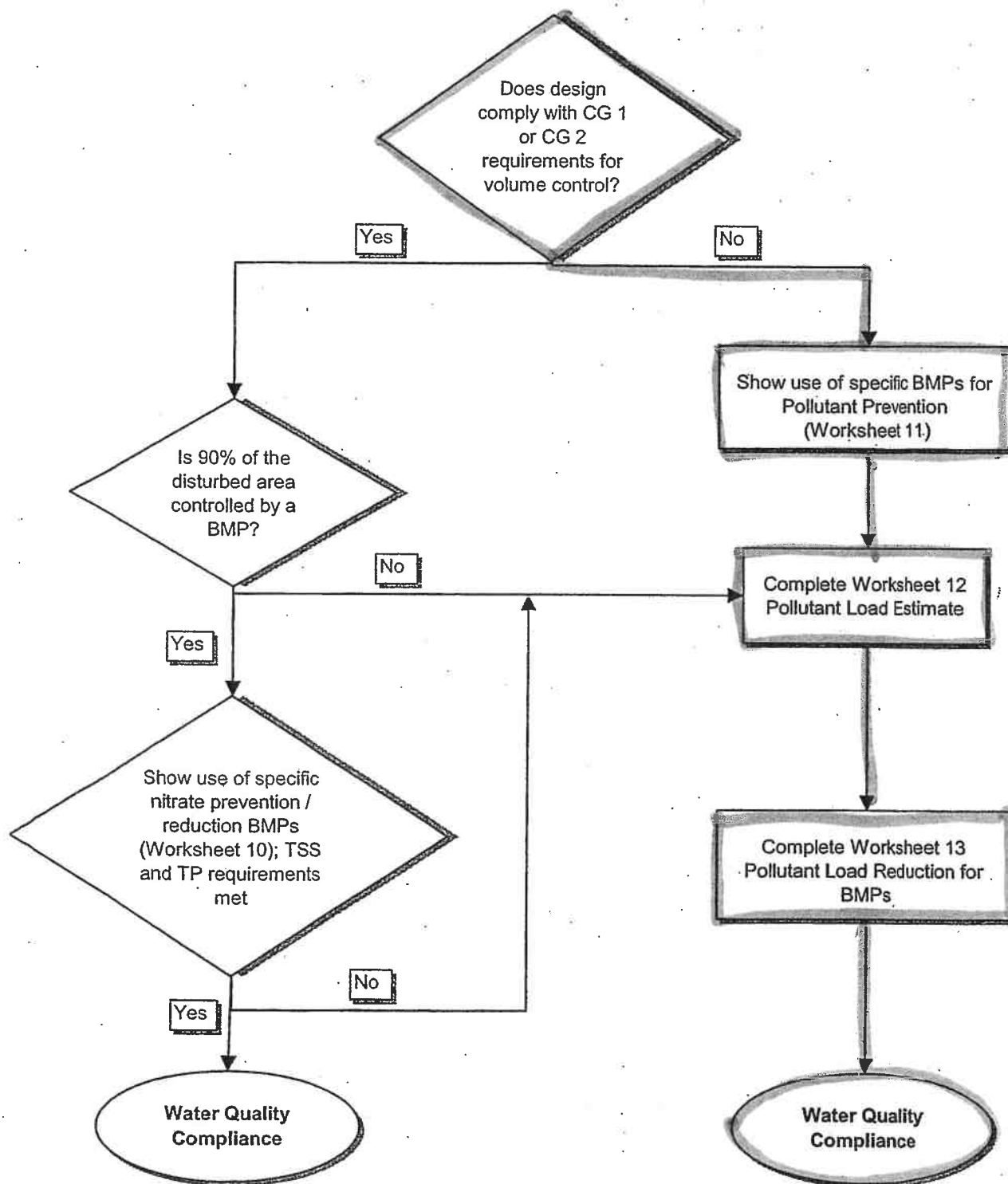
Area to only Bio-retention Facilities:

total area = $4.97 - 1.95 - 0.49 - 0.61 = 1.92$ acres

impervious area = 0.13 acres

grass area = $1.92 - 0.13 = 1.79$ acres

Flow Chart D Water Quality Process



WORKSHEET 11. BMPs FOR POLLUTION PREVENTION

Does the site design incorporate the following BMPs to address nitrate pollution? A summary "yes" rating is achieved if at least 2 BMPs are provided across the site. "Provided across the site" is taken to mean that the specifications for that BMP set forward in Chapters 5 and 6 are satisfied.

BMPs FOR POLLUTANT PREVENTION:

	YES	NO
NS BMP 5.4.1 - Protect Sensitive / Special Value Features	☐	☒
NS BMP 5.4.2 - Protect / Conserve / Enhance Riparian Buffers	☐	☒
NS BMP 5.4.3 - Protect / Utilize Natural Flow Pathways in Overall Stormwater Planning and Design	☐	☒
NS BMP 5.5.1 - Cluster Uses at Each Site; Build on the Smallest Area Possible	☒	☐
NS BMP 5.6.1 - Minimize Total Disturbed Area - Grading	☐	☒
NS BMP 5.6.2 - Minimize Soil Compaction in Disturbed Areas	☐	☒
NS BMP 5.6.3 - Re-Vegetate / Re-Forest Disturbed Areas (Native Species)	☒	☐
NS BMP 5.7.1 - Reduce Street Imperviousness	☐	☒
NS BMP 5.7.2 - Reduce Parking Imperviousness	☐	☒
NS BMP 5.8.1 - Rooftop Disconnection	☐	☒
NS BMP 5.8.2 - Disconnection from Storm Sewers	☐	☒
NS BMP 5.9.1 - Street Sweeping	☐	☒
Structural BMP 6.7.1 - Riparian Buffer Restoration	☐	☒
Structural BMP 6.7.2 - Landscape Restoration	☐	☒
Structural BMP 6.7.3 - Soils Amendment and Restoration	☐	☒

WORKSHEET 12. WATER QUALITY ANALYSIS OF POLLUTANT LOADING FROM ALL DISTURBED AREAS

TOTAL SITE AREA (AC)	
TOTAL DISTURBED AREA (AC)	4.97
DISTURBED AREA CONTROLLED BY BMPs (AC)	4.64

TOTAL DISTURBED AREAS:

	LAND COVER CLASSIFICATION	POLLUTANT			COVER (Acres)	RUNOFF VOLUME (AF)	POLLUTANT LOAD		
		TSS EMC (mg/l)	TP EMC (mg/l)	Nitrate-Nitrite EMC (mg/l as N)			TSS* (LBS)	TP** (LBS)	NO ₃ (LBS)
Pervious Surfaces	Forest	39	0.15	0.17					
	Meadow	47	0.19	0.3					
	Fertilized Planting Area	55	1.34	0.73					
	Native Planting Area	55	0.40	0.33					
	Lawn, Low-Input	180	0.40	0.44	3.482	0.29	140.94	0.31	0.34
	Lawn, High-Input	180	2.22	1.46					
	Golf Course Fairway/Green	305	1.07	1.84					
	Grassed Athletic Field	200	1.07	1.01					
Impervious Surfaces	Rooftop	21	0.13	0.32	0.334	0.08	4.448	0.03	0.07
	High Traffic Street / Highway	261	0.40	0.83					
	Medium Traffic Street	113	0.33	0.58					
	Low Traffic / Residential Street	86	0.36	0.47					
	Res. Driveway, Play Courts, etc.	60	0.46	0.47	0.381	0.09	14.74	0.11	0.12
	High Traffic Parking Lot	120	0.39	0.60					
	Low Traffic Parking Lot	58	0.15	0.39	0.773	0.19	28.97	0.07	0.19
TOTAL LOAD							189.13	0.53	0.72
REQUIRED REDUCTION (%)							85%	85%	50%
REQUIRED REDUCTION (LBS)							160.76	0.45	0.36

* Pollutant Load = [EMC, mg/l] X [Volume, AF] X [2.7, Unit Conversion]

** TSS and TP calculations only required for projects not meeting CG1/CG2 or not controlling less than 90% of the disturbed area

WORKSHEET 13. POLLUTANT REDUCTION THROUGH BMP APPLICATIONS*

* FILL THIS WORKSHEET OUT FOR EACH BMP TYPE WITH DIFFERENT POLLUTANT REMOVAL EFFICIENCIES. SUM POLLUTANT REDUCTION ACHIEVED FOR ALL BMP TYPES ON FINAL SHEET.

BMP TYPE:

Area 1 - vegetated swale
- constructed wetland

DISTURBED AREA CONTROLLED BY THIS BMP TYPE (AC)	0.528
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DISTURBED AREAS CONTROLLED BY THIS BMP TYPE:

	LAND COVER CLASSIFICATION	POLLUTANT			COVER (Acres)	RUNOFF VOLUME (AF)	POLLUTANT LOAD**		
		TSS EMC (mg/l)	TP EMC (mg/l)	Nitrate-Nitrite EMC (mg/l as N)			TSS*** (LBS)	TP*** (LBS)	NO ₃ (LBS)
Pervious Surfaces	Forest	39	0.15	0.17					
	Meadow	47	0.19	0.3					
	Fertilized Planting Area	55	1.34	0.73					
	Native Planting Area	55	0.40	0.33					
	Lawn, Low-Input	180	0.40	0.44	0.582	0.043	20.90	0.05	0.05
	Lawn, High-Input	180	2.22	1.46					
	Golf Course Fairway/Green	305	1.07	1.84					
Impervious Surfaces	Grassed Athletic Field	200	1.07	1.01					
	Rooftop	21	0.13	0.32					
	High Traffic Street / Highway	261	0.40	0.83					
	Medium Traffic Street	113	0.33	0.58					
	Low Traffic / Residential Street	86	0.36	0.47					
	Res. Driveway, Play Courts, etc.	60	0.46	0.47					
	High Traffic Parking Lot	120	0.39	0.60					
	Low Traffic Parking Lot	58	0.15	0.39					
TOTAL LOAD TO THIS BMP TYPE							20.90	0.05	0.05
POLLUTANT REMOVAL EFFICIENCIES FROM TABLE 9-3 (%)							93	93	44
POLLUTANT REDUCTION ACHIEVED BY THIS BMP TYPE (LBS)							19.33	0.04	0.02

POLLUTANT REDUCTION ACHIEVED BY ALL BMP TYPES (LBS)	152.73	0.44	0.26
REQUIRED REDUCTION FROM WS12 (LBS)	160.76	0.45	0.36

** Pollutant Load = [EMC, mg/l] X [Volume, AF] X [2.7, Unit Conversion]

*** TSS and TP calculations only required for projects not meeting CG1/CG2 or not controlling less than 90% of the disturbed area

WORKSHEET 13. POLLUTANT REDUCTION THROUGH BMP APPLICATIONS*

* FILL THIS WORKSHEET OUT FOR EACH BMP TYPE WITH DIFFERENT POLLUTANT REMOVAL EFFICIENCIES. SUM POLLUTANT REDUCTION ACHIEVED FOR ALL BMP TYPES ON FINAL SHEET.

BMP TYPE:

Area 2 - constructed wetland

DISTURBED AREA CONTROLLED BY THIS BMP TYPE (AC)

0.676

DISTURBED AREAS CONTROLLED BY THIS BMP TYPE:

	LAND COVER CLASSIFICATION	POLLUTANT			COVER (Acres)	RUNOFF VOLUME (AF)	POLLUTANT LOAD**		
		TSS EMC (mg/l)	TP EMC (mg/l)	Nitrate-Nitrite EMC (mg/l as N)			TSS*** (LBS)	TP*** (LBS)	NO ₃ (LBS)
Pervious Surfaces	Forest	39	0.15	0.17					
	Meadow	47	0.19	0.3					
	Fertilized Planting Area	55	1.34	0.73					
	Native Planting Area	55	0.40	0.33					
	Lawn, Low-Input	180	0.40	0.44	0.676	0.035	26.73	0.06	0.07
	Lawn, High-Input	180	2.22	1.46					
	Golf Course Fairway/Green	305	1.07	1.84					
	Grassed Athletic Field	200	1.07	1.01					
Impervious Surfaces	Rooftop	21	0.13	0.32					
	High Traffic Street / Highway	261	0.40	0.83					
	Medium Traffic Street	113	0.33	0.58					
	Low Traffic / Residential Street	86	0.36	0.47					
	Res. Driveway, Play Courts, etc.	60	0.46	0.47					
	High Traffic Parking Lot	120	0.39	0.60					
	Low Traffic Parking Lot	58	0.15	0.39					
TOTAL LOAD TO THIS BMP TYPE							26.73	0.06	0.07
POLLUTANT REMOVAL EFFICIENCIES FROM TABLE 9-3 (%)							85	85	30
POLLUTANT REDUCTION ACHIEVED BY THIS BMP TYPE (LBS)							22.72	0.05	0.02

POLLUTANT REDUCTION ACHIEVED BY ALL BMP TYPES (LBS)

152.73 0.44 0.26

REQUIRED REDUCTION FROM WS12 (LBS)

160.76 0.45 0.36

** Pollutant Load = [EMC, mg/l] X [Volume, AF] X [2.7, Unit Conversion]

*** TSS and TP calculations only required for projects not meeting CG1/CG2 or not controlling less than 90% of the disturbed area

WORKSHEET 13. POLLUTANT REDUCTION THROUGH BMP APPLICATIONS*

* FILL THIS WORKSHEET OUT FOR EACH BMP TYPE WITH DIFFERENT POLLUTANT REMOVAL EFFICIENCIES. SUM POLLUTANT REDUCTION ACHIEVED FOR ALL BMP TYPES ON FINAL SHEET.

BMP TYPE:

Area 3 - no BMPs

DISTURBED AREA CONTROLLED BY THIS BMP TYPE (AC)

0.310

DISTURBED AREAS CONTROLLED BY THIS BMP TYPE:

	LAND COVER CLASSIFICATION	POLLUTANT			COVER (Acres)	RUNOFF VOLUME (AF)	POLLUTANT LOAD**		
		TSS EMC (mg/l)	TP EMC (mg/l)	Nitrate-Nitrite EMC (mg/l as N)			TSS*** (LBS)	TP*** (LBS)	NO ₃ (LBS)
Pervious Surfaces	Forest	39	0.15	0.17					
	Meadow	47	0.19	0.3					
	Fertilized Planting Area	55	1.34	0.73					
	Native Planting Area	55	0.40	0.33					
	Lawn, Low-Input	180	0.40	0.44	0.329	0.034	16.52	0.04	0.04
	Lawn, High-Input	180	2.22	1.46					
	Golf Course Fairway/Green	305	1.07	1.84					
Impervious Surfaces	Grassed Athletic Field	200	1.07	1.01					
	Rooftop	21	0.13	0.32					
	High Traffic Street / Highway	261	0.40	0.83					
	Medium Traffic Street	113	0.33	0.58					
	Low Traffic / Residential Street	86	0.36	0.47					
	Res. Driveway, Play Courts, etc.	60	0.46	0.47					
	High Traffic Parking Lot	120	0.39	0.60					
	Low Traffic Parking Lot	58	0.15	0.39	0.061	0.015	2.35	0.01	0.02
TOTAL LOAD TO THIS BMP TYPE							18.87	0.04	0.06
POLLUTANT REMOVAL EFFICIENCIES FROM TABLE 9-3 (%)							0	0	0
POLLUTANT REDUCTION ACHIEVED BY THIS BMP TYPE (LBS)							0	0	0

POLLUTANT REDUCTION ACHIEVED BY ALL BMP TYPES (LBS)

REQUIRED REDUCTION FROM WS12 (LBS)

152.73	0.44	0.26
160.76	0.45	0.36

** Pollutant Load = [EMC, mg/l] X [Volume, AF] X [2.7, Unit Conversion]

*** TSS and TP calculations only required for projects not meeting CG1/CG2 or not controlling less than 90% of the disturbed area

WORKSHEET 13. POLLUTANT REDUCTION THROUGH BMP APPLICATIONS*

* FILL THIS WORKSHEET OUT FOR EACH BMP TYPE WITH DIFFERENT POLLUTANT REMOVAL EFFICIENCIES. SUM POLLUTANT REDUCTION ACHIEVED FOR ALL BMP TYPES ON FINAL SHEET.

BMP TYPE:

Area 4 - Constructed Wetland

DISTURBED AREA CONTROLLED BY THIS BMP TYPE (AC)

0.285

DISTURBED AREAS CONTROLLED BY THIS BMP TYPE:

	LAND COVER CLASSIFICATION	POLLUTANT			COVER (Acres)	RUNOFF VOLUME (AF)	POLLUTANT LOAD**		
		TSS EMC (mg/l)	TP EMC (mg/l)	Nitrate-Nitrite EMC (mg/l as N)			TSS*** (LBS)	TP*** (LBS)	NO ₃ (LBS)
Pervious Surfaces	Forest	39	0.15	0.17					
	Meadow	47	0.19	0.3					
	Fertilized Planting Area	55	1.34	0.73					
	Native Planting Area	55	0.40	0.33					
	Lawn, Low-Input	180	0.40	0.44	0.041	0.003	1.46	0.01	0.01
	Lawn, High-Input	180	2.22	1.46					
	Golf Course Fairway/Green	305	1.07	1.84					
	Grassed Athletic Field	200	1.07	1.01					
Impervious Surfaces	Rooftop	21	0.13	0.32	0.069	0.016	0.91	0.01	0.01
	High Traffic Street / Highway	261	0.40	0.83					
	Medium Traffic Street	113	0.33	0.58					
	Low Traffic / Residential Street	86	0.36	0.47					
	Res. Driveway, Play Courts, etc.	60	0.46	0.47	0.060	0.014	2.77	0.02	0.02
	High Traffic Parking Lot	120	0.39	0.60					
	Low Traffic Parking Lot	58	0.15	0.39	0.115	0.027	4.23	0.01	0.02
TOTAL LOAD TO THIS BMP TYPE							8.86	0.04	0.06
POLLUTANT REMOVAL EFFICIENCIES FROM TABLE 9-3 (%)							85	85	30
POLLUTANT REDUCTION ACHIEVED BY THIS BMP TYPE (LBS)							7.53	0.03	0.02

POLLUTANT REDUCTION ACHIEVED BY ALL BMP TYPES (LBS)

152.83 0.44 0.26

REQUIRED REDUCTION FROM WS12 (LBS)

160.76 0.45 0.36

** Pollutant Load = [EMC, mg/l] X [Volume, AF] X [2.7, Unit Conversion]

*** TSS and TP calculations only required for projects not meeting CG1/CG2 or not controlling less than 90% of the disturbed area

WORKSHEET 13. POLLUTANT REDUCTION THROUGH BMP APPLICATIONS*

* FILL THIS WORKSHEET OUT FOR EACH BMP TYPE WITH DIFFERENT POLLUTANT REMOVAL EFFICIENCIES. SUM POLLUTANT REDUCTION ACHIEVED FOR ALL BMP TYPES ON FINAL SHEET.

