



Mount Joy Borough
Administration & Finance Committee Meeting Minutes
January 22, 2026, at 6:30 pm

Call to Order: Youngerman called the meeting to order at 6:30pm.

Members Present: Chairman Youngerman, Councilor Hall, and Councilor Gruber. Youngerman announced for the record, there is a quorum present.

Others Present: Borough Manager, Mark Pugliese, Codes & Zoning Officer, Brett Hamm, and Jill Frey, Assistant Borough Manager.

Executive Session: Youngerman announced there was no executive session held after the December 18, 2025, Administration & Finance Committee meeting.

A **MOTION** was made by Hall, and a second by Gruber, to approve the agenda for the January 22, 2025, Administration and Finance Committee meeting. A **MOTION** was made by Youngerman, and a second by Gruber, to amend the motion, to add item 9G to the agenda for discussion with possible motion for issues regarding the Mount Joy Borough Authority if Committee wishes to move forward with anything. *Motion carries unanimously.* Youngerman called for a vote on the original motion as amended. *Motion carries unanimously.*

Public Input Period:

Dominic Castaldi, 1059 Reagan St., offered congratulations to the new Council members voted in at the January Council meeting. He stated that he is sorry to hear the first Council meeting of the year went until the 23rd hour, and that they should not be that long.

Steve Hammon, 274 W. Main St., spoke of item 9E on the agenda, concerning the tax-exempt status of 100 New Haven St. He stated that he is the owner of the building. He requested to potentially move it onto the LERTA list. He said he will give up his property at 274 W. Main St. as a LERTA property to put 100 New Haven St. on the list for the purpose of commerce.

Approval of Minutes:

On a **MOTION** by Hall, and a second by Youngerman, approval was given for the December 18, 2025, Administration and Finance Committee meeting minutes. Youngerman noted page 2, paragraph 8, where it states Memorandum of Understand should have an -ing on the end of the word. *Motion carries unanimously with corrections.*

Community & Economic Development Coordinator:

Community & Economic Development Report: Stebbins provided the monthly written report.

Grant updates: Pugliese stated that the Borough received the Multi-Module Grant for over \$700,000. for pedestrian crosswalks and flashing beacons. Hall asked when we will be done applying for the crosswalks. He said that we will have so many we will have so much white noise that they will blend in. Pugliese said we are done whenever Council chooses.

Codes, Zoning, & Stormwater:

Land Development, Codes, Zoning, & Stormwater Administrator Report: Hamm provided and reviewed the monthly written report and answered questions.

On a **MOTION** by Hall, and a second by Gruber, approval was given to move to full Council, appointment of Christopher Trave to a 2-year term on the Planning Commission. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Gruber, approval was given to move to full Council a reduction of financial security for the Lancaster County Career & Technology Center, lots 1, 2, & 14 in the amount of \$85,632.85 as recommended by the Borough Engineer. *Motion carries unanimously.*

Land Development Plan – 400 E. Main St.:

Amanda Groff with Harbor Engineering was present, along with the owner of 400 E. Main St., Ray Tyrone, and John Glick, the real estate agent. Groff stated that the land is just under one-acre, in the neighborhood commercial zone, Advance Auto is directly to the East and as part of that plan in 2012, there was a shared access easement to E. Main St. that also serves the lot. She said they are proposing nine townhouses in two buildings, four of the units will front E. Main St., and then five to the rear. She said there are two parking spaces in the driveway for each unit and will also have a one-car garage. She said the townhouses will be rental units, so it is not being sub-divided and will be retained under common ownership. She said there is a common trash facility to the southeast, and the property has public water and sewer, which they are currently working with the Authority for the approvals on that. She noted that it will be private water and sewer once it gets on site. She said they have a subsurface stormwater infiltration bed proposed underneath the parking lot, which is in the middle of the lot. She said the disturbance would be just under one acre and the Conservation District did approve the DNS plan for this. She said the Mount Joy Planning Commission recommended approval of the modifications and of the plan. She said the Rettew letter is mostly addressing administrative items at this point and that they are asking for a couple of modifications of the SOLDO and one of the stormwater.

Groff continued reviewing the modifications stated, items 8.D.a., 8.D.b., 8.D.c., and 8.D.d. on the agenda:

8.D.a. – From SALDO, section 240-43.H.4 – Street Reconstruction. To consider granting a waiver of the requirement to improve the street to the ultimate right-of-way width including curbing and sidewalk as recommended by the Borough Engineer.

8.D.b. – From SALDO, section 240-46.B.1 – Sidewalks along access drives. To consider granting a waiver of the requirement to provide sidewalk on both sides of the proposed access drive and in the alternative, provide sidewalk on one side of the access drive as recommended by the Borough Engineer.

8.D.c. – From SALDO, section 240-46.C.1 – Curbing along landscape edges of parking facilities. To consider granting a waiver of the requirement to provide curbing along the edge of any landscape portions of a parking facility and in the alternative only provide curbing at the overflow parking area.

