

MOUNT JOY BOROUGH COUNCIL
September 14, 2026, Minutes

The Mount Joy Borough Council held its regular meeting on September 14, 2026.

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

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

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

Executive Session – No Executive Sessions were held between August 3, 2026, and September 14, 2026. Council expects to have an Executive Session tonight under item 20 for three personnel items. No decision is expected to be made.

On a **MOTION** by Kark, and a second by Deering, a request was made to accept the agenda for the September 14, 2026, Borough Council Meeting. *Motion as amended carries unanimously.*

Hall informed Council he is recusing himself from item 13J for conflict of interest and has provided the Borough Manager a written notification.

Public Input Period

Todd Kennedy, 205 Weldon Aly, spoke regarding the Florin Hill topic on the agenda regarding lifting the moratorium on issuing building permits. He said nothing has been done to correct the issues and that the entire project is a mess.

Mitch Hummer, 624 School Ln., spoke regarding the flooding issues in the School Lane and Florin Avenue neighborhood. He said he is here tonight to advocate for funding of the Westview Stormwater Basin in the Borough budget.

Gretchen Rothstien, 630 School Ln., said she is also here tonight to advocate for funding in the Borough budget for stormwater management in her neighborhood.

Emmanuel Hoffer, 82 E. Main St., commented on the drone show at the 175th Celebration and that it was an excellent production. However, he was disappointed in the tour of the new Municipal building in that he was not able to see all of the offices.

Bruce Haigh, 504 Rose Petal Ln., spoke regarding issue of the parking spaces at Gus's restaurant and returning them to the Borough.

Report of Mayor

The Mayor provided Council with a report for August.

Report of the Chief of Police

Robert Goshen, Police Chief, provided a monthly written report for July 1, 2026, thru July 31, 2026. The report showed 85 traffic arrests and 16 criminal arrests for the month. There was a total of 546 incidents for the month of July, with a total of 3,763 incidents year to date.

Report of Fire Department Mount Joy (FDMJ)

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

Report of PSH Life Lion LLC

Provided a report for July 2026.

Report of EMA

Provided a report from 7/22/26-8/18/26.

Report of the Milanof-Schock Library (MSL)

Joseph McIlhenney provided a written report for July 2026.

Report of Codes/ Zoning & Stormwater Administrator

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

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

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

Report of Public Works Director

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

Report of the Borough Authority Manager

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

Report of the Assistant Borough Manager/Finance Officer

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

Report of the Borough Manager

Mark G Pugliese I, Borough Manager, provided a verbal report for August 2026.

Approval of the Minutes of the Previous Meeting

On a **MOTION** by Deering, and a second by Kark, approval was given for the minutes of the Special Borough Council Meeting held on July 23, 2026. *Motion carries unanimously.*

On a **MOTION** by Deering, and a second by Gruber, approval was given for the minutes of the regular Borough Council meeting held on July 6, 2026, with correction. *Motion carries unanimously.*

Building Ad Hoc Committee

Deering gave an update. He said the punch list is in the process of being completed at this time.

On a **MOTION** by Deering, and a second by Trave, a request was made to have another engineering firm recalculate stormwater runoff from the building. After some discussion and the fact that Rettew is already reviewing this, Deering withdrew his motion.

On a **MOTION** by Haigh, and a second by Trave, a request was made to have Rettew evaluate the entire roof drainage system, the loop conveyance system and the discharge to the storm water system. *Motion carries unanimously.*

On a **MOTION** by Deering, and a second by Trave, a request was made to adopt the amended draft agreement between the Borough and the Borough Authority. Pugliese said the agreement is currently with Authority and their Solicitor and is reviewing it. Deering would like to see if the Authority comes back with any changes and include the verbiage of the Borough's Solicitor under paragraph 14. Deering withdrew his motion.

On a **MOTION** by Deering, and a second by Trave, a request was made to include the Solicitor's verbiage under paragraph 14 for a meeting between the Borough Manager and Authority. The second step is a joint meeting between the Council and the Borough Authority. *Motion carries unanimously.*

175th Anniversary Ad Hoc Committee

Eicher publicly thanked all committees and committee members for their help and input that made this a very positive and successful event. County Commissioner, Ray D'Agositno, State Representative, Tom Jones, and the Chief of Staff from Senator Malone's office provided proclamations.