BMP TYPE:

Area 5 - water quality filter
- constructed wetland

DISTURBED AREA CONTROLLED BY THIS BMP TYPE (AC)	2.019
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DISTURBED AREAS CONTROLLED BY THIS BMP TYPE:

	LAND COVER CLASSIFICATION	POLLUTANT			COVER (Acres)	RUNOFF VOLUME (AF)	POLLUTANT LOAD**		
		TSS EMC (mg/l)	TP EMC (mg/l)	Nitrate-Nitrite EMC (mg/l as N)			TSS*** (LBS)	TP*** (LBS)	NO ₃ (LBS)
Pervious Surfaces	Forest	39	0.15	0.17					
	Meadow	47	0.19	0.3					
	Fertilized Planting Area	55	1.34	0.73					
	Native Planting Area	55	0.40	0.33					
	Lawn, Low-Input	180	0.40	0.44	0.936	0.076	30.94	0.08	0.09
	Lawn, High-Input	180	2.22	1.46					
	Golf Course Fairway/Green	305	1.07	1.84					
	Grassed Athletic Field	200	1.07	1.01					
Impervious Surfaces	Rooftop	21	0.13	0.32	0.265	0.063	3.57	0.02	0.05
	High Traffic Street / Highway	261	0.40	0.83					
	Medium Traffic Street	113	0.33	0.58					
	Low Traffic / Residential Street	86	0.36	0.47					
	Res. Driveway, Play Courts, etc.	60	0.46	0.47	0.321	0.097	12.47	0.10	0.10
	High Traffic Parking Lot	120	0.39	0.60					
	Low Traffic Parking Lot	58	0.15	0.39	0.497	0.119	18.64	0.05	0.13
TOTAL LOAD TO THIS BMP TYPE							71.62	0.25	0.37
POLLUTANT REMOVAL EFFICIENCIES FROM TABLE 9-3 (%)							94	93	44
POLLUTANT REDUCTION ACHIEVED BY THIS BMP TYPE (LBS)							67.32	0.23	0.16

POLLUTANT REDUCTION ACHIEVED BY ALL BMP TYPES (LBS)

REQUIRED REDUCTION FROM WS12 (LBS)

152.73	0.44	0.26
160.76	0.45	0.36

** Pollutant Load = [EMC, mg/l] X [Volume, AF] X [2.7, Unit Conversion]

*** TSS and TP calculations only required for projects not meeting CG1/CG2 or not controlling less than 90% of the disturbed area

WORKSHEET 13. POLLUTANT REDUCTION THROUGH BMP APPLICATIONS*

* FILL THIS WORKSHEET OUT FOR EACH BMP TYPE WITH DIFFERENT POLLUTANT REMOVAL EFFICIENCIES. SUM POLLUTANT REDUCTION ACHIEVED FOR ALL BMP TYPES ON FINAL SHEET.

BMP TYPE: Area 6 - Constructed wetland

DISTURBED AREA CONTROLLED BY THIS BMP TYPE (AC)	1.072
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DISTURBED AREAS CONTROLLED BY THIS BMP TYPE:

	LAND COVER CLASSIFICATION	POLLUTANT			COVER (Acres)	RUNOFF VOLUME (AF)	POLLUTANT LOAD**		
		TSS EMC (mg/l)	TP EMC (mg/l)	Nitrate-Nitrite EMC (mg/l as N)			TSS*** (LBS)	TP*** (LBS)	NO ₃ (LBS)
Pervious Surfaces	Forest	39	0.15	0.17					
	Meadow	47	0.19	0.3					
	Fertilized Planting Area	55	1.34	0.73					
	Native Planting Area	55	0.40	0.33					
	Lawn, Low-Input	180	0.40	0.44	0.972	0.079	38.39	0.09	0.09
	Lawn, High-Input	180	2.22	1.46					
	Golf Course Fairway/Green	305	1.07	1.84					
	Grassed Athletic Field	200	1.07	1.01					
Impervious Surfaces	Rooftop	21	0.13	0.32					
	High Traffic Street / Highway	261	0.40	0.83					
	Medium Traffic Street	113	0.33	0.58					
	Low Traffic / Residential Street	86	0.36	0.47					
	Res. Driveway, Play Courts, etc.	60	0.46	0.47					
	High Traffic Parking Lot	120	0.39	0.60					
	Low Traffic Parking Lot	58	0.15	0.39	0.100	0.024	3.76	0.01	0.03
TOTAL LOAD TO THIS BMP TYPE							42.15	0.10	0.12
POLLUTANT REMOVAL EFFICIENCIES FROM TABLE 9-3 (%)							55	85	30
POLLUTANT REDUCTION ACHIEVED BY THIS BMP TYPE (LBS)							35.83	0.08	0.04

POLLUTANT REDUCTION ACHIEVED BY ALL BMP TYPES (LBS)	152.73	0.44	0.26
REQUIRED REDUCTION FROM WS12 (LBS)	160.76	0.45	0.36

** Pollutant Load = [EMC, mg/l] X [Volume, AF] X [2.7, Unit Conversion]

*** TSS and TP calculations only required for projects not meeting CG1/CG2 or not controlling less than 90% of the disturbed area

CERTIFICATES

CERTIFICATION OF ACCURACY SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 240 SUBDIVISION AND LAND DEVELOPMENT.

CERTIFICATION OF ACCURACY PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 240 SUBDIVISION AND LAND DEVELOPMENT.

CERTIFICATE OF PROFESSIONAL GEOLOGIST

I, _____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE/ARE NOT (circle one) UNDERLAIN BY CARBONATE GEOLOGY.

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAPTER 240 SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 226, STORMWATER MANAGEMENT.

MOUNT JOY BOROUGH AUTHORITY PLAN APPROVAL CERTIFICATE

THE MOUNT JOY BOROUGH AUTHORITY HAS REVIEWED AND APPROVED THIS PLAN BASED UPON ITS CONFORMITY WITH THE AUTHORITY'S SPECIFICATIONS.

PLANNING COMMISSION FINAL PLAN REVIEW CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE MOUNT JOY BOROUGH PLANNING COMMISSION REVIEWED THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 240, SUBDIVISION AND LAND DEVELOPMENT.

BOROUGH COUNCIL FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON _____, 20____, THE MOUNT JOY BOROUGH COUNCIL APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COUNCIL, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 240, SUBDIVISION AND LAND DEVELOPMENT.

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _____, 20____, AS REQUIRED BY PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1960, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

LANDOWNER STORMWATER ACKNOWLEDGMENT

THE LANDOWNER HEREBY ACKNOWLEDGES THE STORMWATER MANAGEMENT FACILITIES PROPOSED WITHIN THE PROJECT TO BE DESCRIBED HEREON THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE BOROUGH.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION (LLC)

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____, A PENNSYLVANIA LIMITED LIABILITY COMPANY (LLC), WHO BEING DULY SHOWN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE LLC, THAT THE PLAN IS THE ACT AND DEED OF THE LLC, THAT THE LLC DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE LLC FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

NOTARY PUBLIC

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR JANUS SCHOOL BUILDING RENOVATIONS MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

NOTES

GENERAL DESIGN NOTES:

- THE PURPOSE OF THIS PLAN IS TO OBTAIN LAND DEVELOPMENT APPROVAL FOR A BUILDING ADDITION AND SIDEWALK REVISIONS AT THE MAIN ENTRANCE OF THE BUILDING.
- THE EXISTING AND PROPOSED USE OF THE PROPERTY IS INSTITUTIONAL PRIVATE SCHOOL.
- BOUNDARY SURVEY PREPARED BY DAVID MILLER/ASSOCIATES, INC. 1706 CENTERVILLE ROAD, LANCASTER, PA 17601 COMPLETED ON MAY 31, 2007. TOPOGRAPHY FOR THE REST OF THE PROPERTY WAS OBTAINED BY PHOTOGRAPHIC MAPPING METHODS. AERIAL PHOTOGRAPHY FROM MARCH 30, 2007, FOR 1"=50' SCALE ACCURACY AND 1' CONTOUR INTERVAL. MAPPING PERFORMED BY BUCHART HORN, INC. AND HAS BEEN CONFERRED TO MEET NATIONAL MAP ACCURACY STANDARDS. THIS INFORMATION HAS TAKEN FROM A PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR JANUS SCHOOL, RECORDED IN SUBDIVISION PLAN BOOK J-285-104, HORIZONTAL DATUM AND BEARINGS HAVE BEEN ADJUSTED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, SPC (3702 PA 9), NAD83, 2011. THE VERTICAL DATUM HAS BEEN ADJUSTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- UPDATED TOPOGRAPHY IN THE AREA OF THE PROPOSED IMPROVEMENTS FOR THIS PROJECT AND REVISED PROPERTY LINES ALONG THE EASTERN BOUNDARY OF THE PROPERTY HAS BEEN OBTAINED BY A FIELD SURVEY COMPLETED ON MARCH 7, 2023.
- BEING MARK: HAS NAIL LOCATED IN CENTER OF ACCESS DRIVE, +/- 48.25 FEET BACK FROM THE EASTERLY RIGHT-OF-WAY LINE OF LEVEVER ROAD. ELEVATION: 346.87 DATUM: NAVD 1988
- THIS PLAN REVISES A PORTION OF PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR THE JANUS SCHOOL, RECORDED AT THE LANCASTER COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK J233-104.
- SOILS INFORMATION SHOWN HAS BEEN TAKEN FROM THE LANCASTER COUNTY GIS.
- NO WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERECTED, ALTERED OR MAINTAINED, AND NO HEDGE, TREE OR GROWTH SHALL BE PLANTED OR MAINTAINED WHICH EXCEEDS 30 INCHES OR AS FAR RESULT IN VISUAL OBSTRUCTION WITHIN THE CLEAR SIGHT TRIANGLES AT STREET INTERSECTIONS.
- ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF DAVID MILLER/ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF DAVID MILLER/ASSOCIATES, INC. AND MOUNT JOY BOROUGH.
- THESE PLANS HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE CLIENT OF RECORD OF DAVID MILLER/ASSOCIATES, INC. DAVID MILLER/ASSOCIATES, INC. ASSUMES NO LIABILITY FOR THE USE OR REUSE OF THESE PLANS BY ANY INDIVIDUAL OR ENTITY OTHER THAN THE CLIENT, OR FOR THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY HAVE BEEN PREPARED.
- NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
- ALL DIMENSIONS SHOWN ON THE PLANS ARE TAKEN FROM THE FACE OF CURB AND EXTERIOR FACE OF BUILDINGS UNLESS OTHERWISE NOTED ON THE PLAN.
- UPRIGHT TEXT REPRESENTS PROPOSED INFORMATION AND FEATURES. SLANTED TEXT REPRESENTS EXISTING INFORMATION AND FEATURES.
- PER REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODES OF TITLE 25 (PA DEP RULES AND REGULATIONS) A COPY OF THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND ITS ACCOMPANYING NARRATIVE MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
- THE MUNICIPALITY IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY FACILITY NOT DEDICATED FOR PUBLIC USE.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT ADVERSELY AFFECTS THE FUNCTION OF THE EASEMENT OR CONFLICTS WITH THE EASEMENT AGREEMENT.
- ALL REQUIRED LANDSCAPE PLANTS SHALL BE MAINTAINED AND GUARANTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN ONE-THIRD (1/3) OF THE TREE OR SHRUB SHALL BE DAMAGED WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF MOUNT JOY BOROUGH AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.
- 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.
- AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF SECTION 226-58 OF THE MOUNT JOY BOROUGH STORMWATER ORDINANCE MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS.
- NO LAND SHALL BE CONVEYED, TRANSFERRED, OR AGREED TO BE SOLD, NOR SHALL THE CONSTRUCTION OF ANY IMPROVEMENTS BE INITIATED, UNTIL AUTHORIZED BY THE LOCAL MUNICIPAL OFFICIALS.
- CONSTRUCTION ACTIVITIES, STORAGE OF MATERIALS, TEMPORARY PARKING, SOIL CONTAMINATION / CONTAMINATION, AND/OR REGRADING SHOULD NOT OCCUR OUTSIDE THE LIMIT OF DISTURBANCE LINE SHOWN ON SHEET &.

CONTRACTOR NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER OF THE UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO CONSTRUCTION PROPOSED ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING, AS THE NEED ARISES.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GRADING PLAN IS IMPLEMENTED CORRECTLY, AND THAT PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.

ZONING DATA

PROPERTY AREA TO THE EAST OF LEVEVER ROAD
ZONING DISTRICT: NC NEIGHBORHOOD COMMERCIAL
PERMITTED BY RIGHT: PRIVATE SCHOOL
MINIMUM REQUIRED LOT AREA: 2,500 S.F.
MINIMUM LOT WIDTH: 25 FEET AT REAR
MINIMUM FRONT YARD SETBACK: 0 FEET
MINIMUM REAR YARD SETBACK: 5 FEET, NOTE D: 10 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET, NOTE D: 10 FEET
MAXIMUM BUILDING COVERAGE: 100%
MAXIMUM IMPERVIOUS COVERAGE: 100%

NOTE D: EXCEPT 10 FEET FOR A PRINCIPAL NON-RESIDENTIAL USE FROM A DIRECTLY ADJUTING PRINCIPALLY RESIDENTIAL LOT IN A RESIDENTIAL DISTRICT, THE MINIMUM SETBACK SHALL BE REDUCED TO TWO FEET FROM A SIDE OR REAR LOT LINE FOR A SINGLE ONE-STORY DETACHED ACCESSORY STORAGE SHED OR VEHICLE GARAGE THAT HAS A FLOOR AREA OF LESS THAN 300 S.F. AND IS USED FOR ROUTINE STORAGE AND WHICH DOES NOT EXCEED THE MAXIMUM SETBACK DISTANCE ALONG A STREET OR ALLEY.
MAXIMUM HEIGHT FOR STRUCTURES THAT ARE ACCESSORY TO DWELLINGS SHALL HAVE A MAXIMUM HEIGHT OF 1.5 STORIES (WITH THE 1/2 STORY LIMITED TO NONHABITABLE STORAGE AREAS) OR 25 FEET, WHICHEVER IS MORE RESTRICTIVE, AND THE MAXIMUM HEIGHT FOR OTHER STRUCTURES SHALL BE 5-1/2 STORIES OR 40 FEET, WHICHEVER IS MORE RESTRICTIVE.

PLAY EQUIPMENT, BASKETBALL COURTS, OR ILLUMINATED RECREATION FACILITIES MUST BE SETBACK 25 FEET FROM A RESIDENTIAL LOT LINE.

PROPERTY AREA TO THE WEST OF LEVEVER ROAD
ZONING DISTRICT: RDR MEDIUM DENSITY RESIDENTIAL
PERMITTED BY RIGHT: PRIVATE SCHOOL
MINIMUM REQUIRED LOT AREA: 5,000 S.F.
MINIMUM LOT WIDTH: 70 FEET AT REAR
MINIMUM FRONT YARD SETBACK: 10 FEET (10 FEET OF WHICH MAY INCLUDE AN ENCLOSED PORCH)
MINIMUM REAR YARD SETBACK: 25 FEET
MINIMUM SIDE YARD SETBACK: 15 FEET
MAXIMUM BUILDING COVERAGE: 60%
MAXIMUM IMPERVIOUS COVERAGE: 60%

SITE DATA

LOT 1 ACCEAGE EAST OF LEVEVER ROAD
GROSS: 15.21 ACRES
NET: 15.76 ACRES
LOT 1 ACCEAGE WEST OF LEVEVER ROAD
GROSS: 14.15 ACRES
NET: 13.88 ACRES
LOT 1 TOTAL ACCEAGE
GROSS: 30.364 ACRES
NET: 29.644 ACRES
EXISTING USE: PRIVATE SCHOOL
PROPOSED USE: PRIVATE SCHOOL
NUMBER OF LOTS: 1
NUMBER OF DWELLING UNITS: 0
EXISTING IMPERVIOUS AREA: 0
PROPOSED IMPERVIOUS AREA: 9,450 S.F.
BUILDING COVERAGE: 1.03
LOT COVERAGE: 0.78
DENSITY: 0
PROPOSED BUILDING HEIGHT: LESS THAN 40'

PARKING DATA

SCHOOL, PRIMARY OR SECONDARY REQUIRES 1 PARKING SPACE PER 4 STUDENTS AGED 16 OR OLDER PLUS 1 PARKING SPACE FOR EACH EMPLOYEE.

75 STUDENTS TOTAL WITH 15 STUDENTS 16 YEARS OF AGE AND 25 EMPLOYEES: $(15 \times 1) + (25 \times 1) = 40$ REQUIRED PARKING SPACES

40 EXISTING PARKING SPACES TO REMAIN/ PROVIDED

UTILITY LIST

BRIGHTSPEED
800 & TRINITY STREET SUITE 700
CHARLOTTE, NC 28203
CASE HELL
CASE-HELLS@BRIGHTSPEED.COM
704-844-4289
COLUMBIA GAS TRANSMISSION ELLWOOD
1075 PONDHOUSE ROAD
DOHANNSTOWN, PA 19028
TYLER CALDWELL
TYLER.CALDWELL@CENERGY.COM
610-655-8098
U & I C LOCATING SERVICES
1000 N. MARKET ROAD SUITE 300
INDIANAPOLIS, IN 46240
JEFFREY TRUBSHEN
JEFFREY@U&ICLOC.COM
877-460-0028
MOUNT JOY BOROUGH/MOUNT JOY
BOROUGH AUTHORITY
PO BOX 38
MOUNT JOY, PA 17552
SCOTT KAPCECH
SCOTT@MOUNTJOYPA.ORG
717-653-3478
PPL ELECTRIC UTILITIES CORPORATION
407 BLUE CHERRY ROAD
PAIDEN, PA 17640
1206 REAR LANE
ELKHARTVILLE, PA 17033
USE UTILITIES INC
301 ASP DR
FEDOTON, PA 17037
STEFAN BATZING
SBATZING@UTILS.COM
610-657-7187

ACT NO. 281 / 50

DAVID MILLER/ASSOCIATES, INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 281 OF DECEMBER 31, 1974, AS AMENDED BY ACT 60 OF 2007 OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS: EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS. I, PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, DAVID MILLER/ASSOCIATES, INC. REQUESTED FROM A ONE-CALL SYSTEM THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 5, CLAUSE (3) OF SAID ACT. I, PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, DAVID MILLER/ASSOCIATES, INC. HAS SHOWN THE POSITION AND TYPE OF EACH LINE, AS PROVIDED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2) OF SECTION 4 OF SAID ACT, AND THE USER HAS, DESIGNATED OFFICE ADDRESSES AND TELEPHONE NUMBERS, AS SHOWN ON THE LIST DESCRIBED IN SECTION 5. I, PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, DAVID MILLER/ASSOCIATES, INC. HAS MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE TO AND PREVENT INTERFERENCE WITH A USER'S FACILITIES IN THE CONSTRUCTION AREA. I, DAVID MILLER/ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT THAT IT IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF SAID ACT 281 OF DECEMBER 31, 1974, AS AMENDED BY ACT 60 OF 2007.

