



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

Mount Joy Township Board of Supervisors

October 20, 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. Elizabethtown Chamber of Commerce:

Denise Grove, Executive Director of the Elizabethtown Chamber of Commerce will be in attendance to discuss the 2026 budget request

4. Pennmark – Route 230 Development:

Representatives from Pennmark and Wawa will be in attendance to discuss a left turn lane from Cloverleaf Road into a proposed Wawa.

5. 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.

6. Consent Calendar:

a. Approve and ratify the minutes of the September 15, 2025 meetings.

b. Approve payment of all bills via Bill List #19-2025 in the amount of \$269,446.29; and Bill List 20-2025 in the amount of \$435,836.47; and ratify the payment of all payrolls for the period of September 5, 2025 through October 16, 2025 inclusive, in the amount of \$52,526.60 which represents three pay periods.

c. 2026 Budget Workshop Meeting: Authorize the Township Secretary to advertise the 2026 Budget Workshop meeting to be held on Tuesday, November 11, 2025 beginning at 9:00 a.m. to discuss the 2026 Operating Budget.

d. Adopt a resolution whereby, upon adoption, the Chairman, Vice-Chairperson, Members of the Mount Joy Township Board of Supervisors, and Treasurer are authorized to sign checks except for the Highway Aid Fund and Elizabethtown Regional EMA Fund; and authorize the Chairman, Vice-Chairperson, Members of the Mount Joy Township Board of Supervisors to sign Highway Aid checks.

e. Adopt a resolution whereby, upon adoption, the Chairman, Vice-Chairman, Members of the Mount Joy Township Board of Supervisors, and Treasurer are authorized to sign the Municipal Building Loan checks at Ephrata National Bank.

f. Year 2025 Annual Audit: Authorize the Township Secretary's preparation and placement of a legal notice pursuant to Section 917 of the Second Class Township Code, i.e. Act of May 1, 1933 (P.L. 103, No. 69), reenacted and amended November 9, 1995 (P.L. 350, No. 60), as amended, for the appointment of White, Rudy LLC, 436 Cloverleaf Road, PO Box 188, Elizabethtown, PA

17022, as Mount Joy Township's independent certified public account firm to perform the annual audit of the Township's records for calendar year 2025, as per the letter dated September 12, 2025 establishing the compensation to be paid at \$14,900.00, with action scheduled to be taken at the December 15, 2025 meeting; and 2) authorize the Chairperson of the Board of Supervisors to sign the engagement letter from White, Rudy LLC, whereby the scope of the annual audit to be performed of the calendar year 2025 records is set forth.

- g. Elizabethtown Area Emergency Management: Adopt a resolution whereby, upon adoption, the appointed Elizabethtown Area Emergency Management Coordinator will be give an annual stipend of \$2,000.00 beginning in 2026 through year 2030.
 - h. 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 \$178,131.75 to \$149,427.91 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.
 - i. 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 \$175,397.51 to \$132,829.11 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. Boutorabi, Akbar: Adopt a resolution whereby, upon adoption, the sewer planning module is approved for the Akbar Boutorabi 3-lot subdivision plan along Trail Road N and authorize the Township Secretary to forward the same onto the Regional Office of the PA Department of Environmental Protection for approval.
 - k. 2025-2026 Snow Season – Landscape Impressions: Accept the proposal from Landscape Impressions for the plowing of the developments during the 2025-2026 snow season.
 - l. Special Event – 2026 PA Hope Ride Against Cancer: Approve the Application for Special Events as submitted by the American Cancer Society to hold the 2026 PA Hope Ride Against Cancer on Saturday and Sunday, May 16th and May 17th, 2026.
7. 2360 Sheaffer Road LLC – Rezoning Petition:
- Discussion on and, if appropriate, a motion to 1) accept the Petition to Rezone land identified as Tax Parcel #460-61744-0-0000 from its present classification of Rural (R) to Low Density Residential (R-1); 2) authorize the Township Solicitor to prepare and advertise an ordinance; 3) forward the Petition to Rezone to the Mount Joy Township Planning Commission and Lancaster County Planning Commission for review and comment; and 4) to schedule a public hearing
8. Parks:
- a. Wolgemuth Park – Accept the proposal from River Valley Landscapes, 1178 Nursery Road, Wrightsville, PA 17368, for the purchase of an inclusive swing seat in the amount of \$1,974.00 to replace the one that is broken. (Will be paid for out of the Park & Recreation Fund)
 - b. Cove Outlook Park – Accept the proposal from Rholan Paving, 349 Florin Avenue, Mount Joy, PA 17552, dated September 26, 2025, in the amount of \$6,320.00 to construct a paved walking path to the newly installed pavilion. (Will be paid for out of the Park & Recreation Fund)
9. Prospect Road Bridge:
- Discussion on and, if appropriate, authorize the Township Solicitor to send a letter to James A Beebe, Esquire, attorney for Daniel & Sherri Collins, Landowners, 200 Prospect Road requesting an answer

