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July 24, 2024

VIA E-MAIL

Justin Evans, Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

**RE: Application of Elizabethtown Mount Joy Associates, LP, to the Mount Joy Township Zoning Hearing Board; 2395 Main Street
Our reference No. 14393.009**

Dear Mr. Evans:

As you know, I represent Elizabethtown Mount Joy Associates, L.P. and Pennmark Properties (collectively herein "**Penmark**"), the owner of the approximately 22.12-acre (+/-) tract of land located at the northeast quadrant of the intersection of Cloverleaf Road and State Route 230 ("**Property**"). On June 20, 2024, Penmark filed an application to the Mount Joy Township Zoning Hearing Board seeking special exceptions ("**Application**") necessary to develop the Property as an approximately 111,000 s.f. (+/-) retail shopping center to include, inter alia, a wawa convenience store with accessory gas pumps, an Aldi's grocery store, and inline and pad-site retail ("**Proposed Development**").

I am writing to supplement and/or amend the Application in two respects.

Proposed Conditions

As you may know, Penmark is part to a May 6, 2024 agreement with Mount Joy Township which, among other things, provides that if Penmark seeks special exceptions necessary for the Proposed Development Penmark will present certain proposed conditions ("**Proposed Conditions**") that Penmark and the Township believe are appropriate conditions should the Zoning Hearing Board grant the requested special exceptions. I am enclosing a copy of the Proposed Conditions. Further, I plan to enter the Proposed Conditions into the record at the hearing on the Application and will indicate that the Proposed Conditions are acceptable to the applicant.

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Traffic Impact Study

As noted in my June 20, 2024 letter, the Application consists of an executed form application along with an addendum to Application with noted exhibits. The noted exhibits included, inter alia, a Site Plan (prepared by DC Gohn, entitled “Proposed Site Plan for Mount Joy Town Center”, dated June 14, 2024) and Traffic Study (prepared by Grove Miller Engineering, Inc. and is dated February, 2023). When preparing the Application, I inadvertently submitted the wrong version of the Traffic Study. The Traffic Study had previously been updated in March 2023 to reflect revisions to the Site Plan. I am enclosing herewith the latest, updated version of the Traffic Study which bears a revision date of March 2023. It is worth noting that the Township Traffic Engineer’s July 10, 2024 Review Letter indicates that he reviewed the latest, March 2023 Traffic Study – not the incorrectly submitted February 2023 Traffic Study.

Thank you for your attention to these matters. If you have any questions or require anything further, please contact me at your convenience.

Best Regards,



Craig R. Lewis

cc (via e-mail w/ enclosures): Josele Cleary, Esq.
Pennmark Properties

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