PRELIMINARY DESIGN: DATE: 06/28/23 SERIAL NO.: 2223333233 BY: DCA

FINAL DESIGN: DATE: 02/02/24 SERIAL NO.: 2223333233 BY: DCA

PLANS SUBJECT TO APPROVAL - NOT INTENDED FOR BID OR CONSTRUCTION PURPOSES



LOCATION MAP

SCALE: 1"=2,000'

OWNER

THE JANUS SCHOOL
205 LEVEVER ROAD
MOUNT JOY, PA 17552

SOURCE OF TITLE/ ACCOUNT NUMBER

DEED BOOK 506 PAGE 502
PLAN NO. 5828719-J
ACCOUNT NO. 4503162600000

APPLICANT/DEVELOPER

THE JANUS SCHOOL
205 LEVEVER ROAD
MOUNT JOY, PA 17552
(717) 653-0025

INDEX OF PLANS

- COVER
- EXISTING CONDITIONS PLAN: TOTAL TRACT BOUNDARY
- EXISTING CONDITIONS AND REMOVAL PLAN
- LAND DEVELOPMENT PLAN
- POST CONSTRUCTION STORMWATER MANAGEMENT, GRADING, AND UTILITY PLAN
- EROSION AND SEDIMENT POLLUTION CONTROL PLAN
- EROSION AND SEDIMENT POLLUTION CONTROL NOTES
- EROSION AND SEDIMENT POLLUTION CONTROL DETAILS
- DETAIL SHEET: SITE
- PRE-DEVELOPMENT DRAINAGE AREA MAP
- POST-DEVELOPMENT DRAINAGE AREA MAP

REVISIONS

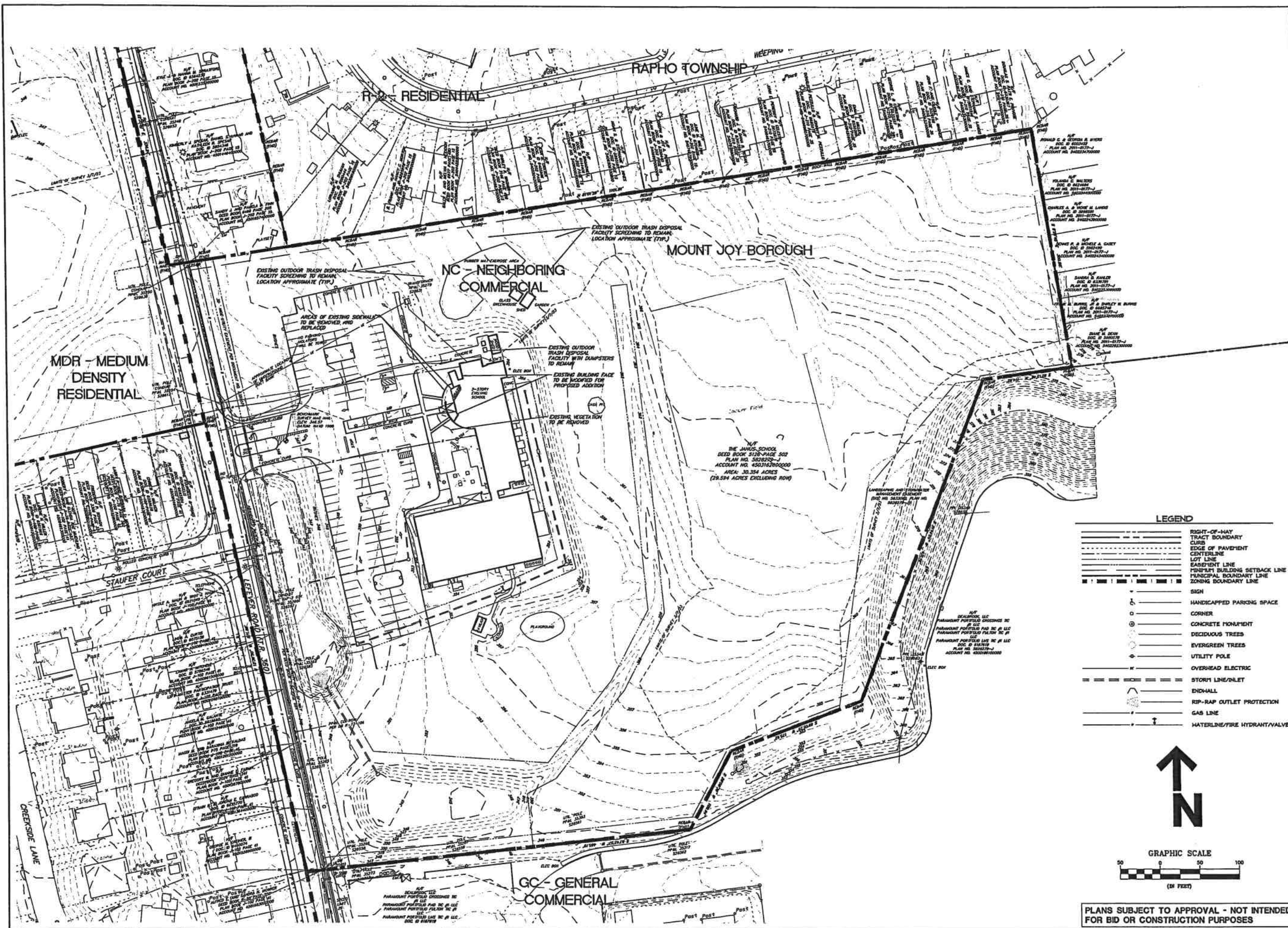
NUMBER BY DATE DESCRIPTION

OTHER APPLICABLE PLAN SETS

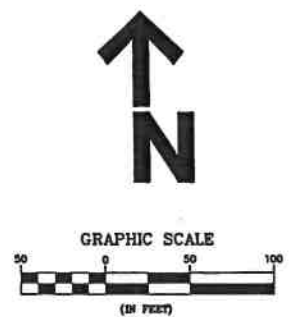
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 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING PLANNING SURVEYING GEOLOGIC SERVICES 1076 CENTERVILLE ROAD, LANCASTER, PA 17601 (717) 653-0025 DMAILCOM	
PROJECT TITLE: PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR JANUS SCHOOL BUILDING RENOVATIONS	CLIENT: THE JANUS SCHOOL 205 LEVEVER ROAD MOUNT JOY, PA 17552
MOUNT JOY BOROUGH LANCASTER COUNTY, PENNSYLVANIA (717) 653-0025	
DATE: 05/26/26	PROJECT MANAGER: B. SWERNIK
DATE: 07-146.3	DRAWING NO.: 07-146.32
FILE NO.: 0714632COVER	SHEET: 1 OF 11



- LEGEND**
- RIGHT-OF-WAY
 - TRACT BOUNDARY
 - CURB
 - EDGE OF PAVEMENT
 - CENTERLINE
 - LOT LINE
 - EASEMENT LINE
 - MINIMUM BUILDING SETBACK LINE
 - MUNICIPAL BOUNDARY LINE
 - ZONING BOUNDARY LINE
 - SEIN
 - HANDICAPPED PARKING SPACE
 - CORNER
 - CONCRETE MONUMENT
 - DECIDUOUS TREES
 - EVERGREEN TREES
 - UTILITY POLE
 - OVERHEAD ELECTRIC
 - STORM LINE/INLET
 - ENDWALL
 - RIP-RAP OUTLET PROTECTION
 - GAS LINE
 - WATERLINE/FIRE HYDRANT/VALVE



PLANS SUBJECT TO APPROVAL - NOT INTENDED FOR BID OR CONSTRUCTION PURPOSES

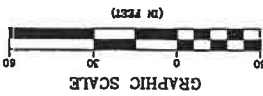


CLIENT / OWNER / APPLICANT
THE JANUS SCHOOL
205 LEVEVER ROAD
MOUNT JOY, PA 17662

JANUS SCHOOL BUILDING RENOVATIONS
MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

PRINCIPAL B. SWERDLOK	PROJECT MANAGER B. SWERDLOK
DRAWN BY R. MALLOY	CHECKED BY
JOB NO. 07-146.3	DRAWING NO. 07-146.31
FILE NO. 0714631EXISTING	SCALE 1"=50'
DATE 09-05-23	SHEET NO. 3 OF 11

PLANS SUBJECT TO APPROVAL - NOT INTENDED FOR BID OR CONSTRUCTION PURPOSES



PROJECT MANAGER	B. SWERDNIK
CHECKED BY	B. SWERDNIK
DATE	07-14-23
SCALE	1"=30'
SHEET NO.	4 OF 11

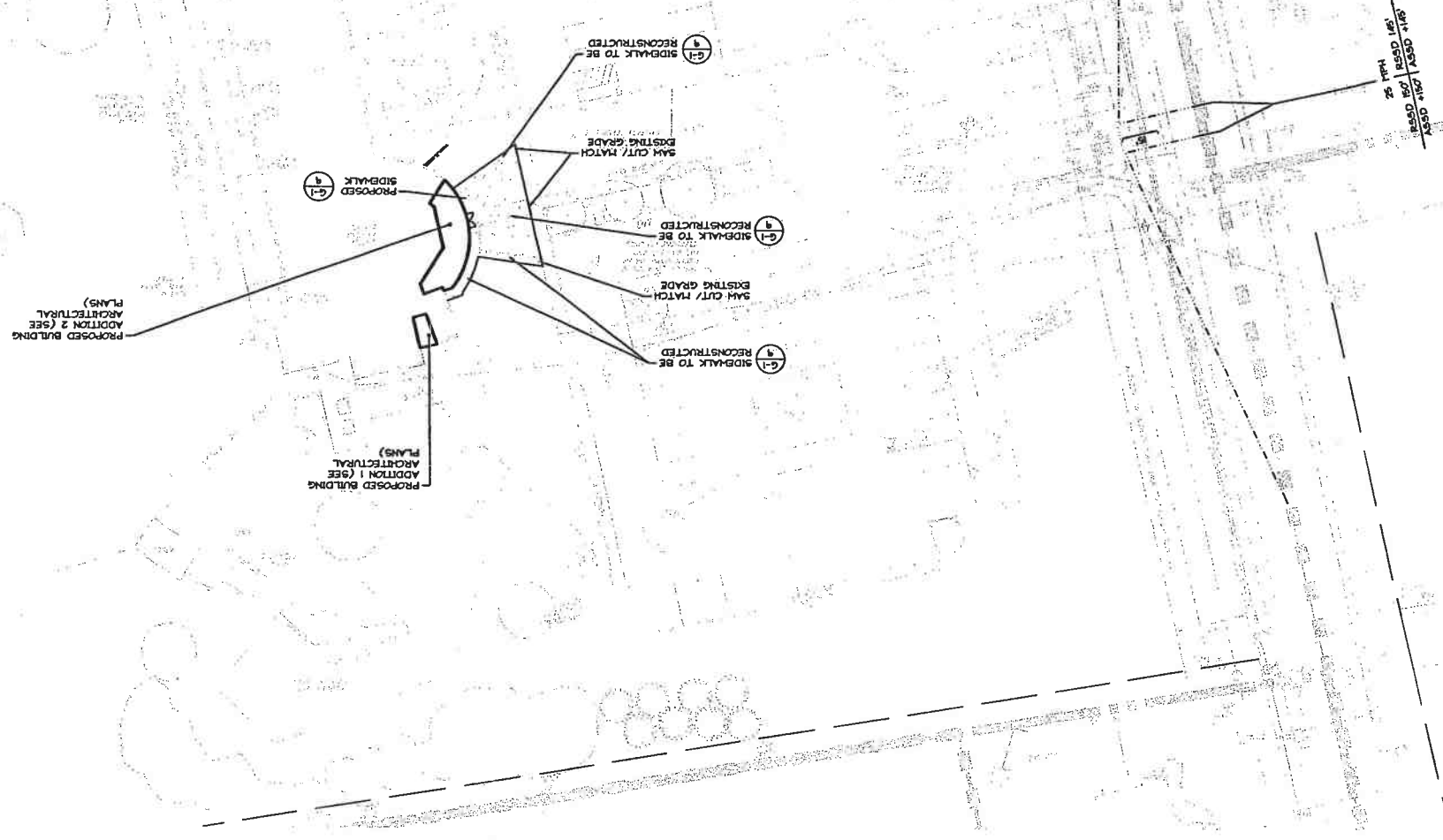
LAND DEVELOPMENT PLAN
JANUS SCHOOL BUILDING RENOVATIONS
MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

CLIENT / OWNER / APPLICANT
THE JANUS SCHOOL
206 LEVEVER ROAD
MOUNT JOY, PA 17662

SCALE

NOTES

LEGEND	
	EXISTING
	PROPOSED
	RIGHT-OF-WAY
	CURB
	EDGE OF PAVEMENT
	CENTERLINE
	EASEMENT LINE
	SIGN
	HANDICAPPED PARKING SPACE
	CORNER
	PARKING SPACE COUNT
	CONCRETE MONUMENT
	DECIDUOUS TREES
	EVERGREEN TREES
	UTILITY POLE
	OVERHEAD ELECTRIC
	STORM LINE/SPLIT
	SIDWALK
	RIPPRAP OUTLET PROTECTION
	GAS LINE
	WATERLINE/WALL
	FIRE HYDRANT

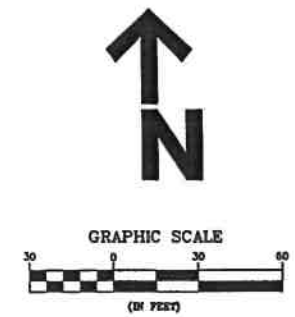




LEGEND	
EXISTING	PROPOSED

PLAN 11
ACCOUNT 100

AREA: 10.354 ACRES
(22,854 ACRES EASING)



PLANS SUBJECT TO APPROVAL - NOT INTENDED
FOR BID OR CONSTRUCTION PURPOSES

LANDSCAPE ARCHITECTURE / CIVIL ENGINEERING / PLANNING
1015 GERRYVILLE ROAD, LANCASTER, PA 17602 (717) 399-3462 [DMA.COM]

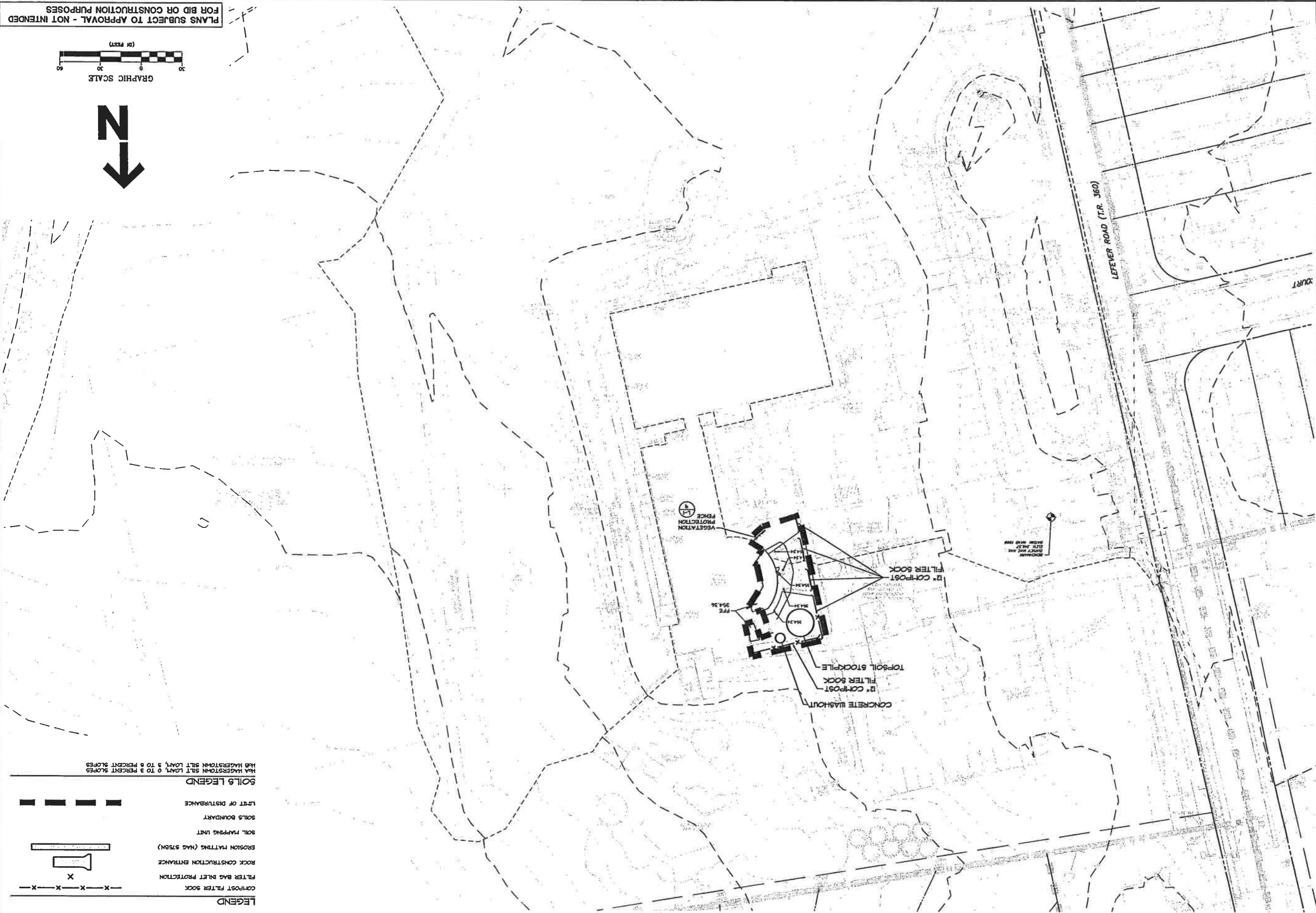
CLIENT / OWNER / ARCHITECT
THE JANUS SCHOOL
1015 GERRYVILLE ROAD
MOUNT JOY, PA 17662

