



Mount Joy Borough
Administration & Finance Committee Meeting Minutes
June 26, 2025, at 6:30 pm

Members Present: Chairman Youngerman, and Councilor Kark. Councilor Hall absent.

Others Present: Codes & Zoning Officer, Brett Hamm; Community & Economic Development Coordinator/Grants Coordinator, Rachel Stebbins; and Assistant Borough Manager / Finance Officer, Jill Frey; Borough Manager, Mark Pugliese and Police Chief, Robert Goshen.

Chairman Youngerman called the Meeting to Order at 6:30 pm with a roll call for attendance.

Executive Session: Youngerman announced there were no Committee Executive Sessions held outside of a public meeting between May 22, 2025, and June 26, 2025.

On a **MOTION** by Kark, and a second by Youngerman, approval was given for the agenda for the June 26, 2025, Administration and Finance Committee meeting. *Motion carries unanimously.*

Public Input Period:

Bruce Haigh, Borough Council Member, West Ward, spoke of agenda item 10.C.e. regarding volume control requirements for the stormwater Ordinance for Cornerstone, Lot 6A. He said the Borough Ordinance states that they must reduce volume and that it currently meets 40% of the volume reduction. He suggested that instead of making a motion to approve the modification, the Committee make a motion for discussion with possible motion. He said they can do a lot more than the minimum. He said we have an Ordinance we can enforce instead of just deferring to DEP. Youngerman said he has the same concerns.

Approval of Minutes:

On a **MOTION** by Kark, and a second by Youngerman, approval was given for the May 22, 2025, Administration and Finance Committee meeting minutes. *Motion carries unanimously.*

Update and Discussion regarding Florin Hill with possible motion before full Council:

Youngerman stated that the timing is such that Council may act on the application of the land development plan for Florin Hill blocks V & Z on the date of the next full Council meeting on July 7, 2025. Youngerman stated that if Council does not vote on it within 90 days, it is deemed approved. He stated that he feels the whole process is backwards. He stated that Anthony Faranda-Diedrich is in attendance to answer questions. He asked Faranda-Diedrich to explain again the intention of the plan.

Faranda-Diedrich explained that the townhome count stays the same as originally planned. He said the townhomes are a little bit wider with a bedroom on the first floor. He said the number of bedrooms would not be changing, just that one would be on the first floor. He said they would be down one single family home.

Kark said the townhouse structure was one change, but there was also an issue with infiltration that may cause the water level to be higher than it should. Faranda-Diedrich stated that the basement floor elevation for all structures that would be affected by a basin needs to be two foot above the 100-year Water Surface Elevations (WSEL). He said that after the stormwater is installed they were going to verify they meet this requirement. He said that they can shift driveways or adjust the architecture, if need be, to keep the basement floor elevation two feet above, as required.

Kark asked how deficient they are from meeting the two-foot requirement. Faranda-Diedrich said it varies and that the worst is about one foot below elevation without any driveway adjustments, and the best is about two feet above elevation. Kark said he thinks we should let the builder build what he can sell as long as he can meet the requirements.

Youngerman stated that there have been crafty definitions about what constitutes for parking, which have been a good way to get the most homes on the land. He said if the builder is not properly able to read the market and what people want, he does not think we should assist the builder in correcting their mistake on something that is not in the best interest of the Borough.

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council the revised blocks V & Z land development plan for Florin Hill. *Motion carries unanimously.*

Administration, Budget, and Finance:

Manager's Report: Pugliese provided and reviewed the monthly written report. He spoke of items 6 and 7, relating to AMRTAK and the parking lot and the lights. He said that PennDOT and AMTRAK's engineer have indicated that the lights are the Borough's responsibility. Youngerman stated that it seemed the maintenance portion of the train station project was abandoned.

Mark reported on the \$1 million that the Authority agreed to give the Borough toward the building project, and stated that the Authority's Solicitor wants and is working on an agreement for that.