Eichler commented with the leftover money in the budget for the 175th Celebration he would like to donate \$100 to the Boy Scouts or the Scouting America Act for their help and \$300 to repair Keith Greenawalt's speaker.

On a **MOTION** by Eichler and a second by Haigh, a request was made to repair Keith Greenawalt's speaker for \$300. Youngerman stated this is not on the agenda. Eichler withdrew his motion. He said he will bring it up at the October meeting.

Hall discharged the 175th Anniversary Ad Hoc Committee of its duties.

Chiques Crossing Ad Hoc Committee Update- Deering said Vista Block put in a formal continuance so the second part of the hearing has been pushed back to October 26th. He said a lot of holes were poked into their initial conditional use hearing and he feels they need time to regroup. Haigh said we have three consultants on board. Lancaster Civil is doing site work, Traffic Planning and Design is doing traffic study and there is a firm that is a certified floodplain Manager, Donna Warner, from NTM, that does a lot of work with PennDOT and with DEP and she is doing the floodplain. The Borough Solicitor has laid out what she thinks are the key points that will carry weight with both the supervisors and with the courts.

Administration and Finance Committee

Elliot Shibley, Project Manager with Integrated Consulting, led a discussion on the project they have been working on with the Janus School regarding a residential subdivision plan that consists of approximately 14 acres in a medium-density zoning district, which would allow up to 6 units per acre. The plan is 39 units on two streets. Brandon Williams with Garman Builders was also present. They said the main reason for being here tonight is to discuss the project at a sketch plan level and gather feedback from Council.

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to waive the requirement to process a second land development plan for 205 Lefever Road. After discussion, Hall said to be clear, he would like the Janus School's engineer to be at the next Admin Finance meeting. Youngerman withdrew his motion.

On a **MOTION** by Gruber, and a second by Haigh, a request was made to lift the moratorium on the issuing of building permits for Florin Hill. *Roll call vote, Eichler Gruber, Hollcraft and Kark voting yes. Deering, Haigh, Trave, Youngerman and Hall voting no. Motion was defeated.*

Faranda-Diedrich was present and said once he became aware that there had been a moratorium issued on building permits, they started a very aggressive campaign to ensure that the site was in compliance with the NPFES permit. His intent going forward is to not have this be an issue. He said this project has his full attention and they just want to get the project complete and in complete compliance with all of the Borough's ordinance requirements, including dedication work. He apologized for putting the Borough in the position where they felt it necessary to issue a moratorium on building permits.

Haigh questioned Faranda-Diedrich about stormwater easements that are not on the recorded land development drawings behind some of the homes and said this is an issue when it comes to new buyers submitting permits to the Borough for fences and other things. He asked him what the process Charter Homes and Neighborhoods has to ensure that people know there is an easement on the property. Anthony said the process is when someone comes in to buy a house, they prepare home site plans for every home that is to be sold within the neighborhood. This is in the sales office and made available to potential buyers that come in to shop for a home. He said part of the process of selecting a home site is reviewing the individual home site plans with them. They are aware of this when the sales agreement is entered into. The second time this discussed is at groundbreaking of the house, after a building permit has been issued there is a meeting that happens between the Charter builder and the buyer where the buyer is again shown the site plan that would have any easements reflected on it. They currently do not have buyers sign it, give it to buyers or attach to the purchase agreement. It is only available at the point of sale and at the groundbreaking meeting. He said he would be happy to change that process since this is causing issues. He said he will go back and make sure the site plans that are submitted conform to the residential lot disclosure document that is in the ordinance. He said he agrees that all easements should be shown on the lot plan that get submitted with the building permit drawings.

On a **MOTION** by Haigh, and a second by Deering, a request was made for Florin Hill Phase 3 and Block M, the building code official may issue new construction buildings permits for a lot not previously issued for a new construction building permit based upon no new violations and the applicants agreement to submit application containing the residential lot disclosure from required by the SALDO, section 240-65E4 and 240-68A and B for review and comment by the BCO. For all lots in Florin Hill Phase 3 and Block M, where new construction building permits have already been issued, the above requirements should be completed no later than November 10, 2026. An **AMENDMENT** by Haigh, and a second by Deering, to add LCCD before the word violation. *Amendment passes. Main motion as amended carries.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made 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. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made 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. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to participate in the Act 167 Plan, Phase 2 with the Lancaster County Planning Department. *Motion carries unanimously.*

Hall passed the gavel to Deering. Deering said to be transparent, Hall is stepping out because he plans on applying for the position.