POST CONSTRUCTION STORMWATER MANAGEMENT,
GRADING, AND UTILITY PLAN

**JANUS SCHOOL BUILDING
RENOVATIONS**

MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

PRINCIPAL D. SWERNIK	PROJECT MANAGER D. SWERNIK
DRAWN BY R. MALLOY	CHECKED BY
JOB NO. 07-146.3	DATE 07-146.31
FILE NO. 0714631GRADING/UTILITY	SCALE 1"=30'
DATE 09-05-23	SHEET NO. 5 OF 11



LEGEND

- COMPOST FILTER SOCK
- FILTER BAG INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- EROSION MATTING (MAG 575B)
- SOIL MAPPING UNIT
- SOILS BOUNDARY
- LEFT OF DISTURBANCE

SOILS LEGEND

H&B HAGERSTOWN SILT LOAM, 0 TO 8 PERCENT SLOPES
H&B HAGERSTOWN SILT LOAM, 9 TO 8 PERCENT SLOPES

PROJECT NAME JANUS SCHOOL BUILDING		CLIENT / OWNER / APPLICANT THE JANUS SCHOOL 208 LEVEVER ROAD MOUNT JOY, PA 17852	SCALE	REVISIONS	DATE 09-05-23	SCALE 1"=30'	SHEET NO. 6 OF 11
PROJECT MANAGER B. SWENK	DRAWN BY B. SWENK						
CHECKED BY R. MALLOY	DRAWING NO. 07-146.3	FOR BID OR CONSTRUCTION PURPOSES - NOT INTENDED					

EROSION AND SEDIMENT POLLUTION CONTROL PLAN

JANUS SCHOOL BUILDING RENOVATIONS

MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

UNISCAPE ARCHITECTURE (CON. ENGINEERING) PLLC
301 CENTINELA ROAD, LANCASTER, PA 17601 (717) 796-3401 | UNISCAPE.COM

EROSION AND SEDIMENT POLLUTION CONTROL DETAILS

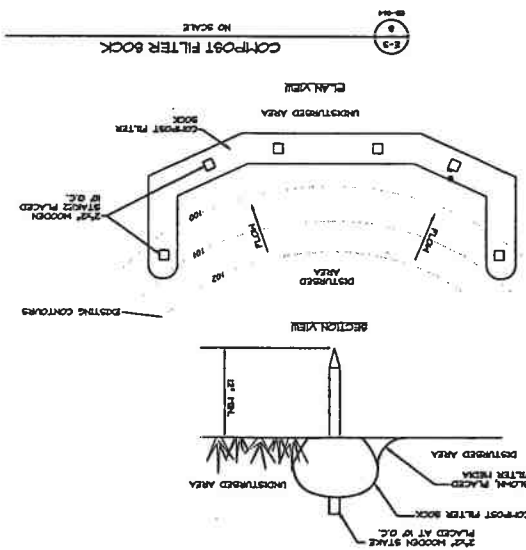
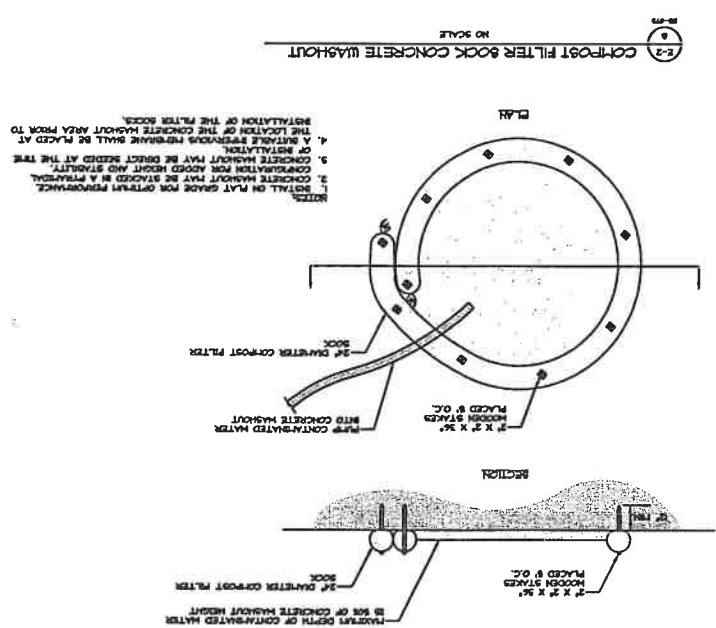
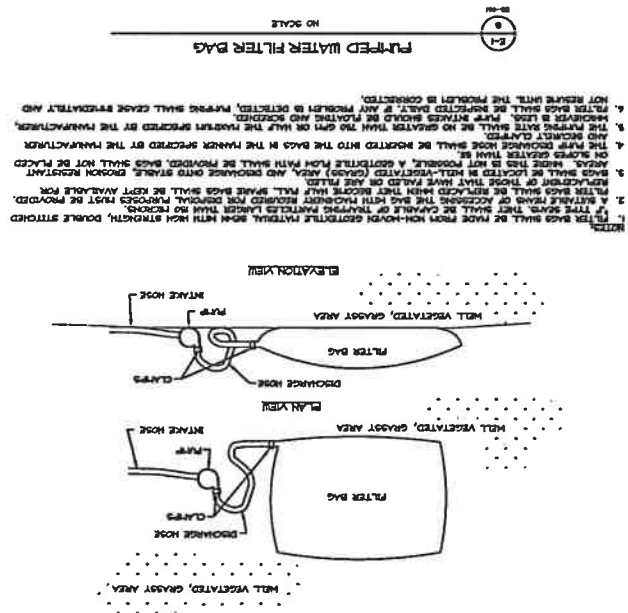
**JANUS SCHOOL BUILDING
RENOVATIONS**

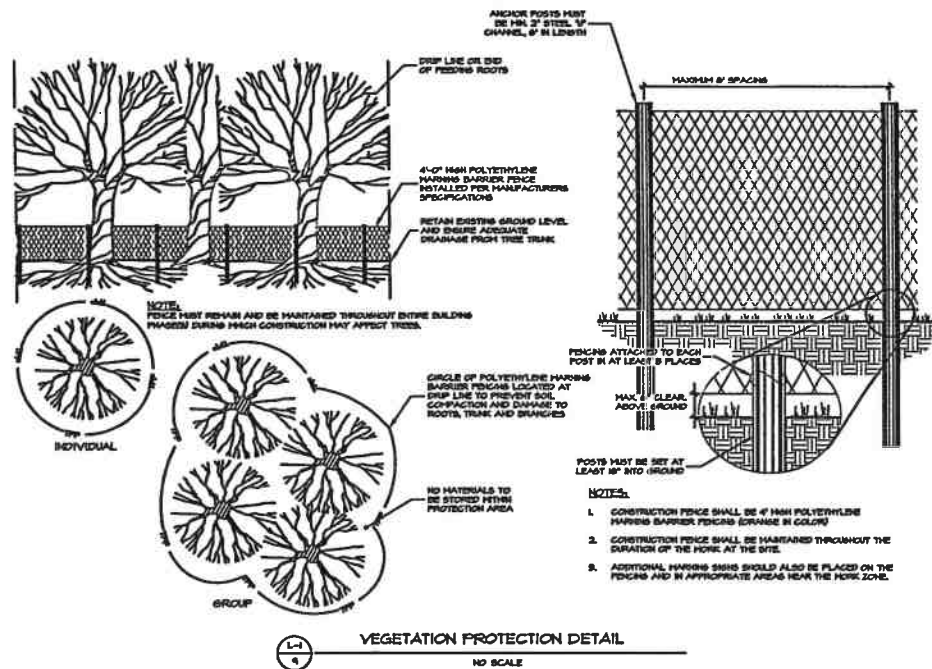
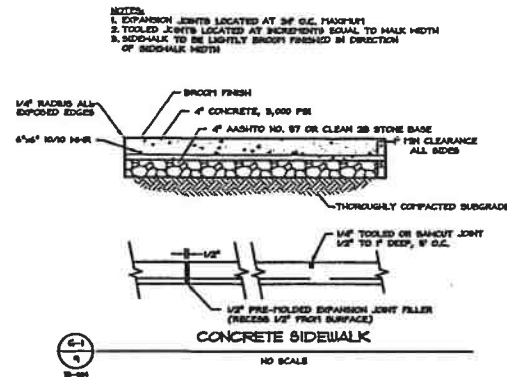
MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

THE JANUS SCHOOL
206 LEFEVER ROAD
MOUNT JOY, PA 17562

304

REFERENCES





TENTATIVE CONSTRUCTION / INSPECTION SCHEDULE

Project Start	June 2026	Following Placement of Sidewalk	August 2026	After review of the as-built drawings, required by § 236-508 of Township Ordinance, but prior to final release of the financial guarantee for completion of final grading, vegetative controls required by the BMP standards, or other site restoration work.	September 2026
Completion of preliminary site preparation (Stripping of vegetation, stockpiling of topsoil, installation of temporary erosion and sedimentation control devices) (Inspection required)	June 2026				
Completion of Rough Grading (Prior to placement of topsoil, permanent drainage or other improvements and ground covers) (Inspection required)	August 2026				

NOTE: THE BOROUGH AND/OR ANY APPLICABLE AUTHORITY SHALL INSPECT THE IMPROVEMENTS DURING CONSTRUCTION. THE DEVELOPER SHALL PAY THE COST OF ANY SUCH INSPECTION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE V OF THE MUNICIPALITIES PLANNING CODE. THE DEVELOPER SHALL PROVIDE AT LEAST TWENTY-FOUR HOURS' NOTICE PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS THAT ARE SUBJECT TO INSPECTION.

PLANS SUBJECT TO APPROVAL - NOT INTENDED FOR BID OR CONSTRUCTION PURPOSES

REVISIONS

SCALE

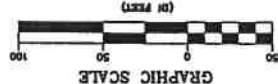
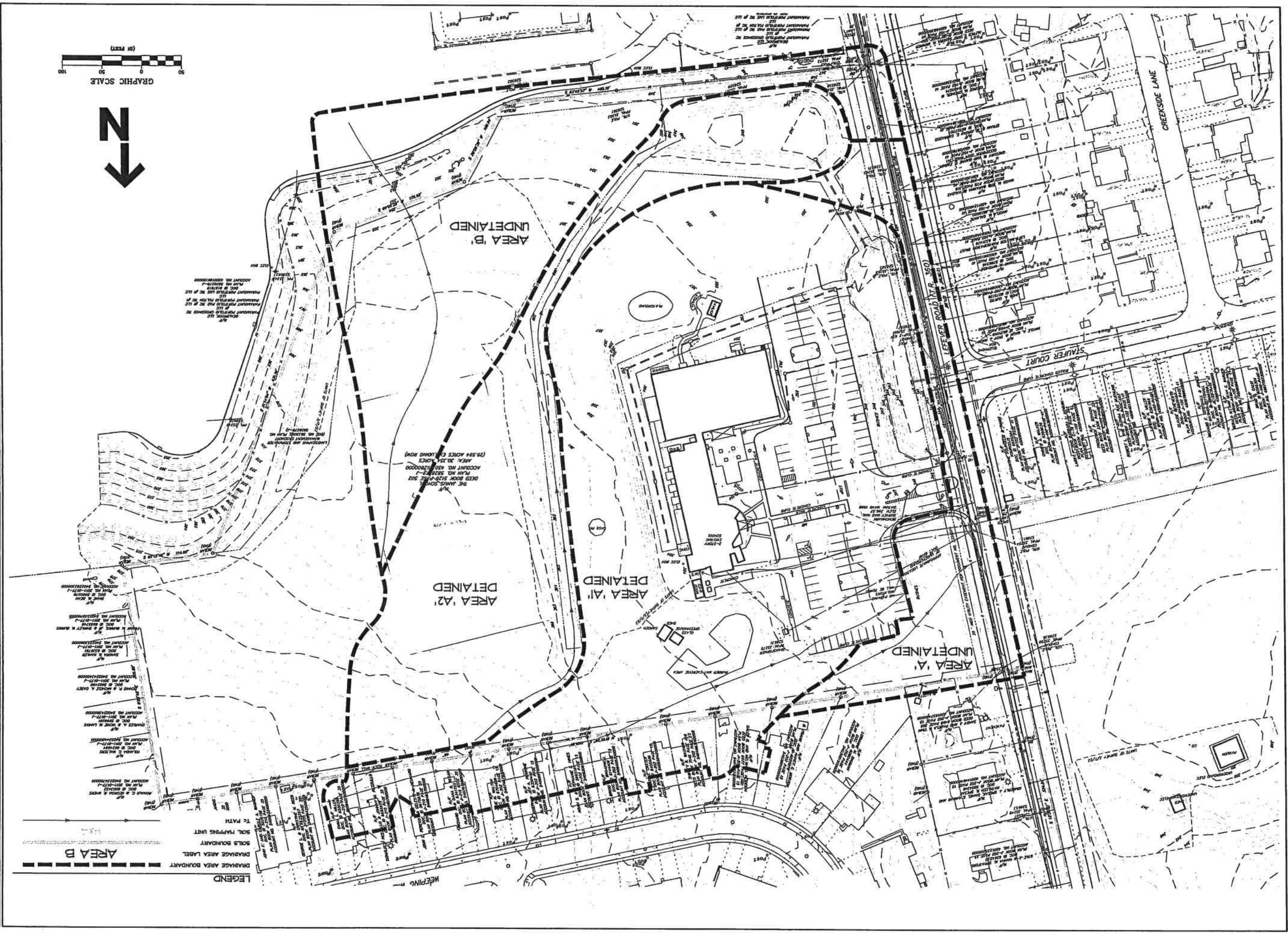
CLIENT / OWNER / APPLICANT
THE JANUS SCHOOL
1000 LEBANON PIKE
MOUNT JOY, PA 17662

DETAIL SHEET - SITE

JANUS SCHOOL BUILDING
RENOVATIONS
MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

PRINCIPAL B. SHERNICK	PROJECT MANAGER B. SHERNICK
DRAWN BY R. WALLOD	CHECKED BY
JOB NO. 07-146.3	DRAWING NO. 07-146.31
FILE NO. 071463102SITE	
DATE 09-05-23	SCALE N/A
SHEET NO.	9 OF 11

DM/A
LANDSCAPE ARCHITECTURE / CIVIL ENGINEERING / PLANNING
SURVEYING / GEOTECHNICAL SERVICES
101 CENTREVILLE ROAD LANCASTER, PA 17602 (717) 299-5400 | DMAL.COM



LEGEND

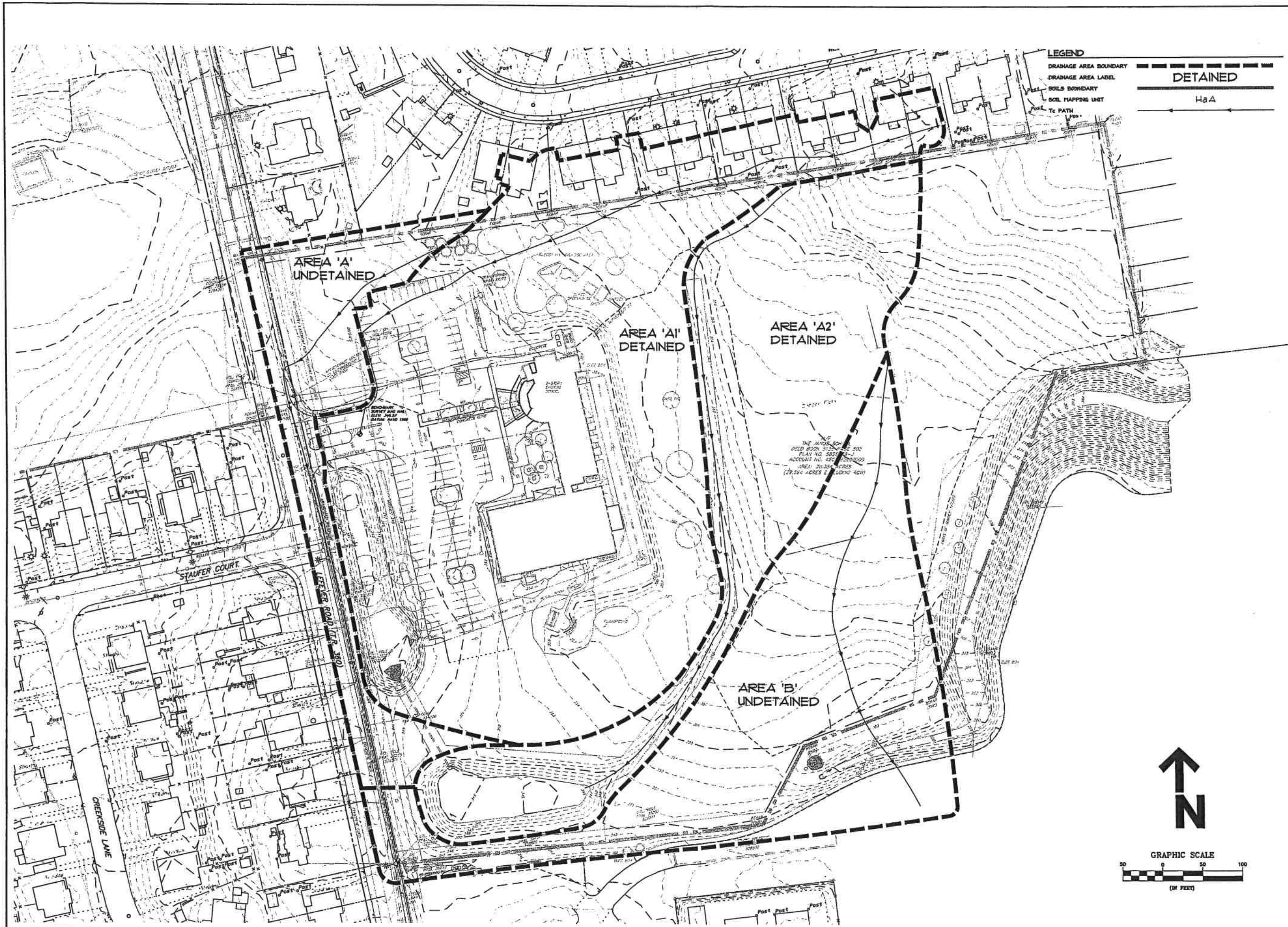
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA LABEL
- SOILS BOUNDARY
- SOILS MAPPIING UNIT
- TO PATH