Youngerman noted that the PLGIT monthly report was provided.

Update on the Employee Handbook – Pugliese stated the Solicitor has provided comments and the Handbook Committee is meeting next week to discuss.

Discussion with possible motion regarding Vista Block and Chiques Crossing development.

Pugliese reported that the Borough has not approved the easement. He said there is a property on Pine St, an individual's private property, that Vista Block could run the sanitary sewer easement through. He said he spoke to the Authority Manager, Scott Kapcsos and he said they can do that, but it would not be their preferred way due to the different angles and such. He said the Borough Solicitor said that with the Authority taking ownership of the sanitary sewer, they have the right to move forward with it. He said we have now lost negotiations with Vista Block for the easement.

Dave Christian, Borough resident and Landscape Architecture, was in attendance. He stated that he was aware of this as an option from the beginning and thought it was where it could possibly end up because it makes sense for Vista Block. He said the only option the Borough has is to get heavily involved if and when it comes to Rapho Township's meeting. He said Rapho Township will not consider it at their meeting until the sewer easement is settled. Pugliese stated that the plan Mr. Christian proposed was forwarded to Brandon from Vista Block and received no response.

New Municipal Services Building:

Updates – Pugliese reported that things are moving along, still having bi-weekly construction meetings, and the only set back at this point is not having temporary electric there yet. He stated that the completion date is slated for March 17, 2026. He said it has already been pushed back a little at a time, but that is expected for a project of this size.

Change orders approved by Borough Manager – Pugliese presented a list of change orders that were approved by Borough Manager, under the approved threshold.

Codes, Zoning, & Stormwater:

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

Update – Chiques Crossing – Youngerman stated that this was discussed previously in the meeting and there is nothing further to discuss.

Cornerstone, Lot 6A – Scott Debell, Practice Leader Land Development, KCI Technologies; Brian Johnson, Land Development Manager, Kinsley Properties; and Chris, Traffic Engineer, TRG were in attendance to answer any questions concerning Cornerstone, Lot 6A.

Youngerman stated that the Committee will go through each motion separately, items C.a. through C.f.

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council Section 240-25-C.2: Preliminary Plan, the request to proceed directly to final land development plan as recommended by the Borough Engineer. Youngerman said this would just be skipping over the preliminary plan. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council Section 240-43. H.4: Improvement of Existing Street, the request for a waiver of the requirement to improve existing Cornerstone Drive and E. Main Street as recommended by the Borough Engineer. Youngerman asked what the improvements would be. Johnson said they filed an HOP plan for improvements to Cornerstone Dr, and Rt. 230 back in 2001. He said they already did the improvements, this was part of the original agreement, and that this motion is a matter of procedure. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council Section 240-46. B: Sidewalks, the request for a waiver of the requirement to provide sidewalks along both sides of the access drive as recommended by the Borough Engineer. Youngerman asked if we are again approving something that has already been done. Johnson said yes. Debell said that maybe they were being too cautious, but just wanted to make sure they were cleaning things up from the original agreement and that this motion is just procedural. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council Section 240-55.G.5: Street Trees, the request to plant trees in accordance with species permitted by PPL as recommended by the Borough Engineer. Youngerman asked if this is due to code requirements. Debell said yes, that the Borough Ordinance requires one type of tree and PPL requires another type of tree, and they are asking for a waiver to go with PPL's requirement. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council Section 226-32: Volume Control Requirements, for discussion and possible approval, the request for modification of the requirement to meet Mount Joy Borough Stormwater Ordinance's volume control requirement as recommended by the Borough Engineer. Debell stated that volume requirements were added to stormwater management since the original agreement and that the basin needs to empty within 72 hours. He said that the bottom line is there has to be infiltration. He said with evapotranspiration the basin will empty out and then trickle through the orifice. He said it will be released at a slow rate, so it does not have issues concerning stream stability. He said between evapotranspiration and the slow release, they are managing the stormwater. Pugliese stated that the Borough's Engineer said the waiver would be needed because they cannot provide volume reduction unless they have the waiver. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council the approval of Cornerstone Lot 6A Final Land Development Plan provided that all outstanding comments are addressed to the satisfaction of the Borough Engineer, Borough Solicitor, and Borough staff. Hamm stated that the latest extension runs through July 30, 2025. Pugliese said that if the Land Development Plan is not denied at the July 7, 2025, Council meeting, it automatically continues on. Youngerman stated again that he has issues with the way the system is currently established with the 90-day automatic acceptance rule. *Motion carries unanimously.*