8.D.d. – To consider approval of the preliminary/final subdivision and land development plan provided that all outstanding comments are addressed to the satisfaction of the Borough Engineer, Borough Solicitor, and Borough Staff.

Groff also spoke of another waiver from the SALDO, section 226-34.F concerning stormwater management, to put the basement floors lower than allowed in the SALDO, with imperviable membrane and water proofing on the sides of the underground stormwater detention facility. Pugliese said that this is not on Rettew's last comment letter. Hamm said it came in from the Mount Joy Planning Commission meeting. Groff said they are still working with Rettew on this one.

Youngerman said that a garage does not count as a parking space. Hall said yes, a garage and a driveway both count as parking spaces. Groff said they need 22.5 and they have 23 and this does not count the garages.

Hall asked if the fire trucks will have a problem getting around there. Hamm said they were able to get a tower truck there with no problem.

A **MOTION** was made by Hall, and a second by Gruber, to move all four waivers, 8.D.a, 8.D.b, 8.D.c., and 8.D.d. on the agenda, to full Council, considering all comments from Borough Engineer, Borough Solicitor, and Borough Staff be addressed.

Frey stated that items 8.D.a., 8.D.b., 8.D.c. are waivers, and item 8.D.d. is concerning approval of the preliminary/final subdivision and land development plan. Hall said the motion was regarding items 8.D.a., 8.D.b., 8.D.c. and 8.D.d. Groff said that she just spoke of the fourth waiver concerning stormwater, to put the basement floor elevation below the facility, and that it was not an item number. Hall asked if she could have that spelled out before the Council meeting. Groff said that Rettew did not have a chance to figure out the specifics of what type of water proofing and what type of membrane they will be using.

A **MOTION** was made by Hall, and a second by Gruber, for Chairman Youngerman to reconsider the prior motion. *Motion carries unanimously.*

Hall said now the motion is back on the floor.

A **MOTION** was made by Hall, and a second by Gruber, for an amendment to original motion add the comments from the Planning Commission that a condition that the subsurface infiltration basin and the impervious liner be reviewed and approved by the Borough Engineer, and that would be on all four sides. *Motion carries unanimously.*

Youngerman called for a vote on the main motion as amended. *Motion carries unanimously.*

GM Property Solutions, 401, 409, and 413 W. Main St.:

A **MOTION** was made by Hall, and a second by Gruber, to move to full Council to authorize the Borough Solicitor to advertise a public hearing and ordinance proposal to rezone 0.0989-acre of the mentioned property from Low Density Residential to Neighborhood Commercial.

Youngerman said that he does not like the idea of taking a carve out of Residential and making it Commercial. He said he would like their business to come to town, but not in the middle of residential properties. Hamm said he does not know the advantages or disadvantages of this change. Hall said it does not surround residential properties; it borders them and a lot of surrounding properties are Commercial. He said we are not taking an acre of land and throwing it into all residential properties. Youngerman said that this is what a hearing will tell us.

Youngerman called for a vote on the motion. *Motion carries unanimously.*

Administration, Budget, and Finance:

Manager's Report: Pugliese provided and reviewed the monthly written report.

Pugliese stated that the Borough met with Amtrak, and they agree that BMP107 needs to be addressed and a couple washout areas that the Borough pointed out to them, and Amtak is also trying to address any future issues along the track where they sit lower than grade.

Pugliese stated that the new building is coming along with substantial completion date still being March 22, 2026. He said it is usually about a month after substantial completion that we would actually move in, so we would be looking at the end of April. He said if anyone wants to walk through the building, he will walk them through.

Youngerman noted that the PLGIT monthly report was provided.

Update on Manheim Central Comprehensive Plan Final Draft:

Pugliese said that there really is not an update, but it dovetails into an update on Chiques Crossing. He said they met with Brandon Conrad and their engineer because there was question as far as their forced main coming across the creek and whether or not they would be allowed to do that. Pugliese said that in the district that it is in, it would not be allowed, but for the fact that the Authority is it taking over once it's built, it is permissible. So, it will be going underneath the creek, onto their property and coming out and connecting right around Pine Street. Pugliese said there may be a problem with the property line and we may have to get Rettew to survey there. Pugliese also said that he and Hall have a meeting with a Supervisor and Manager from Rapho Township, at their request, tomorrow at 8am. Youngerman said he attended the meeting Rapho Township had where they approved the comprehensive plan and they were very cordial and open to accept discussion. He said he also attended the Lancaster County Planning Commission meeting which also had a very open dialogue. He said he appreciates the Commissioners.