PROJECT: JANUS SCHOOL BUILDING RENOVATIONS
CLIENT: MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA
DATE: 09-05-23
SCALE: 1"=50'
SHEET NO.: 10 OF 11

PRE-DEVELOPMENT DRAINAGE AREA MAP
JANUS SCHOOL BUILDING RENOVATIONS
MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

CLIENT / OWNER / APPLICANT
THE JANUS SCHOOL
206 LEVEVER ROAD
MOUNT JOY, PA 17562







LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | PLANNING
1815 CENTERVILLE ROAD, LANCASTER, PA 17602 | (717) 399-3000 | DMAIL.COM

REVISIONS	

CLIENT / OWNER / ARCHITECT
THE JANUS SCHOOL
1000 S. 10TH STREET
MOUNT JOY, PA 17662

POST-DEVELOPMENT DRAINAGE AREA MAP

**JANUS SCHOOL BUILDING
RENOVATIONS**

MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

APPROVAL	PROJECT MANAGER
B. SHERNICK	B. SHERNICK
DRAWN BY	CHECKED BY
R. WALLOY	
JOB NO. 07-146.3	DRAWING NO. 07-146.31
FILE NO. 071631DAPOSTDEV	
DATE 09-05-23	SCALE 1"=50'
SHEET NO. 11 OF 11	

PSAB Fall Leadership CONFERENCE

October 9–11, 2026

Bayfront Landing, Erie

TENTATIVE AGENDA

Friday, October 9

4:00 – 9:00 PM PSAB Registration

5:00 – 9:00 PM Welcome Reception with Exhibitors
(Included in the PSAB registration fee)

Saturday, October 10

7:00 – 8:00 AM Breakfast with the Exhibitors

7:00 – 10:00 AM Visit the Exhibits



7:00 AM – 4:30 PM PSAB Registration
Open

8:00 AM – 12:00 PM General Sessions
Presiding
Tami Halstead, President

SATURDAY • 8:00 – 9:00 AM

KEYNOTE SPEAKER:

JOSH SUNDQUIST

Josh Sundquist is a motivational speaker, comedian and bestselling author who has shared his story with audiences across the world, ranging from schools to the White House to Fortune 50 companies like Facebook, Walmart, Apple, Spotify, Google, CVS and General Motors. Josh is an in-demand keynote speaker for groups of sales people, educators, student leaders, and health professionals.

At age nine, Josh was diagnosed with a rare form of bone cancer and given a fifty percent chance to live. He spent a year on chemotherapy treatments and his left leg was amputated. Doctors declared Josh cured of the disease at age thirteen and he took up ski racing three years later.

Josh trained for the next five years and in 2006 he was named to the US Paralympic Ski Team for The Paralympic Games in Turino, Italy. Today, Josh represents the United States in international competition as a member of the U.S. Amputee Soccer Team.



On the internet, Josh is best known for his viral photos, especially his Halloween costumes. His videos have been viewed over 500 million times and he has over three million followers. *People Magazine* named him to the 2017 "Social Media Power List." As a social media influencer, he's worked with brands like Apple, Meta, Tommy Hilfiger, Chase, Chevrolet and AT&T.

Josh is an ambassador for Children's Miracle Network Hospitals and makes regular appearances at events and in the media to raise money for children's hospitals across the country. He has been featured on the back of Doritos bags (specifically, Spicy Nacho flavor) for his work on behalf of amputees.

Josh has been featured in *The New York Times*, *Forbes*, NPR and CNN. His first memoir, *Just Don't Fall*, was a National Bestseller and his second memoir *We Should Hang Out Sometime* was optioned for movie rights by a division of Disney. His debut novel *Love and First Sight* was published in 2017. Josh's fourth book, *Semi-Famous* was released in 2022. His books have been translated into German, Italian, and Turkish and have been published in North America, Australia, New Zealand, Germany, Turkey, Italy, and Austria.

Josh is an executive producer and writer on the new television series, *Best Foot Forward* on Apple TV+. The series is inspired by his childhood.

Josh received a degree in business from the College of William and Mary and a Master's in Communications from the University of Southern California. He lives with his wife, Ashley near the beach in California.

Saturday, October 10 (continued)

9:00 – 10:00 AM Refreshment Break with the Exhibitors

10:00 – 11:00 AM

Governing Together in Challenging Times: Productively Navigating Differences

Monica Gould, Strategic Consulting Partners

Differences of opinion are both normal and essential to effective local governance. Diverse perspectives strengthen decision-making, encourage thoughtful deliberation, and help governing bodies serve their communities more effectively. Yet across Pennsylvania, many borough councils are experiencing heightened interpersonal tension and conflict that can undermine collaboration, hinder productive discussions, complicate statutory responsibilities, and erode public trust.

This session equips elected and appointed leaders with practical, immediately applicable strategies for navigating disagreement in a constructive and professional manner. Participants will learn how to recognize when healthy debate begins to evolve into unproductive conflict, communicate effectively during challenging conversations, manage tensions without escalating them, and reinforce the shared values and norms that enable governing bodies to lead with purpose, respect, and accountability. Attendees will leave with actionable tools to strengthen working relationships, improve governance effectiveness, and foster a culture of collaboration even when perspectives differ.

Act 167

Manager

From: Mark Huber <MHuber@lanastercountypa.gov>
Sent: Tuesday, August 25, 2026 2:30 PM
To: Manager
Cc: Dennis Nissley; Zoning; Bruce Haigh
Subject: Act 167 Plan Phase 2 - Local Match Cost Sharing
Attachments: Mount Joy Boro_Act 167 Plan Phase 2 Cost Share LTR_8-25-26.pdf; What is an Act 167 Plan - June 2026 - v1.pdf; Benefits of doing an Act 167 Plan -v1.1.pdf; Act 167 Tiered Cost Share Table.pdf; 3800FMBCW0059 Municipal Reimbursement Instructions.pdf; 3800FMBCW0059 Municipal Reimbursement Form.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

Thank you for you and your staff's involvement in the Act 167 Plan (Phase 1) planning process and your participation as a member of the Watershed Plan Advisory Committee (WPAC). Your input and support were invaluable as we collectively established the priorities and scope for Phase 2 of the Lancaster County Stormwater Management Plan. We feel strongly that this plan will provide your municipality with many positive benefits as outlined in the attached document, *Benefits of Participating in the Act 167 Planning Process*.

The Lancaster County Board of Commissioners recently authorized LCPD's pursuit of State grant funding and municipal contributions for the required local funding match. We hope you will support this effort and partner with us as we begin Phase 2 efforts. Attached, please find a letter from Will Clark, LCPD's Executive Director, regarding local funding match contributions that you may present to your Board, or use as appropriate.

Also attached are supporting materials and email links to help with understanding Act 167 including:

- *What is an Act 167 Plan?*;
- *Benefits of Participating in the Act 167 Planning Process*;
- *Proposed Cost Sharing Tier Structure*; and
- LCPD Website: [Act 167 Plan | Lancaster County Planning Department, PA](#). (Phase 1 Scope of Study can be found here, on right side margin under "Materials")

Here are some key dates pertaining to this Phase 2 process:

- **LCPD receives all Municipal Commitment Letters** - prior to October 31, 2026;
- **PA DEP completes the Stormwater Control Measure Manual** – anticipated by the end of 2026;
- **LCPD Submits a State Grant Application** - no later than January 2027;
- **If awarded, State Grant Funds become available** - Fall 2027; and
- **PA DEP completes MS4 Permit** – anticipated no later than the end of 2027.

Please don't hesitate to contact me if you have any questions or need more information. My direct line is (717)390-7702.

Thank you,
Mark

PS: I previously mentioned the Act 167 Municipal Reimbursement Program to all WPAC members, and I'm reattaching that info here. If you decide to support this effort, there will be opportunities to recoup some of your funds, 75% up to \$9,900 for allowable expenses, including attending Phase 2 WPAC meetings and adopting the ordinance. There is no guarantee on this because the funding is contingent on funds being available, which all depends on how many other Counties request funds for Phase 1 and 2 plans, which will determine funding left over for the municipal reimbursement. As of now it doesn't appear many are seeking funding, but that could change.



J. Mark Huber, AICP

Senior Planner

Planning Department

County of Lancaster

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

Phone: 717.299.8333 – Planning Website: lancastercountyplanning.org

mhuber@lancastercountypa.gov

County Website: lancastercountypa.gov/



Explore and interact with Lancaster County Planning data using our [Data Dashboard](#)

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.

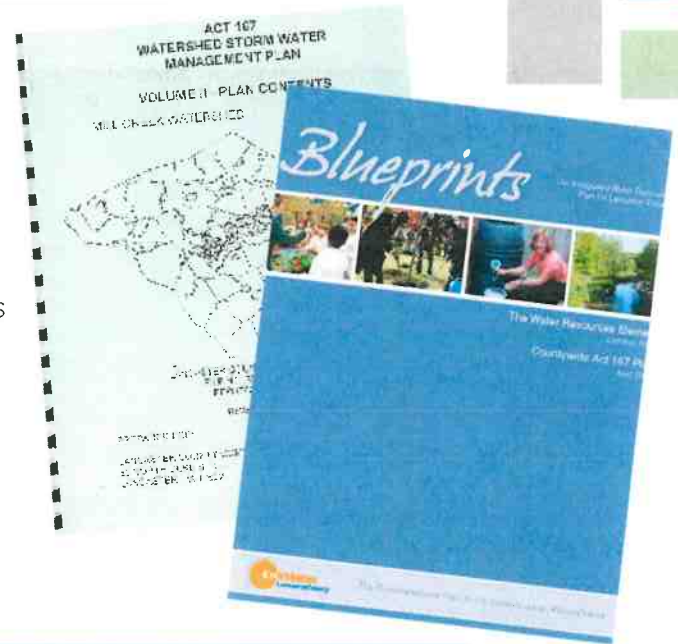
WHAT IS AN ACT 167 PLAN?

Lancaster County Stormwater Management Plan

WHAT IS ACT 167?

"Pennsylvania's Storm Water Management Act was enacted as Act 167 of 1978 to reduce the damaging impacts of accelerated stormwater runoff that can result from land development. Act 167 requires counties to prepare and adopt a **watershed-based stormwater management plan** for each watershed within the county (or the county as a whole) and requires municipalities to adopt and implement local ordinances to regulate land development consistent with those watershed-based stormwater management plans."

– From DEP "Act 167 Stormwater Management FAQs", June 17, 2021, Version 1.0, FAQ #1



WHAT IS A WATERSHED-BASED STORMWATER MANAGEMENT PLAN?

"Watershed-based Stormwater Management Plans (SWMPs) provide municipalities with a framework, including model ordinances and management practices, to control stormwater runoff from new development in a watershed. These plans include standards for managing the quantity, velocity (rate), and quality of stormwater runoff given the characteristics of the watershed, including current and future development plans. The goal is to control post-development stormwater runoff rate, volume, and quality so that those runoff characteristics approximate the pre-development conditions as closely as possible. This helps prevent increased downstream flooding and protects water resources and their uses."

– From DEP "Act 167 Stormwater Management FAQs", June 17, 2021, Version 1.0, FAQ #2)



PLAN UPDATES

Plans should be reevaluated every five years. The current Lancaster County Act 167 Plan, *Blueprints*, was adopted in April 2013. Therefore, the Lancaster County Planning Department (LCPD), Lancaster County Conservation District (LCCD), and Lancaster Clean Water Partners (Partners), along with consultants HRG and LandStudies, worked with the Lancaster County Watershed Plan Advisory Committee (WPAC) to complete Phase 1 of the plan update in April 2026.

If member municipalities of the WPAC are interested in finishing the plan update, Phase 2 would be worked on beginning sometime in the year 2027.



Watershed Specific Act 167 Plans completed prior to *Blueprints*:

- ◆ Mill Creek, June 28, 1998
- ◆ Little Conestoga Creek, June 28, 1998
- ◆ Cocalico Creek, August 6, 2002
- ◆ Conestoga River, August 29, 2005

WHAT IS A WATERSHED PLAN ADVISORY COMMITTEE (WPAC)?



The Watershed Plan Advisory Committee (WPAC) is composed of municipal officials and staff members, engineers, environmental advocates, and state and federal agency representatives, and guides the planning process to ensure the plan fits local needs. The WPAC participated in four meetings and responded to two surveys designed to gather input on stormwater issues and planning priorities. Participation included 38 municipalities and numerous partner organizations.

WHAT IS REQUIRED IN AN ACT 167 PLAN?

From the Act 167, Stormwater Management Act:

“Section 5. Watershed storm water plans and contents.

(b) Each watershed storm water plan shall include, but is not limited to:

- (1) a survey of existing runoff characteristics in small as well as large storms, including the impact of soils, slopes, vegetation, and existing development;
- (2) a survey of existing significant obstructions and their capacities;
- (3) an assessment of projected and alternative land development patterns in the watershed, and the potential impact of runoff quantity, velocity and quality;
- (4) an analysis of present and projected development in flood hazard areas, and its sensitivity to damages from future flooding or increased runoff;
- (5) a survey of existing drainage problems and proposed solutions;
- (6) a review of existing and proposed storm water collection systems and their impacts;
- (7) an assessment of alternative runoff control techniques and their efficiency in the particular watershed;
- (8) an identification of existing and proposed State, Federal and local flood control projects located in the watershed and their design capacities;

(9) a designation of those areas to be served by storm water collection and control facilities within a ten-year period, an estimate of the design capacity and costs of such facilities, a schedule and proposed methods of financing the development, construction and operation of such facilities, and an identification of the existing or proposed institutional arrangements to implement and operate the facilities;

(10) an identification of flood plains within the watershed;

(11) criteria and standards for the control of storm water runoff from existing and new development which are necessary to minimize dangers to property and life and carry out the purposes of this act;

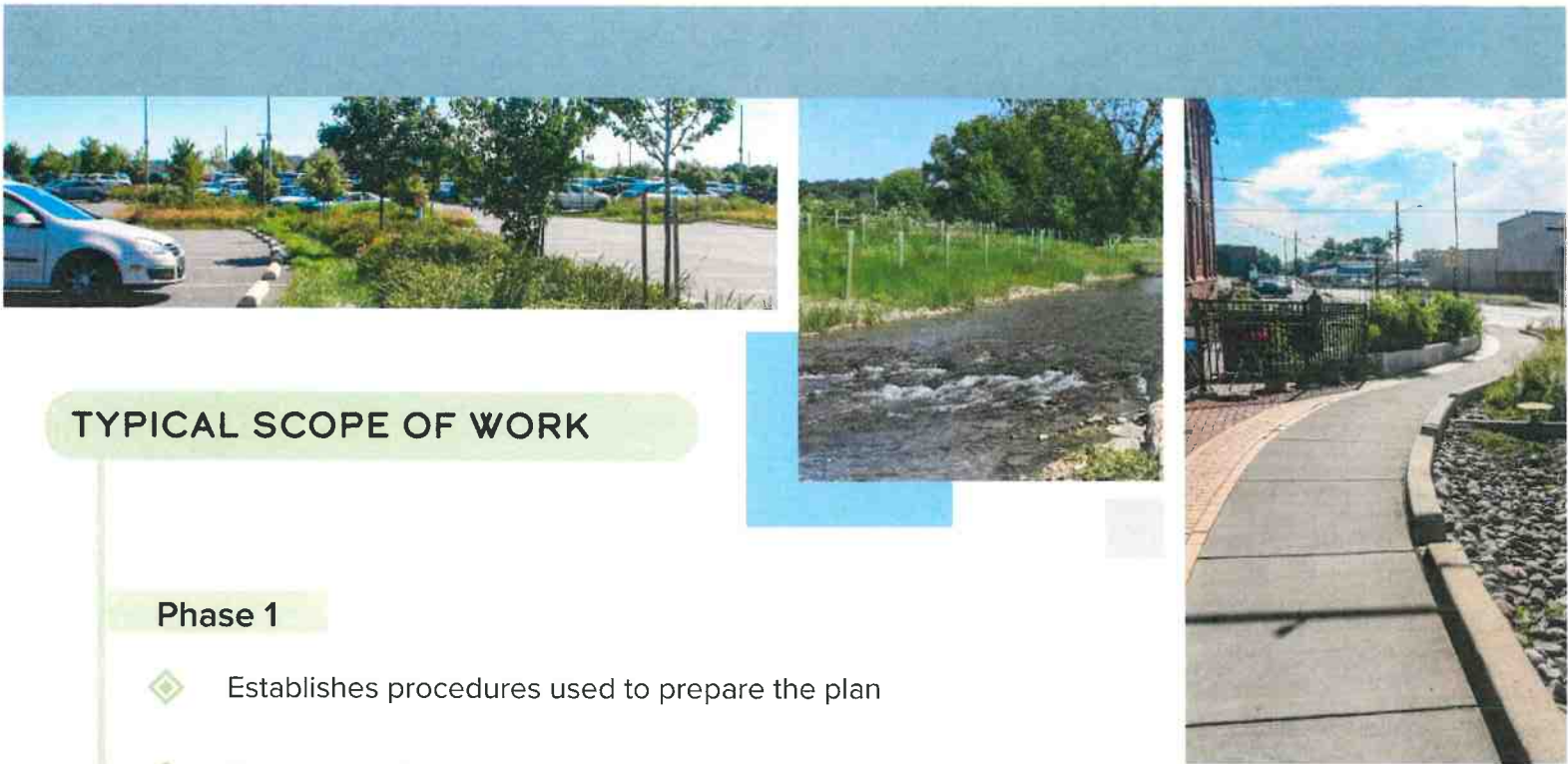
(12) priorities for implementation of action within each plan; and

(13) provisions for periodically reviewing, revising, and updating the plan.

(c) Each watershed storm water plan shall:

(1) contain such provisions as are reasonably necessary to manage storm water such that development or activities in each municipality within the watershed do not adversely affect health, safety, and property in other municipalities within the watershed and in basins to which the watershed is tributary; and

(2) consider and be consistent with other existing municipal, county, regional and State environmental and land use plans.”