Discussion with possible motion regarding the support for a new Donegal Regional Comprehensive Plan – Josh Deering, Mount Joy Borough Planning Commission, was present. He provided a sample letter in support of the Comp Plan. He said the Planning Commission needs a letter from Mount Joy Borough saying they are in support of the Comp Plan. He said the other entities already submitted the letter of support. Youngerman asked who all is involved. Deering said Donegal School District, East Donegal Township, Marietta Borough, and Mount Joy Borough. Mayor Bradley was present via Zoom. Bradley asked who Mount Joy Township is partnering with. Deering said they are with Elizabethtown Borough. Bradley said we could ask Mount Joy Township if they are interested in joining us. He said it would be beneficial concerning our parks and accessibility and such. Youngerman said it is valuable to get input from those around us. Bradley said that we can advocate that the surrounding Municipalities be given a seat at our table and would go as far as reaching out to Rapho Township as well. Youngerman said that the logo for Places2040 is, "Thinking Beyond Boundaries". Deering said the Planning Commission said they agree with and will follow Places2040. Bradley asked at what point does Mount Joy Borough get to have a say in what they want outside of the Planning Commission. Deering said it is a process. Pugliese asked if there is a cost for this. Deering said yes, but he does not know what it will be or what other Municipalities gave. Youngerman stated for the record that throughout the Lancaster County Planning Commission, they want to grow and approve buildings and developments, etc. He said that four of the nine members are involved in real estate. Deering said that real estate is common within Planning Commission members. He asked for this to go to Council for a support letter from the Mount Joy Borough.

On a **MOTION** by Kark, and a second by Youngerman, approval was given to send to full Council to consider adopting a letter of support for development of a new Donegal Regional Comprehensive Plan. *Motion carries unanimously.*

Community & Economic Development Coordinator:

Community & Economic Development Report: Stebbins provided and reviewed the monthly written report, as well as any updates on Grants. She reported that the Greenway Trails & Recreation Grant for \$250,000.00 with a 15% match for the splash pad is no longer applicable.

Pugliese asked if it is acceptable to apply for a small Grant in the amount of \$4,000.00 for trees on Main Street. The Committee consensus was they would be in favor of it.

Public Safety Items:

Pugliese reported that because of Matt Criders resignation, the Public Safety Committee had no quorum, therefore there are Public Safety items on the agenda.

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council a discussion with possible motion regarding Rotary Club's application for assemblage to celebrate the 10-year anniversary of Kid's Joy Land. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council authorization for the Chief of Police to begin the hiring process for a part-time Officer. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, approval was given to move to full Council a request from Reist Popcorn to hang a banner on E. Main St. from August 30 – September 13, 2025. *Motion carries unanimously.*

Ordinances/Resolutions:

On a **MOTION** by Kark, and a second by Youngerman, approval to move to full Council approval of Resolution 2025-11, a resolution advising of the Borough's intent to apply for funds from the Multitmodal Transportation Fund Grant. *Motion carries unanimously.*

Public Input Period:

No public input.

Executive Session:

No executive session.

Any Other Matter to Come Before the Committee:

No other matter to come before the Committee.

On a **MOTION** by Kark, and a second by Youngerman, approval is given to adjourn the meeting at 9:05pm. *Motion carries unanimously.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MI' with a stylized flourish.

Mark I Pugliese
Borough Manager/Secretary