



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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## Mount Joy Township Board of Supervisors August 18, 2025 @ 7:00 p.m. AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.

2. Roll call of the Supervisors.

3. Public Comment:

An opportunity for the public to make comments on items included or not included on the agenda. The Board requests each person to offer comments to state their name and address for the record. All remarks are to be limited to five minutes.

4. Consent Calendar:

a. Approve and ratify the minutes of the July 21, 2025 meetings.

b. Approve payment of all bills via Bill List #15-2025 in the amount of \$255,143.75; Bill List 16-2025 in the amount of \$343,178.63; and ratify the payment of all payrolls for the period of July 11, 2025 through August 7, 2025 inclusive, in the amount of \$44,291.77 which represents two pay periods.

c. Personnel: Appoint Justin S. Evans at the Township's Stormwater Management Officer retroactive to July 16, 2025.

d. PennDOT Winter Traffic Services Agreement: 1) Adopt a resolution whereby, upon adoption, Mount Joy Township Enters into a 5-Year Winter Traffic Services Agreement; and 2) authorize the Chairman or Vice Chairman of the MJT Board of Supervisors to execute/sign Worker Protection and Investment Certification Form and the Municipal Winter Traffic Services Agreement with PennDOT whereby MJT Public Works Department will provide winter maintenance on: Milton Grove Road, from Cloverleaf Road to Elizabethtown Road, for the winter season of 2025-2026.

e. Chapter 98 - Residential Rental Unit Licenses: Adopt a resolution whereby, upon adoption, the fees for the issuance of Residential Rental Unit Licenses, the performance of Residential Rental Unit Inspections and the Administration of the Rental Property Management Code with Mount Joy Township is amended.

f. Meridian Heights (1925 Sheaffer Road) – Phase 1; 21-15-FLDP: Approve a reduction of Bond #800177241 from its current amount of \$3,658,100.00 to \$1,548,477.81 to guarantee the proper installation of all improvements excluding public sewer and public water facilities, associated with the Meridian Heights land development plan along Sheaffer Road.

g. Garman, Jay W & Emily R; 24-05-MLDP: Approve a reduction in Escrow from its current amount of \$43,292.90 to \$7,105.39 to guarantee the proper installation of all improvements excluding public sewer and public water facilities, associated with the Garman land development plan located at 1267 Rissermill Road.

- h. Boutorabi, Akbar: Adopt a resolution whereby, upon adoption, the sewer planning module is approved for the Akbar Boutorabi 3-lot subdivision plan and authorize the Township Secretary to forward the same onto the Regional Office of the PA Department of Environmental Protection for approval.
  - i. Klein Mills (1376 Campus Rd) – Phase 2 (SFD); 24-20-FLDP: Approve a reduction of Letter of Credit #25-06, in its current amount of \$261,832.08 to \$178,131.75 as issued by Orrstown Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Klein Mills land development plan located along Campus Road.
  - j. Klein Mills (1376 Campus Rd) – Phase 2 (Shared); 24-20-FLDP: Approve a reduction of Letter of Credit #25-07, in its current amount of \$373,239.63 to \$175,397.51 as issued by Orrstown Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Klein Mills land development plan located along Campus Road
  - k. Beiler, Daniel S & Rebecca B (Grandview Amish Schoolhouse; 250060-SWMP-MAJ: Accept, approve and sign the Escrow Agreement in the amount of \$45,217.08 to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Beiler stormwater management plan for property at 2091 Milton Grove Road.
  - l. Beiler, Daniel S & Rebecca B (Grandview Amish Schoolhouse; 250060-SWMP-MAJ: Approve and sign the Stormwater Management Agreement and Declaration of Easement and Holding Tank (Privy) Agreement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
  - m. Beiler, Daniel S & Rebecca B (Grandview Amish Schoolhouse; 250060-SWMP-MAJ: Adopt a resolution whereby, upon adoption, the sewer planning module is approved for the Grandview Amish Schoolhouse Land Development Plan and authorize the Township Secretary to forward the same onto the Regional Office of the PA Department of Environmental Protection for approval.
  - n. Stoltzfus, Christian (Elmer Beiler); 25-08-MLDP: Accept, approve and sign the Escrow Agreement in the amount of \$55,146.10 to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the Beiler land development plan for property at 2980 Harvest Road.
  - o. Stoltzfus, Christian (Elmer Beiler); 25-08-MLDP: Approve and sign the Stormwater Management Agreement and Declaration of Easement and Agreement Providing for Grant of Conservation Easement and authorize the Township Solicitor to record the aforementioned documents in/at the Lancaster County Courthouse.
5. Municipal Building – Lighting Upgrade:  
Discussion on and, if appropriate, a motion, to accept the proposal, dated July 14, 2025, from Hawthorne Electric, Inc., 1892 West Main Street, Mount Joy, PA 17552, in the amount of \$13,600.00 to upgrade the lighting on the Township side of the building. (COSTARS Pricing)
6. Traffic Impact Fees:  
Discussion on Traffic Impact Fees, Chapter 125.
7. Administrative staff reports:
8. Supervisor's reports and comments:
9. Reports: \*Written – on file  
Administrator\* Mastersonville Fire Co.

Code Enforcement/Rental Inspections\*  
Community Development Director  
Elizabethtown Area Water Authority\*  
Elizabethtown Public Library  
Elizabethtown Chamber of Commerce  
Elizabethtown Regional Sewer Authority\*  
Engineer  
Fire Department Mount Joy  
Friendship Fire & Hose Co.\*  
GEARS

MESA\*  
Milanof-Schock Library\*  
Park and Recreation Board  
Planning Commission\*  
Public Works Department\*  
Regional Police Department  
Rheems Fire Department Co.\*  
Sewage Enforcement Officer  
Zoning Hearing Board\*  
Zoning Officer - Permits\*

10. Correspondence:

- a. Letter from Timothy L. DeFoor, Auditor General, dated July 2025; re: Firemen's Relief Association of Fire Department Mount Joy Compliance Audit for the period 1/1/2021 – 12/31/2023. (E-mailed to Supervisors 07-22-2025.)

11. Other Business:

12. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on **Monday, September 15, 2025**, beginning at 7:00 P.M.

13. Adjournment.