TYPICAL SCOPE OF WORK

Phase 1

- ◆ Establishes procedures used to prepare the plan
- ◆ Determines the scope of Phase 2
- ◆ Solidifies the goals and objectives for Phase 2
- ◆ Schedule is dependent on size of county and number of meetings
- ◆ This process included four meetings
- ◆ Process lasted approximately two years

Phase 2

- ◆ Includes the technical assessment of the watersheds (watershed planning and modeling if needed)
- ◆ Identification of administration procedures for implementation of the plan
- ◆ Identification of problem areas and obstructions
- ◆ Development of the Model Ordinance
- ◆ Please refer to the [Phase 1 Scope of Study Report](#) for a more detailed scope.

BENEFITS OF PARTICIPATING IN THE ACT 167 PLANNING PROCESS

Lancaster County Stormwater Management Plan

Act 167 (*Pennsylvania's Storm Water Management Act or Act 167 of 1978*) mandates that counties in the Commonwealth reevaluate their countywide stormwater management every five years. The last approved plan was adopted in April 2013, but a lack of available state funding - a stipulation contained in Act 167 - has prevented any updates since that time. In addition to these review and reevaluation requirements, there are tangible benefits to both Lancaster County and its municipal partners in participating in a plan update through the Watershed Plan Advisory Committee (WPAC).

Benefits of Active Participation

FINANCIAL SUPPORT AND REIMBURSEMENT

Cost Reimbursement: Participating counties can apply for [Pennsylvania Department of Environmental Protection \(DEP\)](#) grants that can reimburse up to 75% of allowable costs associated with preparing and adopting county stormwater management plans and model stormwater ordinances, which in turn will benefit local municipalities.

Municipal Funding: Municipalities that participate in the Watershed Plan Advisory Committee (WPAC) process and adopt ordinances consistent with a current, approved Act 167 Plan are eligible for partial reimbursement of up to \$9,900 for administrative and enforcement costs (*This is subject to available funding and the number of municipalities applying for this reimbursement*).

REGULATORY COMPLIANCE AND EFFICIENCY

MS4 Compliance: Municipalities with regulated [Municipal Separate Storm Sewer Systems \(MS4\)](#) can often satisfy National Pollutant Discharge Elimination System (NPDES) permit requirements by adopting a model ordinance.

Consistent Standards: Participation ensures that stormwater regulations are uniform across municipal boundaries, preventing a situation where upstream development inadvertently causes flooding in downstream communities.

Watershed or Regionalized Approach: A broader approach to stormwater management and flooding issues has several advantages.

- Local municipalities maintain control of their own stormwater regulations, permitting, and decision making, however, the Act 167 process uses a watershed-based planning approach that is more responsive to the complexities and challenges of stormwater management across municipal boundaries.
- The planning process helps build multi-municipal cooperation and partnerships.

TECHNICAL AND PRACTICAL ADVANTAGES

Review of existing data and analysis: If Lancaster County and its municipal partners move forward with Phase 2 of the Act 167 Plan update, we will conduct several analyses to assess what updates need to be made to the existing plan. These include an evaluation of existing stormwater release rate requirements, a land development data analysis, and a hydrologic/hydraulic data analysis. Additionally, we will review development-level assumptions used in release rate determinations, the current development level of affected areas, historical streamflow gage records, and other data points to indicate effectiveness of release rates since their implementation.

- These analyses can be reused for local land use updates, bridge replacements, and emergency management decisions.
- Providing technical information that is often useful during future planning and engineering efforts, these analyses can later assist with local land use updates, bridge replacements, and emergency management decisions.
- This information also promotes better understanding of development impacts on a given watershed.

Flood and Erosion Control: By identifying existing problem areas and considering future development, the plan will help to create standards that protect property and public safety.

Simplified Development: An up-to-date plan puts all developers on the “same page” regarding regulations, which can streamline the land development process and provide more predictable outcomes for the community.



STAKEHOLDER INFLUENCE

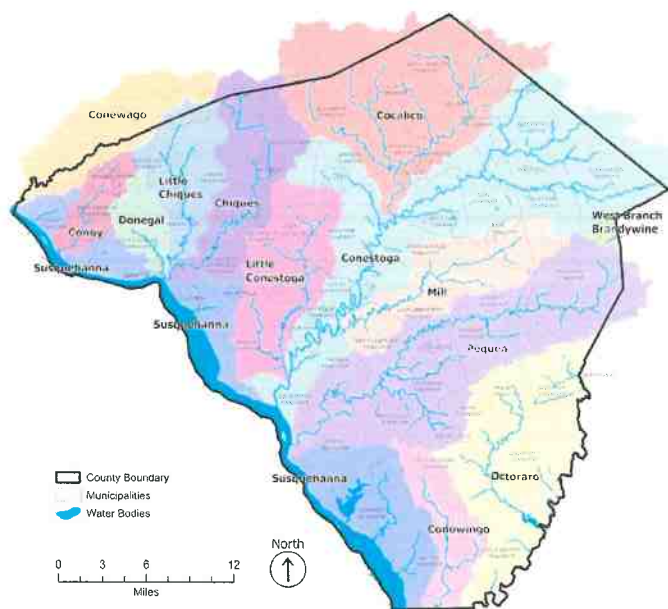
Local Representation: Municipalities participate through a [Watershed Plan Advisory Committee \(WPAC\)](#), ensuring that the resulting model ordinance reflects the specific needs of their local community rather than a one-size-fits-all state mandate.



Municipal Participation

If we have adequate support from our municipal WPAC members, Lancaster County Planning will proceed with Phase 2 of the plan. During the recently completed Phase 1 process, the WPAC helped to shape the scope of work for Phase 2, which will have an estimated cost of \$371,428. If the County is awarded a state grant to cover 75% of Phase 2 (as Act 167 stipulates), the County's share will be \$47,000, and the total municipal share will be \$47,000.

Hopefully, every municipality will participate and have a seat at the planning table. After many discussions regarding cost formula equity, Lancaster County Planning proposes a tiered system, with each municipality's contribution based on its total population, and with established caps of \$3,000 maximum cost and \$500 minimum cost. Non-MS4 municipalities will be incorporated into the lowest tier.



Watersheds of Lancaster County

Proposed Tier Structure

Population	Contribution/ Municipality
29,000 and over	\$3,000
28,000 - 28,999	\$2,900
27,000 - 27,999	\$2,800
26,000 - 26,999	\$2,700
25,000 - 25,999	\$2,600
24,000 - 24,999	\$2,500
23,000 - 23,999	\$2,400
22,000 - 22,999	\$2,300
21,000 - 21,999	\$2,200
20,000 - 20,999	\$2,100
19,000 - 19,999	\$2,000
18,000 - 18,999	\$1,900
17,000 - 17,999	\$1,800
16,000 - 16,999	\$1,700
15,000 - 15,999	\$1,600
14,000 - 14,999	\$1,500
13,000 - 13,999	\$1,400
12,000 - 12,999	\$1,300
11,000 - 11,999	\$1,200
10,000 - 10,999	\$1,100
9,000 - 9,999	\$1,000
8,000 - 8,999	\$900
7,000 - 7,999	\$800
6,000 - 6,999	\$700
* Under 6,000	\$500

** This tier also includes municipalities that have a population higher than 6,000, but that are non-MS4 permittees or have a permit waiver.*



County of Lancaster

County Commissioners
Ray D'Agostino, Chairman
Joshua G. Parsons, Vice-Chairman
Alice Yoder, Commissioner

Planning Department

Executive Director
William T. Clark, AICP

August 25, 2026

Borough Council
Mount Joy Borough
300 Orchard Road
Mount Joy, PA 17552

RE: Act 167 Plan (Phase 2) – Local Match for Grant Funding

To: Mount Joy Borough Council

The Lancaster County Planning Department (LCPD) offers this brief update regarding the Act 167 Plan, or Lancaster County Stormwater Management Plan. Following four well-attended Watershed Plan Advisory Committee (WAPC) meetings during the past two years, we completed a Scope of Study Report (Phase 1) and received PA DEP approval in May 2026. LCPD is now ready to begin Phase 2, this plan's more technical and practical part. We feel strongly that this plan will provide many positive benefits to your municipality as outlined in the attached document, *Benefits of Participating in the Act 167 Planning Process*.

The Lancaster County Board of Commissioners recently authorized LCPD's pursuit of State grant funding and municipal contributions for the required local funding match. We hope you will support this effort and partner with us as we begin Phase 2 efforts. As discussed at last year's WPAC meetings, division of the local match between the County and the participating municipalities is an equitable way to handle this local contribution requirement.

Please refer to our website at <https://lancastercountypanning.org/339/Act-167-Plan> to see the Phase 1 report (including the upcoming Phase 2 scope of work) and other supporting materials. You will see that the estimated total cost for the Phase 2 plan is \$371,428. Because Act 167 mandates that the Commonwealth cover 75% of these costs. We propose that the remaining 25% local match include \$47,000 to be covered by the County and \$47,000 to be a shared cost paid by all participating municipalities. I have attached a table showing the proposed tiered cost structure so you can determine what your municipality's contribution would be. Please note that non-MS4 permittees and those with permit waivers should reference the lowest cost tier. As a result, no municipality will pay more than \$3,000,

LANCASTER COUNTY PLANNING DEPARTMENT

and most smaller participating municipalities will pay less than \$1,000, in many cases as low as \$500.

Based on your 2024 population estimate of 8,388, we suggest a contribution of \$900.

As the PA DEP grant has not yet been approved, receipt of any local match funds should be deferred until such approval has been secured. However, to aid municipalities with their budgeting and LCPD with its grant application submission, we respectfully request that each municipality provide a letter of commitment affirming that the requested funding is included, or will be included, in its 2027 budget and will be available no later than March 1, 2027. By October 31, 2026, please submit your commitment letter to Mark Huber, Senior Planner. Upon approval of the DEP grant, LCPD will send you an invoice for the amount committed.

We look forward to continued partnership with you in this important endeavor. If you have any questions, please feel free to contact Mark Huber, at 717-390-7702.

Sincerely,

A handwritten signature in black ink, appearing to read "William T. Clark, III". The signature is fluid and cursive, with a small "III" at the end.

William T. Clark, III AICP

Executive Director, Lancaster County Planning Department

Cc: John Hershey, LCPD

Mark Huber, LCPD

Mary Siu, LCPD

Allyson Gibson, LCWP

Matt Kofroth, LCCD

**LANCATER COUNTY ACT 167 PLAN –
PHASE 2
Proposed Contribution Tier Structure**

Population	Contribution/ Municipality
29,000 and over	\$3,000
28,000 - 28,999	\$2,900
27,000 - 27,999	\$2,800
26,000 - 26,999	\$2,700
25,000 - 25,999	\$2,600
24,000 - 24,999	\$2,500
23,000 - 23,999	\$2,400
22,000 - 22,999	\$2,300
21,000 - 21,999	\$2,200
20,000 - 20,999	\$2,100
19,000 - 19,999	\$2,000
18,000 - 18,999	\$1,900
17,000 - 17,999	\$1,800
16,000 - 16,999	\$1,700
15,000 - 15,999	\$1,600
14,000 - 14,999	\$1,500
13,000 - 13,999	\$1,400
12,000 - 12,999	\$1,300
11,000 - 11,999	\$1,200
10,000 - 10,999	\$1,100
9,000 - 9,999	\$1,000
8,000 - 8,999	\$900
7,000 - 7,999	\$800
6,000 - 6,999	\$700
* Under 6,000	\$500

* This tier also includes municipalities that have a population higher than 6,000, but that are non-MS4 permittees or have a permit waiver.



INSTRUCTIONS FOR COMPLETING THE APPLICATION FOR MUNICIPAL REIMBURSEMENT UNDER THE PENNSYLVANIA STORM WATER MANAGEMENT ACT (1978 ACT 167)

General Instructions

Municipalities located in counties for which watershed stormwater management plans ("Act 167 Plans") have been adopted by the county and approved by the Department shall be eligible for partial reimbursement of the allowable costs incurred during the adoption of stormwater ordinances and for the administration, implementation, and enforcement of the provisions of the county Act 167 Plan. Only municipalities that have enacted a stormwater ordinance consistent with a model ordinance contained in a current and approved 167 Plan are eligible for reimbursement. Municipalities updating ordinances independent of a county Act 167 Plan or Plan update are not eligible for reimbursement. Reimbursements shall be made from and to the extent of funds appropriated by the General Assembly for such purposes. When funding is available, municipalities may request reimbursement for 75% of the allowable costs up to a cap of \$9,999 per year.

The following instructions and explanatory notes are for use in completing the municipal reimbursement application. Before completing the reimbursement application, thoroughly familiarize yourself with the costs which are allowable and ineligible for reimbursement.

Allowable Administrative, Enforcement, and Implementation Costs:

- Costs for reviewing the stormwater management component of land development plans.
- Costs for special technical consultation concerning complex or unusual stormwater issues relating to implementation of the Act 167 Plan.
- Costs for inspection and monitoring activities while stormwater structures and facilities are being constructed for the purpose of verifying compliance with the stormwater ordinance.
- Costs for technical, legal, and clerical services necessary to enact ordinances, regulations, creation or purchase of administrative forms, maps, and other items required by Act 167.
- Costs for technical and legal services necessary for required public hearings related to the adoption or implementation of the Act 167 Plan.
- Costs incurred for participation in a watershed plan advisory committee, including mileage expenses.

Ineligible Costs:

- Legal fees resulting from suits or appeals against the Commonwealth.
- Allowances for the purchase of clothing.
- The printing or reproduction of regulations, forms, and maps produced for public distribution.
- Costs which are offset by permit review or stormwater fees imposed by the municipality.
- Costs incidental to the routine operation of municipal government.
- Costs incurred for inspection of drainage complaint related activities.
- Costs associated with land development plan and permit activities other than purely stormwater management issues.
- Costs for activities or expenses which are not solely required by Act 167 including BMP implementation required to comply with MS4 NPDES permits.

Copies of cancelled checks or receipts showing proof of payments for allowable costs incurred must be included with the reimbursement application.

All data are subject to audit by the Department of Environmental Protection and the Auditor General. The Department reserves the right to require supporting documentation for any or all costs for which reimbursement is being requested.

NOTE: The hard copy municipal reimbursement request form is for informational purposes only. All municipal reimbursement requests are to be submitted online through the Pennsylvania Electronic Single Application (ESA) system (<https://grants.pa.gov/Login.aspx>).

NOTE: Funds for reimbursement of costs for development or implementation of activities pursuant to the law and regulations may have not been appropriated by the legislature, however, your obligations pursuant to the Pennsylvania Stormwater Management Act (1978 Act 167) remain.

Applicant Information

Provide the following information:

Applicant entity type (select government from the list)
Applicant Name (enter the municipality name)
NAICS Code
FEIN/SSN Number
UEI Number:
Top Official/Signing Authority name and title
SAP Vendor ID No. (if known)
Contact person name, phone number and mailing address.
Enterprise Types (select government from the list)

Project Site Location

Provide the following information:

Municipal address
County (select from the dropdown menu)
Municipality name (select from the dropdown menu)
PA House
PA Senate
Designated Area (select all that apply or leave blank if none of the options apply)

Project Narrative

Provide a brief narrative that elaborates upon the activities undertaken for the development and continued implementation of your county Act 167 Stormwater Management Plan.

Addenda

Section A. Municipal Data

Provide the following information:

Calendar Year for which reimbursement is being claimed
Name of the Act 167 Plan applicable to the municipality
Date of the Stormwater Ordinance from the Act 167 was adopted

Section B. Summary of Reimbursement Activities

1. List the costs for the preparation of the stormwater ordinance. A breakdown of this total cost must be included in Section D (line 11) and copies of receipts and/or invoices showing proof of payments for allowable costs incurred must be included in the Attachments section.
2. List the costs for the administration and enforcement of the stormwater plan. A breakdown for this total cost must be included in Section F (line 13f) and copies of receipts and/or invoices showing proof of payments for allowable costs incurred must be included in the Attachments section.

Section C. Computations

Municipalities may only request reimbursement for those costs which are not offset by permit or review fees imposed by the municipality. If the costs for the stormwater management plan reviews conducted by the municipality are covered by permit fees collected by the municipality, and no stormwater plan review costs are included in the numbers entered on lines 1 and 2, enter "0" on line 4. If the numbers entered on lines 1 and 2 include costs associated with stormwater plan reviews, the total amount collected by stormwater review fees imposed by the municipality must be entered on line 4.

3. Total the cost for reimbursement activities by adding lines 1 and 2 from Section B.
4. List the total amount of development permit fees collected. If a number other than 0 is entered on this line documentation of the entered amount must be provided in Section E.
5. To calculate the total costs not offset by permit or review fees imposed by municipality, subtract line 4 from line 3.
6. Multiply line 5 by 75% and enter the resulting number on line 6. This is your total reimbursement.

Section D. Preparation and Enactment of Stormwater Management Ordinance

Itemize the various costs incurred in preparing, adopting or amending the stormwater management ordinance in accordance with Act 167. The nature of any incurred costs should be summarized in the Project Narrative section. If there are no costs for any of the categories, enter "0."

Section E. Stormwater Drainage Plan Review Fees

List the total number of applications, total number of field inspections, and total amount of review fees collected for the review of the stormwater management component of development plans. If the costs for the stormwater plan reviews conducted by the municipality are covered by permit fees collected by the municipality, and no stormwater management plan review costs are included in the numbers entered on lines 1 and 2, "0" may be entered on lines 12a and 12b. If the numbers entered on lines 1 and 2 include costs associated with stormwater plan reviews, the municipality must list the total number of applications received and total amount of review fees collected by the municipality for the review of stormwater plans.

Section F. Administration and Enforcement

Itemize the various costs incurred in administering and enforcing the stormwater management ordinance. Briefly explain the nature of any incurred costs on the summary sheets (Attachments 1 and 2).

Attachments

Attachment #1 – Engineering Costs

Complete the tables with the date, description of activity, total time, hourly rate, and total cost for the engineering tasks listed in Sections D and F. Add additional lines as necessary. For each cost listed in a summary of engineering costs table, provide scanned copies of invoices and/or receipts showing proof of payments for the allowable costs incurred.

Attachment #2 – Legal Costs

Complete the tables with the date, description of activity, total time, hourly rate, and total cost for the legal tasks listed in Sections D and F. Add additional lines as necessary. For each cost listed in a summary of legal costs table, provide scanned copies of invoices and/or receipts showing proof of payments for the allowable costs incurred.