to the Street Vacation Agreement by December, 1, 2025 informing him that if the Landowners do not sign the Street Vacation Agreement the Township will proceed to remove the bridge.

10. Comcast – Cost of Service:

Discussion of and, if appropriate, authorize moving to Comcast Fiber for internet service for 800Mbps at an annual cost of \$11,100.00 an increase of \$3,293.96. This should help to prevent the outages the Township and Police Department have experienced in the last several months.

11. Tax Incentives for Volunteer Emergency Personnel:

Discussion on and, if appropriate, a motion to authorize the Township Solicitor to prepare an ordinance to amend Chapter 123, Taxation, allowing Volunteer Emergency Personnel residing within the Township a tax incentive.

12. Northwest Regional Lancaster County Police Commission – Lease Payment:

Discussion on and, if appropriate, authorize the Chairman/Vice-Chairperson to sign the updated Lease Agreement for 2026 in the amount \$73,692.00 annually (\$6,141.00 monthly) which includes an additional 202.93 sf which the department began using for storage in 2024.

13. Township Public Works Property – 7 Quarry Road:

Discussion on and, if appropriate, accept the proposal to appraise the property located at 7 Quarry Road, Tax Parcel number 460-30656-0-0000 and 460-00049-0-000.

14. Administrative staff reports:

15. Supervisor's reports and comments:

16. Reports: *Written – on file

Administrator	Mastersonville Fire Co.*
Code Enforcement/Rental Inspections*	MESA*
Community Development Director*	Milanof-Schock Library
Elizabethtown Area Water Authority*	Park and Recreation Board*
Elizabethtown Public Library	Planning Commission*
Elizabethtown Chamber of Commerce	Public Works Department*
Elizabethtown Regional Sewer Authority*	Regional Police Department*
Engineer	Rheems Fire Department Co.*
Fire Department Mount Joy*	Sewage Enforcement Officer
Friendship Fire & Hose Co.*	Zoning Hearing Board
GEARS*	Zoning Officer - Permits*

17. Correspondence:

- a. Letter from Brookfield Renewable N.A., dated September 11, 2025; re: Holtwood Hydroelectric Project (P-1881) Proposed Study Plan. (E-mailed to Supervisors 9-19-2025.)
- b. PSATS News Bulletin, September 2025; re: Monthly newsletter. (E-mailed to Supervisors 09-30-2025.)
- c. Elizabethtown Public Library Invitation received October 13, 2025; re: Invitation to breakfast to celebrate 100 years of continuous library service. (E-mailed to Supervisors 10/13/2025.)

18. Other Business:

19. A Regional Elected Officials meeting will be held on October 30, 2025 beginning at 6:00 p.m. at the Masonic Patton Center. A Board of Supervisors budget workshop meeting will be

held on Tuesday, November 11, 2025 beginning at 9:00 A.M. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, November 17, 2025, beginning at 7:00 P.M.

20. Adjournment.