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to direct staff to post the manager's position in-house for five days. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to direct staff to post the manager's position on the Borough's website for a period as determined by the Borough Manager. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to advertise the short version of the manager's job description. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to direct the Borough Manager to compile a list of screening questions for manager candidates. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, a request was made to have Committee of Council conduct first screening prior to in-person interviews of full Council. *Motion dies to lack of second.*

Deering, as acting Vice President, created a Manager Screening Ad Hoc Committee consisting of Deering, Youngerman, Eichler, Pugliese, Goshen and Mayor Bradley.

On a **MOTION** by Youngerman, a request was made to have Committee direct the Borough Manager to compile a list of media that the manager's position could be advertised. *Motion carries. Hall recused himself.*

Deering passed the gavel back to President Hall

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to direct staff to take all necessary corrective action regarding the handicap parking sign on the property. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to direct staff to update Borough Ordinances to regulate Medical Marijuana Dispensing Facilities within the Borough. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to direct staff to 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. An **AMENDMENT** by Deering, and a second by Youngerman, to add Solicitor's comments, to add legal and enforcement options in the letter. Amendment passes. *Main motion as amended carries unanimously.*

Hall noted that there is a budget calendar in the packet.

Public Safety Committee

On a **MOTION** by Eichler, and a second by Kark, a request was made to approve the request for assistance from Borough Fire Police for the Manheim Borough Farm Show Parade. *Motion carries unanimously.*

Public Works Committee

On a **MOTION** by Deering, and a second by Trave, a request was made to accept the design Florin Park Concept Plan as provided by the Parks and Recreation Advisory Board. *Roll call vote; Deering, Gruber, Trave and Youngerman voting yes and Eichler, Haigh Hollcraft, Kark and Hall voting no. Motion is defeated.*

On a **MOTION** by Deering, and a second by Trave, a request was made to set a deadline for the Lakes HOA to complete the 2 ADA ramps at the Lakes Trail and Farmington Way. An **AMENDMENT** by Deering, and a second by Haigh, to set deadline of October 30th. *Amendment passes. Main motion carries as amended.*

Public Works withdrew item c.

On a **MOTION** by Deering, and a second by Trave, a request was made to authorize staff to consult with the Borough Solicitor regarding legal & enforcement options available to the Borough should Gus's Keysonite Diner fail to correct BMP 125. Hall commented this was already taken care of under Admin Finance. Deering withdrew his motion.

Public Input

Todd Kennady, 205 Weldon Aly., commented on Council's Florin Hill decision and hopes that Anthony takes this seriously. He said this main concern is the environment and does not feel that is theirs.

Patrick Gerlach, 265 Lumber St., commented on the line item on the ballot regarding the Library and the Borough's contribution to the Library.

Any other matter proper to come before Council

Eichler asked for status on the old Borough Office properties. Pugliese told Council that the Solicitor said there are two options, they can be auctioned off or be sold by sealed bids. The properties do not have to be sold the same way. One could be auction and one could be by sealed bids. Youngerman said it is his intention to have this on the next Admin Finance Committee meeting.

Kark asked if there is any progress being made on the Public Works Director position.

Authorization to Acknowledge the Payment of Bills August 2026

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

GENERAL FUND	\$ 46,824.52
REFUSE/RECYCLING	\$ 81,138.10
CAPITAL IMPROVEMENTS FUND	\$ 629,940.14
HIGHWAY AID FUND	\$ -
ESCROW FUND	\$ -
JOY LAND ACCOUNT	\$ -
GRAND TOTAL EXPENDITURES	\$ 757,902.76

Motion carries unanimously.

Meetings and dates of importance

See the calendar for the month of September 2026.

Executive Session

Council went into Executive Session at 11:56PM for three personnel matters and one contract matter. Council came out of Executive Session at 12:35AM. On a **MOTION** by Eichler and a second by Hollcraft, a request was made to authorize the Chief of Police to move forward to find a replacement officer. *Motion carries unanimously.*

Adjournment

On a **MOTION** by Eichler, and a second by Youngerman, approval was given to adjourn the meeting at 12:37AM. *Motion carries unanimously.*

Respectfully Submitted,



Mark G. Pugliese I
Borough Manager/Secretary