Attachment #3 – Miscellaneous Costs

Provide copies of invoices and/or receipts showing proof of payments for other miscellaneous allowable costs incurred that are not itemized in the engineering and legal summary tables. A brief description of how these costs relate to the preparation, enactment, administration, or enforcement of the stormwater management ordinance must be included in the Project Narrative section.



APPLICATION FOR MUNICIPAL REIMBURSEMENT UNDER THE PENNSYLVANIA STORM WATER MANAGEMENT ACT (1978 ACT 167)

Applicant Information			
Municipality (Applicant) Name:			
Applicant Entity Type:			
☐ Limited Liability Partnership ☐ Partnership ☐ Government ☐ Non-Profit Corporation ☐ Sole Proprietorship ☐ Limited Liability Company ☐ S Corporation ☐ C Corporation			
NAICS Code:	FEIN/SSN #:	SAP Vendor ID #:	UEI #:
Top Official/Signing Authority:		Signing Authority Title:	
Contact Person:		Contact Title:	
Address of Contact Person:			
Contact Person's Telephone:		Contact Person's email:	
Project Site Location			
Municipal Address:			County:
			Watershed(s):
PA House:		PA Senate:	
Designated Areas:			
☐ Act 47 Distressed Community ☐ Brownfield ☐ Enterprise Zone ☐ Greenfield ☐ Keystone Innovation Zone ☐ Keystone Opportunity Zone ☐ Prime Agricultural Area Uses ☐ PA Port			
Project Narrative			
Provide a brief narrative that elaborates upon the activities undertaken for the development and continued implementation of your county Act 167 Stormwater Management Plan.			

Addenda

Section A. Municipal Data

Name of Act 167 Plan:

Calendar Year for Reimbursement:

Date of Ordinance Adoption:

Section B. Summary of Reimbursement Activities

- | | |
|---|----|
| 1. Costs for preparation and enactment of stormwater ordinance (from line 11) | \$ |
| 2. Costs for administration and enforcement of stormwater ordinance (from line 13f) | \$ |

Section C. Computations

- | | |
|--|----|
| 3. Add lines 1 & 2 | \$ |
| 4. Permit fees collected from stormwater management reviews (from Section E) | \$ |
| 5. Subtract line 4 from line 3 | \$ |
| 6. Multiply line 5 by 75%. This is the Total Reimbursement Due. | \$ |

Section D. Preparation and Enactment of Stormwater Management Ordinance

- | | |
|------------------------------------|----|
| 7. Preparation and Enactment Costs | |
| a. Clerical | \$ |
| b. Engineering (from Attachment 1) | \$ |
| c. Legal (from Attachment 2) | \$ |
| d. Total | \$ |
| 8. Advertising Costs | \$ |
| 9. Public Hearing Costs | \$ |
| 10. Miscellaneous Costs | \$ |
| 11. Total of lines 7d, 8, 9, 10 | \$ |

Section E. Stormwater Drainage Plan Review Fees

- | | |
|------------------------------------|----|
| 12. Total Number of Applications: | |
| Total Number of Field Inspections: | |
| Total Review Fees Collected: | \$ |

Section F. Administration and Enforcement

- | | |
|--|----|
| 13. Administration and Enforcement Costs | |
| a. Clerical | \$ |
| b. Engineering (from Attachment 1) | \$ |
| c. Legal (from Attachment 2) | \$ |
| d. Mileage: miles at \$ per mile | \$ |
| e. Miscellaneous | \$ |
| f. Total | \$ |

Attachment 1 – Engineering Costs

Summary of Engineering Costs for Preparation and Enactment of Stormwater Management Ordinance				
For each cost listed, attach copies of invoices and/or receipts showing proof of payments for allowable costs incurred.				
Date	Description of Activity	Total Time	Hourly Rate	Total Cost
TOTAL:				\$

Summary of Engineering Costs for Administration and Enforcement				
For each cost listed, attach copies of invoices and/or receipts showing proof of payments for allowable costs incurred.				
Date	Description of Activity	Total Time	Hourly Rate	Total Cost
TOTAL:				\$

Attachment 2 – Legal Costs

Summary of Legal Costs for Preparation and Enactment of Stormwater Management Ordinance				
For each cost listed, attach copies of invoices and/or receipts showing proof of payments for allowable costs incurred.				
Date	Description of Activity	Total Time	Hourly Rate	Total Cost
TOTAL:				\$

Summary of Legal Costs for Administration and Enforcement				
For each cost listed, attach copies of invoices and/or receipts showing proof of payments for allowable costs incurred.				
Date	Description of Activity	Total Time	Hourly Rate	Total Cost
TOTAL:				\$

Attachment 3 – Miscellaneous Costs

Attach copies of invoices and/or receipts showing proof of payments for other miscellaneous allowable costs incurred that are not itemized in the engineering and legal summary tables. A brief description of how these costs relate to the preparation, enactment, administration, or enforcement of the stormwater management ordinance must be included in the Project Narrative section.

Manager

From: Brian Youngerman
Sent: Sunday, April 5, 2026 7:53 PM
To: Manager
Cc: Bryan Gruber; Bill Hall
Subject: Manager search process

Just brain storming a plan for replacing our Borough Manager should the need ever arise. There may be a written or formal process already in place so please contribute and we can put this on the menu for a future meeting.

Once we know the exit date we can add a timeline.

- Manager updates manager's task list to be used by staff/new manager in his absence/turnover.
- Job posted internally
- Search committee formed or A&F Committee
- Create standard candidates form? Candidates answer 2-3 questions, email back to Jill?
- Create form for 1st call to candidates to be filled out by councilor making the interview.

Advertise via:

Boroughs Magazine and web site

PA Municipal League

Email to LCBA

Email to Township Supervisors

Engage the Borough Authority for recommendations

LNP

Indeed.com

Monster.com

1. 1st phone call -- screening interview by committee member.
2. Surviving candidates asked to interview with committee/council
3. Interviews should be a personnel matter and done privately/exec session
4. Invite all councilors/mayor to all interviews
5. Finalists determined by committee
6. Final interview of 2-3 candidates before full council exec session.
7. Negotiate with likely candidate.
8. Council vote on likely candidate.

Brian Youngerman
 Mount Joy Borough Council
 Emails may be subject to Right To Know Laws.

Manager

From: Brian Youngerman
Sent: Tuesday, August 25, 2026 11:55 PM
To: Manager; Jill Frey
Cc: Bill Hall; Bryan Gruber
Subject: Important agenda addition

Follow Up Flag: Follow up
Flag Status: Flagged

Please, if it is not already on the committee agenda, add the following while we are outside the 24 hour window. I hope we can move ahead on this:

Discussion and possible motions to full council regarding the manager position with regards to:

- Manager job description (short version for advertising and "long" version on website)
- Manager position internal posting requirements
- Manager replacement calendar
- Manager position interview questions, screening and interview levels
- Manager position advertising & advertising budget
- Manager succession plan
- Manager emergency replacement plan
- Other issues regarding a future manager replacement

Materials to include would be:

- Various manager job descriptions that have been dredged up
- Youngerman manager replacement calendar and notes from April meeting

I know this sounds like a lot, but I think we have a really good starting point on many items and only a few things are urgent from the above list. For example, the interview questions can wait — but not for long.

Immediate issue and motion might be: Authorize the manager and staff to advertise the position of manager and appropriate job description when a vacancy for the manager position occurs or is expected to occur.

Brian Youngerman
Mount Joy Borough Council
Emails may be subject to Right To Know Laws.

BOROUGH OF MOUNT JOY

Borough Manager Position

The Borough of Mount Joy is seeking qualified applicants for the position of Borough Manager. The Borough Manager performs duties under the general direction from Borough Council, manage and direct operations to ensure effective delivery of programs and services; facilitate and direct planning for use of land and capital resources to make the Borough an attractive place to live and work; recommend policy and procedures to ensure compliance with laws, regulations, and Borough objectives. Qualified individuals will have ~~10 years~~ **5 YEARS** of municipal leadership experience....

Application and position description are available at the Borough Office or on the Borough's website, mountjoyborough.com. All letters of interest, applications, and resumés shall be addressed to Mark G. Pugliese I, Borough Manager, 300 Orchard Rd, Mount Joy, PA 17552. EOE

MOUNT JOY BOROUGH JOB DESCRIPTION

TITLE: Borough Manager

DEPARTMENT: Administration

GENERAL SUMMARY: Under general direction from Borough Council, manage and direct operations to ensure effective delivery of programs and services; facilitate and direct planning for use of land and capital resources to make the Borough an attractive place to live and work; recommend policy and procedures to ensure compliance with laws, regulations, and Borough objectives.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

1. Manage operations of Borough offices; provide leadership and direction to administrative office staff and Public Works Director; provide for training and development of management skills and evaluate job performance, provide feedback and direction concerning goals, priorities, and objectives; communicate policy, establish workplace policies to provide overall consistency in operations; approve leave, resolve workplace problems. Administer discipline, recommend pay adjustments; hire and discharge, with the advice and consent of Council.
2. Provide administrative leadership in areas of planning, budgeting, reporting and grants; meet with Council to review short- and long-range goals, priorities, requirements and constraints; meet with staff, community and government representatives to communicate and gather feedback, build working relationships and facilitate planning and development of objectives to work toward completion of capital projects and goals.
3. Manage and direct budget development and forecasting; monitor budget, including expenses and revenue collection; develop and implement spending plans for general obligation or revenue bonds; develop budget parameters and administer monetary operational limits for various municipal program; assure effective and efficient use of budgeted funds, personnel, materials, facilities and time; develop investment strategies.
4. Engage in public relations activities; resolve questions and complaints from citizens, or direct to appropriate staff person; develop plans to communicate issues to the public.

5. Serve as primary liaison to Borough Council; compile agenda for meetings, attend meetings to provide advice and information; serve as liaison between Borough Council and Authorities, Commissions and Committees.

6. Ensure duties of Borough Secretary are performed, as outlined by the Pennsylvania Borough Code; attend meetings of the council and other meetings as directed by Council. Inform council and the public of all meetings of council.

7. Perform related duties:

a. Prepare or direct the preparation of proposals, studies, and reports to support development of projects and services; consider needs, structure of operations, level of funding, staffing, community goals and risk; examine legal boundaries and impact on codes, insurances, bonds, and audits; determine and establish priorities; research and procure grant monies; monitor and manage state or federal grants.

b. Manage areas relating to community development; guide and facilitate process to accomplish comprehensive plan; communicate process to the public; plan for future development to provide for controlled growth and expansion of public services; recommend regulations to control location and development of residential and commercial areas.

c. Serve as Purchasing Officer for the Borough; establish system to approve purchases of supplies and equipment; establish rules and regulations governing requisition and purchasing; enter into contracts as approved by Borough Council and monitor compliance with contracts; review and/or write bid specifications for the purchase of new equipment, supplies or services.

d. Manage maintenance of Borough facilities and property; direct maintenance activities, and activities related to improvement or replacement of facilities and property; ensure provisions of franchises, leases, permits and privileges and other contractual rights of Borough are observed.

e. Research and develop projects, e.g., develop fee schedules, project budgets, ordinance amendments; serve as liaison and provide briefings on community organization meetings; execute routine decisions and facilitate decision making of non-routine issues with key borough employees and the Council to accomplish ongoing business.

- f. Serve as Borough Open Records Officer for PA Right to Know Law; respond to requests for information or ensure response is provided.
- g. Perform or supervise an annual reconciliation of all leave time and compensatory time for Borough personnel.
- h. Participate in training for emergency management response.
- i. Perform other duties as specified in Borough Ordinance Chapter 40

JOB SPECIFICATIONS:

*indicates developed after employment

Education/Employment: Any combination of education and experience which indicates possession of the skills, knowledge and abilities listed below. An example of acceptable qualifications for this position is completion of bachelor's in public administration, or a combination of education and extensive experience in municipal government management.

Must also complete National Incident Management System (NIMS) training:

- ICS-700: NIMS, An Introduction
- ICS-100: Introduction to the Incident Command System
- ICS-200: ICS for Single Resources and Initial Action
- ICS 800 National Response Framework
- IS 559 Damage Assessment
- G 0402 Overview for senior and elected officials
- IS 2200 Basic Emergency Operations Center Functions

Knowledge:

- ☐ Comprehensive knowledge of public administration principles and practices
- ☐ Comprehensive knowledge of budgeting
- ☐ Comprehensive knowledge of Borough code, and state and federal laws affecting Boroughs
- ☐ Comprehensive knowledge of borough zoning, building, property maintenance, solid waste, health and safety, taxation, tree, storm water management, and land development codes

- ☐ Comprehensive knowledge of local ordinances and physical features of Borough*
- ☐ Comprehensive knowledge of government processes and structure
- ☐ Comprehensive knowledge of management theory and practice

Skill:

Computer operation

Abilities:

- ☐ Ability to navigate complex issues and share understanding with others
- ☐ Ability to inspire trust to ensure input is viewed as unbiased and accurate
- ☐ Ability to promote high morale as leader and manager of an organization
- ☐ Ability to manage complex projects
- ☐ Ability to facilitate long range planning within a collaborative framework
- ☐ Ability to communicate effectively and persuasively in writing and orally
- ☐ Ability to build relationships to strengthen community partnerships
- ☐ Ability to promote accountability for completion of goals and objectives
- ☐ Ability to apply management and supervisory principles to solve practical, everyday problems
- ☐ Ability to establish effective relationships with employees, management staff, elected officials, members of the public, representatives of government regulatory agencies, vendors, and representatives of outside firms providing services for the Borough
- ☐ Ability to prepare reports and present facts and ideas in a clear and organized fashion
- ☐ Ability to effectively resolve complaints through proper investigation, mediation and/or action to correct problems
- ☐ Ability to develop relationships to promote a vibrant and sustainable community

Working Conditions:

Work is performed in normal but busy office environment. Attendance at evening meetings is frequently required. Travel to various facilities and project sites, and meetings outside the borough is frequently required. Work involves interacting with residents, vendors, employees, and various professionals. Position requires an ability to communicate clearly and bring people with varying interests together to work towards the best community possible.

DISCLAIMER:

The above statements are intended to describe the general nature and level of work being performed by a person assigned to this position. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required to perform the job.

REPORTS TO: Borough Council

FLSA STATUS: Exempt

DATE: December 2020

BOROUGH OF MOUNT JOY

Lancaster County, Pennsylvania

ORDINANCE NO. 3-21

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF MOUNT JOY BOROUGH TO REVISE AND RESTATE CHAPTER 40, MANAGER.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, as follows:

Section 1. The Code of Ordinances of the Borough of Mount Joy, Chapter 40, Manager, shall be deleted in its entirety and a new Chapter 40, Manager, shall be inserted which shall provide as follows:

Chapter 40

Manager

§40-1. Creation of office.

The office of Borough Manager is hereby created by the Borough of Mount Joy.

§40-2. Appointment; removal.

The Manager shall be appointed for an indefinite term by a majority of all members of Council. The Manager shall serve at the pleasure of the Council, and he/she may be removed at any time by a majority vote of all its members.

§ 40-3. Qualifications.

The Manager shall be chosen solely on the basis of his/her executive and administrative abilities, with special reference to training, education, and/or experience in Borough management. The Manager need not be a resident of the Borough or of the Commonwealth of Pennsylvania at the time of his/her appointment but, upon appointment, must become and remain a resident of the Borough during his/her tenure in office; provided, however, that the Manager may reside a reasonable distance beyond the corporate limits of the Borough upon being granted permission to do so by Council at any time following his/her appointment. Such permission, if granted, shall be considered permanent for the Manager requesting said permission and may not be revoked during his/her tenure in office.

§40-4. Bond.

Before entering upon his or her duties, the Manager shall give a bond to the Borough with a bonding company as surety, to be approved by the Council, conditioned upon the faithful performance of his or her duties, the premium for said bond to be paid by the Borough, except where he/she is automatically bonded or otherwise insured via the Borough's general insurance coverage.

§40-5. Compensation.

The Borough Manager's salary, benefits, expenses, vacation and paid time off shall be determined by Council.

§ 40-6. Powers and duties.

- A. The Manager shall be the chief administrative officer of the Borough, and he/she shall be responsible to the Council as a whole for the proper and efficient administration of the affairs of the Borough. The powers and duties of administration of all Borough business shall be vested in the Manager, unless expressly imposed or conferred by statute upon other Borough officers.
- B. Subject to recall by ordinance of Council, the powers and duties of the Borough Manager shall include the following:
 - (1) Supervise and be responsible for the activities of all Borough departments, except for the Police Department, which may be granted to him/her at the discretion of the Mayor.
 - (2) Appoint, suspend, or remove with the advice and consent of Council all department heads except the Police Chief on the basis of merit system principals. The Manager may, if Council desires, assist the Council with the appointment of a Police Chief. Any employee so removed shall have the right of appeal to the Borough Council.
 - (3) Appoint, suspend or remove with the advice and consent of Council all other Borough employees on the basis of the merit system principals (except where tenure provisions apply). This subsection shall not apply to the Solicitor or Engineer. The Manager may authorize any department head to exercise such policies or power with respect to his or her subordinates, providing any such authorized exercise shall ultimately be subject to the Manager's supervision, review and modification, as well as the advice and consent of Council. The Manager shall fix the wages for Borough employees not covered by a collective bargaining agreement or employee agreement, provided any wage increases fall within the parameters of Council's established wage ranges for each Borough department as set from time to time.
 - (4) Prepare and submit annually to Council, according to state uniform budget requirements, a budget for the next fiscal year. In preparing the budget, the

Manager, or an officer designated by him/her, shall obtain from the head of each department, agency or board, or any qualified officer thereof, estimates of revenues and expenditures and such other supporting data as he/she requires. The Manager shall review such estimates and may revise them before submitting the budget to Council.

