



ELA GROUP

ENGINEERS + LANDSCAPE ARCHITECTS

FEDEX

LETTER OF TRANSMITTAL

To: Mount Joy Township
8853 Elizabethtown Rd,
Elizabethtown, PA 17022
717-367-8917

Date: April 10, 2025	Job No.: AZ228-008
Attention: Ms. Kim Kaufman, Township Manager	
Re: Sewage Planning Module Westmount Development Mount Joy Township, Lancaster County	

We are sending you ☒ Attached ☐ Under Separate Cover, the following items:

Item No.	Copies	Date	No.	Description
1.	1	4/18/2025		Sewage Planning Module

These are transmitted as checked below:

☒ For Approval
☐ For Your Use

☐ As Requested
☒ For Review and Comment

REMARKS:

Ms. Kaufman,

We are submitting to you a Component 3 Sewage Planning Module Package for the Westmount Development project. This project consists of constructing an apartment building with 289 residential units, resident only swimming pool, resident only fitness center, and maintenance center on largely undeveloped land. There are several items that require municipal signatures and completion, including the following:

- Exhibit A: Checklist Letter (municipal signature)
- Exhibit B: Transmittal Letter (municipal signature)
- Exhibit C: Resolution for Plan Revision (requires completion, seal, and signature)
- Exhibit D: Component 4A (requires completion and signature)
- Exhibit K: Completeness Checklist (municipal signature)

Arrow tabs have been added to try to simplify this process. Feel free to contact me with any questions or concerns regarding the project at 215-478-1750 or slpresley@elagroup.com.

Corporate Office:
4139 Oregon Pike
Ephrata, PA 17522
(717) 626-7271

2013 Sandy Drive, Suite 103, State College, PA 16803; (814) 861-6328
414 North Jackson Street, Butler, PA 16001; (724) 256-9646

Branches:
Central PA
Western PA
100% Employee Owned Company (ESOP)

Sincerely,
ELA Group, Inc.



Signed: _____

Selene Presley, EIT
Project Engineer
Corporate Office

C:\Users\slpresley\DC\ACCDocs\ELA Group\1212-004 Westmount Development\Project Files\Project Documents\Civil\Wastewater\Sewage Planning\Module\2025-04-21 Randor Township Transmittal.docx



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Westmount Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)		
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section:		
Name: _____		
Title: _____		
Signature: _____		
Date: _____		
Name of Municipal Planning Agency: _____		
Address _____		
Telephone Number: _____		
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The planning agency must complete this component within 60 days.		
This component and any additional comments are to be returned to the applicant.		