Florin Hill – Update:

Pugliese said they are still handling complaints of Florin Hill and that it is still a bit of a mess. He said they are getting and handling complaints. Hall said that on Witwer Way there seems to still be two building lots. He said Lot F shows a lot of earth movement. He said the HOA believes this is underground stormwater management. Hamm said that the area is not subdivided into parcels for building houses. He said it is owned by Florin Hills Partnership and thinks, he said he is not sure because it has been awhile, but he thinks that from Phase three, Blocks F & M, there was some type of stormwater facility proposed for that area. Hall said he thought Lot F was going to be residential, but he is not sure.

Discussion with possible motion regarding the tax-exempt status of 100 New Haven St.:

Hall said he will recuse himself from the discussion because the owner of the property is his Son-in-Law.

Pugliese said that Frey talked to the tax claim bureau and when a property comes through the Tax Assessment Office, there is a process they follow to determine if it should be tax exempt or put back on the tax roll. Youngerman said this property was a church and stopped being a church, according to the documents they received, and sold to the national organization and then sold to another owner, which is an LLC.

Steve Hammon, 274 W. Main St., said the property is sitting vacant and is zoned medium density residential and what is permitted is neighborhood business. He said this permits retail and personal services if it is on a corner lot. He said the LLC is exploring utilizing that to bring commerce to that building, like smaller mom and pop shops. He said being an owner on a separate parcel that currently has the LERTA status, he requested that Council consider a swap; 274 W. Main St. LERTA status, that is currently not being used for commerce or business, for 100 New Haven St., so they can use some of the capital to bring it into better shape for commerce.

Youngerman said that he would not be in favor of removing any property from the LERTA status. He said he does not think we need to swap but rather request the church property be put on the LERTA list. He asked Hammon if he is the owner of 100 New Haven St., or a representative of the LLC. Hammon said he is a member of the LLC. Youngerman asked Hammon if he has any objection for removal of the tax-exempt status and Hammon said no. Hammon asked if there is an application to submit to the Borough to place 100 New Haven St. on the LERTA list. Youngerman said the details can be found in Section 245-91 of the Ordinance.

On a **MOTION** by Youngerman and a second by Gruber, approval was given to move to full Council a letter requesting Lancaster County Tax Exemptions Board revise 100 New Haven St. to become a taxable property. *Motion carries 2 to 0. Hall abstaining.*

Discussion with possible motion to approve 175th logo graphic and new Borough logo graphic:

Pugliese reported on the logo and gave a print out of the examples of the logo. He said he was pondering if we should say the Borough was established or incorporated. Hall said he prefers the word founded; it is something traditionally used when talking about a town or city.

On a **MOTION** by Hall, and a second by Gruber, approval was given to send to full Council the logo in the lower left with the word established changed to the word founded, and the logo in the lower right to be used only during the year 2026.

Discussion of issues regarding the Mount Joy Borough Authority:

Youngerman provided a handout and briefly explained ways to possibly augment the Borough's relationship with the Borough Authority. He said it is all up to the Committee if they want to consider it. Hall said that he does not think the adversarial stance goes very far to help improve things. Youngerman said it is not his intention. Hall said it appears that way and he does not think we should send a negative message and that if we want to know something, just ask.

Hall said that the Borough code 2451 referenced states that "if the Borough owns and maintains a water system...", and Hall said that the Borough does not own or maintain a water system, the Authority does. Youngerman said that Hall was right and thanked him for pointing that out and said that makes sense.

New Municipal Services Building:

Youngerman stated that this was discussed earlier with the Manager's report.

Youngerman said that for the record, there was legal document provided regarding MESA concerning civil action.

Pugliese said there is no action needed on our part.

Public Input:

Josh Deering, 33 Frank St., spoke of growth and items that impact Mount Joy. He said Mount Joy Township has a lot of planned development coming up and one that will probably have the most direct impact on the Borough is going to be the rezoning of the 90-acre Snyder farm tract of land. He said a developer came in and is requesting to rezone from Agricultural to Residential. He said that right now it is Traditions of America that are looking to come in and develop that land with 220 units.

Deering spoke of LERTA and said it was 2016 when it came to the Borough with all the properties and it was a five-year plan and in 2021 we extended it for another five years (Ordinance 7-21). He said it could be good timing with the property at 100 New Haven St. because the LERTA should be coming up July 31st of 2026 for discussion again and if we want to extend it or add anything to it.

Deering spoke on 100 New Haven St., saying he likes the idea of what they are proposing there of small business that could eventually grow.

Deering said he would like to find out what is happening with Mount Joy Senior Living and where they are concerning businesses on the first level. He said this was one of the requirements when the project was approved and there has been no activity or effort to put businesses on the first level.

Deering said no more smoke shops in Mount Joy.

Executive Session:

No executive session needed.

Any Other Matter to Come Before the Committee:

A letter of thank you was provided by the Winterfest Committee.

On a **MOTION** by Hall, and a second by Gruber, approval is given to adjourn the meeting at 8:32pm. *Motion carries unanimously.*

Respectfully submitted,



Mark I Pugliese
Borough Manager/Secretary