- (5) Exercise control over the administration of the budget after its adoption by Council.
- (6) Develop long-range fiscal plans for the municipality, such plans to be presented annually to Council for its review and adoption.
- (7) Hold such other Borough offices and head such Borough departments as Council may from time to time direct and hold such offices with Mount Joy Borough Authority as Council may permit.
- (8) Attend all meetings of Council and its committees with the right to take part in the discussions, but not to vote, and shall receive notice of all special meetings of Council and its committees.
- (9) Prepare the agenda for each meeting of Council and supply facts pertinent thereto; be responsible for recording minutes of each meeting and distributing them to members no later than 48 hours prior to the next regular meeting; and perform or be responsible for the performance of all duties generally required to be performed by a Borough Secretary.
- (10) Keep Council informed as to the conduct of Borough affairs; submit monthly reports on the condition of the Borough finances and such other reports as Council requests; and make such recommendations to Council as he/she deems advisable.
- (11) Ensure that the provisions of all franchises, leases, and permit privileges granted by the Borough are observed.
- (12) Employ by and with the approval of Council, experts and consultants to perform work and to advise in connection with any of the functions of the Borough.
- (13) Attend the letting of contracts in due form of law, and supervise the performance and faithful execution of the same, except insofar as such duties are expressly imposed by statute upon some other Borough officer.
- (14) Ensure that all money owed the Borough is promptly paid, and that proper proceedings are taken for the security and collection of all the Borough's claims.
- (15) Be the purchasing officer of the Borough, and he/she shall purchase, in accordance with the provisions of the Borough Code, all supplies and equipment for the agencies, boards, departments, and other offices of the Borough, keeping an account of all purchases and shall, from time to time or when directed by Council, make a full written report thereof. The Manager shall also issue rules and

regulations, subject to the approval of Council, governing the procurement of all Borough supplies and equipment. Be responsible for the care and maintenance of all Borough property, buildings and equipment.

- (16) All complaints regarding Borough services, except those related to the Police Department, shall be referred to the office of the Manager. The Manager, or an officer designated by him/her, shall investigate and dispose of such complaints, and the Manager shall report thereon to Council. The Police Chief shall investigate and dispose of such complaints regarding the Police Department, and shall keep the Manager informed of his or her actions.
- (17) Keep the citizens informed as to conditions, plans, requirements, regulations and procedures by notices and articles posted and published in local papers and such other means as may be suitable. Perform such other duties as may be required by Council

§40-7. Powers and duties delegated by Mayor.

The Mayor is hereby authorized to delegate to the Borough Manager, subject to revocation by written notification at any time, any of his/her nonlegislative and nonjudicial powers and duties.

§40-8. Procedural limitations on Council.

In the relationship between Council and Manager, Council shall act as a body in all its dealings with the Manager. Individual members of Council shall refrain from interfering with the Manager or any authorized personnel of the Borough in the performance of their duties, and all members of Council and its appointed bodies, except for purposes of inquiry, shall deal with administrative matters solely through the Manager. However, nothing herein shall prevent Council from establishing a committee of its own members to review the operations and legislative needs of the Borough departments or from assigning its members to liaison relationships with boards, commissions and authorities.

§40-9. Disability or absence.

If the Manager becomes ill or needs to be absent from the Borough, he/she shall designate one qualified member of his or her staff to perform the duties of the Manager during his or her absence or disability and inform Council. The person so designated shall not perform these duties beyond the next regular Council meeting without the approval of Council.

Section 2. All other sections, parts and provisions of the Code of Ordinances of the Borough of Mount Joy shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 4th day of January, 2021, by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MOUNT JOY
Lancaster County, Pennsylvania

Attest: Charles M. Kious, III
(Assistant) Secretary

By: William A Hill
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this 8th day of January, 2021.

By: [Signature]
Mayor

Mount Joy Borough Council

Memorandum of Understanding (MOU) Terms of Employment for the Position of Borough Manager

THIS MEMORANDUM of the term of employment for Mark G. Pugliese I (Employee) as Borough Manager by Mount Joy Borough (Borough or Employer), Lancaster County, Pennsylvania is made and endorsed by the parties hereto on the dates indicated below based on the following terms and conditions of employment.

1. **EMPLOYMENT STATUS:** Employee is employed as a non-civil service, at-will Manager. Employee is also a non-bargaining unit, exempt employee under the Fair Labor Standards Act and is not eligible for overtime pay. This issue is discussed in more detail under paragraph 8 of this MOU. Because employee is not part of any bargaining unit, this MOU sets forth your terms and conditions of employment.
2. **DUTIES:** Employee shall perform the duties of the Manager as established by the job description for the position of Manager, as may be amended in the future, as well as such other legally permissible and proper essential duties and functions as assigned /required by statutory law and as the Council shall, from time-to-time, assign.
3. **SALARY:** Employee's annual salary shall be based on the performance of the Manager and shall be determined by the Borough Council.
4. **RELOCATION:** Chapter 40 of the Code of Ordinances requires the manager to establish a permanent residence in the Borough. Council waives that requirement.
5. **BENEFITS:** While an active employee, employee shall be entitled to all health care and other insurance benefits available to the Borough's non-uniformed employees as set forth, inter alia, in the Borough's Employee Handbook, as amended from time to time.
6. **LEAVE TIME:** While an active employee, employee shall be entitled to all categories of leave time available to the Borough's non-uniformed employees as set forth, inter alia, in the Borough's Employee Handbook, as amended from time to time.

As a recognition of prior municipal service, the Borough will provide employee 20 days (four weeks) of vacation on January 1, 2022, after which employee will accrue vacation normally.

7. **PENSION BENEFITS:** Employee shall be entitled to participate in the existing Non-Uniformed Employees' Pension Plan of the Borough. Both parties agree to make any necessary contributions in accordance with the existing or future requirements of the existing Non-Uniformed Employees' Pension Plan.
8. **OVERTIME/COMPENSATORY TIME:** Employee is considered an exempt, salaried management employee for purposes of the Fair Labor Standards Act, as well as for purposes of any other applicable state and federal labor and employment laws and regulations. Employee's current annual base salary is intended to compensate said employee for all the work time which may be necessary to perform employee's job, regardless of the number of hours actually worked, and overtime pay is not available to employee. Council anticipates that employee will be in the Borough office (or performing tasks for the Borough at meetings out of the office) during the Borough's normal business hours of 7:00 am to 4:00 pm to enable employee to meet with other Borough employees, to meet with or interact with citizens and other persons having business with the Borough, and to respond to inquiries from members of Council. If employee is required to attend to Borough business outside of normal business hours, including but not limited to attendance at Council and Committee meetings,

employee will be entitled to compensatory time at the rate of one hour for each hour spent outside of normal business hours. Employee must keep a record of all compensatory time accrued and approved and also provide such information to Council as part of your regular Manager's Report. Employee must use such compensatory time within sixty (60) days after it is accrued, and use of compensatory time must not interfere with normal Borough operations. If employee plans to use compensatory time, employee must notify the Borough office that he is doing so and provide a schedule of when employee will be in the office. Any use of compensatory time in excess of four hours in a single day will require approval of the Council President. Compensatory time not used within sixty (60) days, unless Council agrees to a carry over, will be lost. Employee shall not be entitled to any payment for compensatory time upon separation from employment.

9. **DIRECT REPORT:** Consistent with the terms of the Borough Code, employee shall be responsible to Borough Council for the discharge of his duties as Manager.
10. **OUTSIDE EMPLOYMENT:** No outside employment by employee is authorized unless approved in advance by Borough Council and in no case shall any outside employment interfere with employee's duties as Manager. If employee does engage in outside employment the Borough, then requests the following:
 - a. The Borough must approve, in advance, any outside employment.
 - b. For each outside employment engagement, please indicate how employee will be using leave time to ensure that the Borough is not paying him while employee is engaged in outside employment.
 - c. Employee will further be expected to understand that any arrangement for outside employment must not conflict with the Borough's interest or Borough employment and that any compensation received will not conflict with any law or regulation governing public officials.
11. **USE OF CELLULAR TELEPHONE:** Employee's use of a Borough- issued cellular telephone must be limited to official business, and any personal use that results in additional costs to the Borough shall be reimbursed by the Manager.
12. **PERFORMANCE REVIEW:** Borough Council will perform at least an annual (and perhaps more frequently, based on Council's view) review of employee as Manager to determine employee's performance as Manager. Council believes that this review is necessary to ensure that employee, as Manager, and Council are mutually accountable to the performance standards set and to set a baseline for discussions regarding employee's future compensation as Manager. Employee will be reviewed on his adherence to the essential functions of employee's job description, employee's adherence to the budget as set by Council, and employee's adherence to any goals set by Council and communicated to employee. These goals may be amended from time to time but they presently include, and are not limited to, the following:
 - a. Working cooperatively with the Mayor and Borough Council.
 - b. Attending all regular meetings of Borough Council and additional meetings, when requested
 - c. Adhering to the annual Budget set by Council and advising Council if the Budget exceeds the Budget prior to expenditure in excess of any particular budget line.
 - d. Promptly and regularly advising Borough Council or its designated committee of all disciplinary actions above level of oral reprimand.

- e. Implementing and adhering to directives and policy guidance provided by the Mayor and by Borough Council in the manner and the timeframes set forth therein.
 - f. Demonstrating the ability to work with existing personnel, Department Heads and appointed professionals in a manner which creates a team approach to problem solving where all points of view are respected and regular communication achieved.
 - g. Meeting the expectations of your job description as incorporated by reference herein.
13. **BONDING:** The Borough shall bear the full cost of any fidelity or other bonds required of employee under any law, ordinance, or contract.
14. **INDEMNIFICATION:** Unless it has been judicially determined that an act of the Manager caused a tortuous injury, and that such act constituted a crime, actual fraud, actual malice, or willful misconduct, the Borough shall defend, save harmless and indemnify employee against any tort, contract, statutory, or other liability, claim, demand or other legal action, whether groundless or otherwise, arising out of, or in any way relating to, an act, or an omission to act, occurring in or as a result of employee's duties as Borough Manager. This obligation applies without regard to whether the liability involved is covered by insurance and it applies without regard to whether the liability results from judicial decision by the Borough or its insurer to compromise or settle a claim, suit, complaint, or other legal allegation unless otherwise earlier terminated as set forth herein.
15. **SEVERABILITY:** If any section, provision, or any portion thereof of this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall not be affected and shall remain in full force and effect.
16. **GENERAL PROVISIONS:** The parties further agree that the foregoing comprise the terms and conditions of employment. Notwithstanding the foregoing, this MOU, which outlines the terms and conditions of employment as Manager shall not be construed as a contract nor is it a guarantee of any specific term of employment, salary, or other benefit. Any provisions, compensation or benefits contained in any other prior letter, any discussion or any other document previously addressing the terms and conditions of employment were (and are) void and, therefore, had no legal effect as of the date of this Agreement.
17. **TERM:** Consistent with Section 1142(b)(2) of the Borough Code, this Agreement shall be in effect as of January 1, 2026, and will terminate no later than two years after the effective date of the agreement or the date of the organizational meeting of council following the next municipal election, whichever occurs first. Notwithstanding the term of this Agreement, employee will remain an at-will employee and, consistent with Section 1142(b)(3) of the Borough Code, this Agreement does not guarantee employment through the term of this Agreement or confer upon employee any legal remedy based on specific performance.

Council (Vice) President (Employer)

Date

Mark G. Pugliese I (Employee)

Date

Mount Joy Budget Calendar for Fiscal Year 2027

Due Day	Due Date	Budget Activity	Responsible Person(s)	Completed
Friday	Aug. 21	Distribute 5-Year Capital Expense Form	Manager	√
Friday	Sept. 11	Distribute 2026 Budget for Year-To-Date	Manager	
Friday	Sept. 18	Submit 5-Year Capital Expenditure Plan	Department Heads	
Friday	Sept. 18	Submit End-of Year Expenditure Projections	Department Heads	
Monday	Sept. 21	Distribute Annual Budget Forms	Manager	
Friday	Sept. 19	Submit End-of-Year Revenue Projections	Department Heads Manager/Asst Manager	
Wednesday	Sept. 23	Post current year expenditures and revenues or estimates to the budget form	Manager/Asst Manager	
	Sept. 28 - 30	Individual Department Budget Meeting	Staff	
Wednesday	Sept. 30	Submitt MMO	Pension Administrator	
Friday	Oct. 9	Submit 2027 Expenditure Estimates to Manager	Department Heads	
	Oct. 12, 22, 26	Committee rerviews their respective budgets with Department Head/Manager	Committees	
Friday	Oct. 31	Enter expenditure requests and revenue estimates in annual budget form	Manager/Asst Manager	
Monday	Nov. 2	Regular Council Meeting	Governing Body	
Thursday	Nov. 5	Budget Meeting	Governing Body	
Tuesday	Nov. 10	Council Budget Meeting, consider/adopt preliminary Budget	Governing Body	
Tuesday	Nov. 17	Council Budget Meeting, adopt preliminary Budget *	Governing Body	
Thursday	Nov. 19	Submit advertisement to newspaper	Manager	
Thursday	Nov. 19	Make budget available for public inspection	Manager	
Monday	Dec. 7	Adopt budget and ordinance/resolution setting real estate tax rate.	Governing Body	
Wednesday	Dec. 30	Create budget accounts and enter amount in ledger	Manager/Asst Manager	

* If raising taxes, budget adoption must be by ordinance, otherwise, resolution will suffice.



MANHEIM BOROUGH

60 W COLEBROOK STREET
MANHEIM, PA 17545

August 17, 2026

THE BOROUGH OF MANHEIM HEREBY REQUESTS that the Governing bodies of Penn Township, Rapho Township, East Petersburg Borough, East Hempfield Township, Mount Joy Borough, Warwick Township, and West Earl Township respectively authorize the Penryn Special Fire Police, Mastersonville Special Fire Police, East Petersburg Special Fire Police, Hempfield Special Fire Police, Fire Department of Mount Joy Special Fire Police, Brunnerville Special Fire Police, West Earl Special Fire Police to provide security, traffic and crowd control for THE MANHEIM FARM SHOW PARADE.

The officers are needed from 5:00 PM to approximately 10:00PM Wednesday evening October 7, 2026.

If authorized coordination should be discussed with and arranged through Brad Roth, Coordinator, Manheim Regional EMA. Brad can be reached at (717) 917-0557 or broth@manheimfire.com.

Please keep in mind that each Fire Police Unit, or the municipality in which it is domiciled, shall be responsible for providing Worker's Compensation Insurance for its fire police officers during the performance of their duties at authorized events.

Thank you in advance, for your consideration of this request.

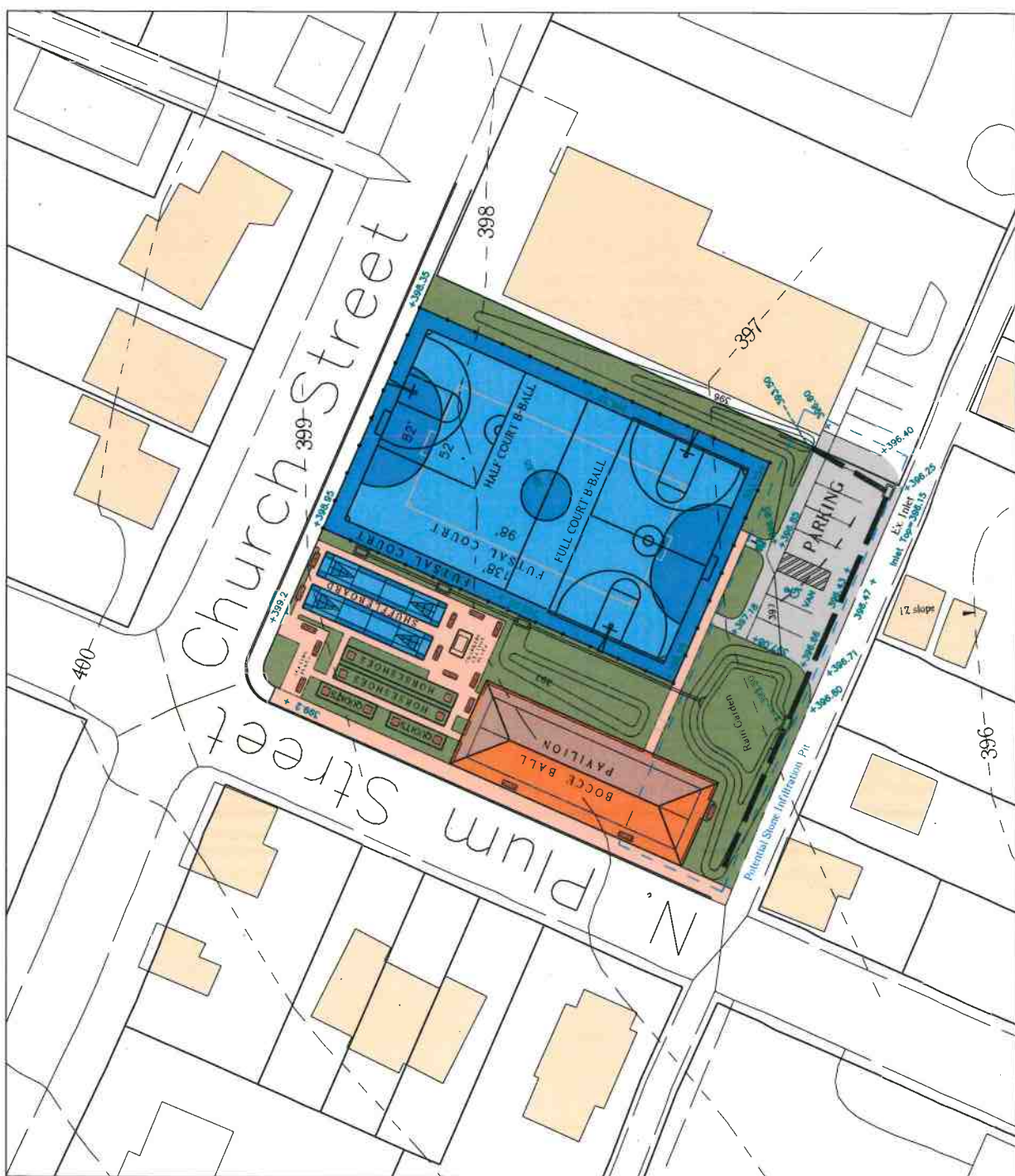
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joel Mutschler".

Joel Mutschler
Manheim Borough Manager

cc: Brad Roth, Coordinator, Manheim Regional EMA







September 2026



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	
6	7  Office Closed	8 WOODY WASTE PICK-UP	9 Plan. Comm. 7 PM TRASH DELAYED ONE DAY	10	11	12 
13	14 Council 7:00 PM	15 Authority 4 PM	16	17	18	19
20	21 Building Ad Hoc 5:30 PM Public Works 6:30 PM	22 Parks & Rec 6:30 PM	23 ZHB 7 PM	24 Admin / Finance 6:30 PM	25	26
27	28 Public Safety 6:30 PM (Civil Service Com 5:30 PM as needed)	29 WOODY WASTE PICK-UP	30			