



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022  
717.367.8917 • 717.367.9208 fax  
[www.mtjoytwp.org](http://www.mtjoytwp.org)

RECEIVED

Jan 09 2026

MOUNT JOY TOWNSHIP

Tax Parcel # 461-15379-0-0000

M.J.T.P.C. File No. 26-01-WAIV

## SUBDIVISION-LAND DEVELOPMENT WAIVER REQUEST FORM

TO: MJT Planning Commission

Applicant: Greiner Industries  
Address: 1650 Steel Way Drive  
Phone #: 717-653-8111  
E-mail: r.sine@greinerindustries.com

Property Owner: IES PA RE LLC  
Address: 1650 Steel Way Drive  
Phone #: 717-653-8111  
E-mail: r.sine@greinerindustries.com

Location of Project:  
1650 Steel Way Drive

Description of Project:  
Construct outdoor storage area

I hereby request a waiver of having to prepare, submit and gain approval of a subdivision/land development plan, pursuant to the provisions contained in/at Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, as amended.

By virtue of my signature upon this form, I hereby acknowledge and agree to reimburse Mount Joy Township for the actual engineering and legal costs, including any inspection costs, incurred by the Township for the review of this waiver request/project.

Rusti Sine  
Signature

1/8/2026  
Date

Rev. 01-2014



Surveyors - Engineers - Landscape Architects

January 8, 2026

Mr. Justin Evans,  
Community Development Director/ Zoning Officer  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

SUBJECT: Plan Processing Modification Request  
Greiner Industries  
DCG Project Number 3677-54

Mr. Evans:

On behalf of our client, Greiner Industries, we are submitting a Proposed Site Plan for the installation of an outdoor storage area associated with the Greiner Industries business.

We are respectfully requesting a Modification of processing a land development plan for construction of an implement shed. Specifically, we are requesting a modification of Article III, Sections 119-25 and 119-26 of the Mount Joy Township Subdivision and Land Development Ordinance. As an alternate standard, we propose filing and secure approval of a stormwater plan to address additional storm water runoff from the proposed improvements. The stormwater plan will be recorded. The project did receive an approved zoning hearing board decision for the requested zoning relief.

Greiner Industries is proposing to construct a storage area and access drive. The storage area will connect to the existing business which will provide internal vehicular circulation. There are no proposed buildings for the storage area. Currently, items are stored on the west side of the Paint Building. The current configuration involves products constantly being moved to accommodate vehicular access and storage of products. Greiner is in constant need of storage space to accommodate customers' needs such as incoming items to complete their projects, completed items waiting for installation, and equipment shipped here for the Crane/Mechanical service to install. The expansion of the existing laydown / storage area will create more efficiency and allow for future storage areas. There are no new employees associated with the storage area. There is an evergreen landscape screen adjacent to the residential uses along the northern portion of the site.

Sincerely,

**D. C. GOHN ASSOCIATES, INC.**

*Brian R. Cooley*

Brian R. Cooley  
Staff Landscape Architect

cc: Greiner Industries  
File

**LEGEND:**

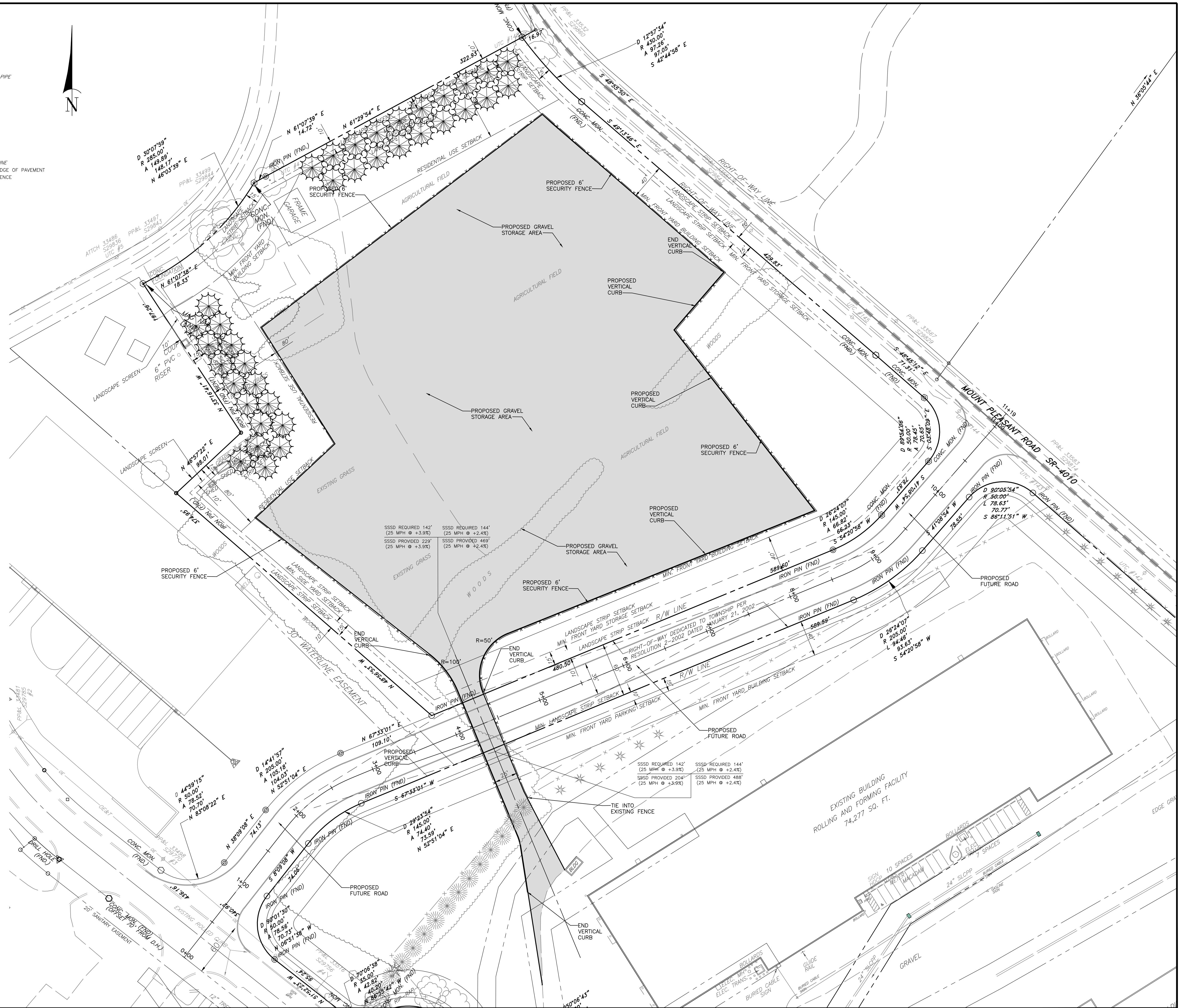
N/P = NOW OR FORMERLY  
 C = PROPERTY LINE  
 C = CENTER LINE  
 FND = FOUND  
 CONC. MON. = CONCRETE MONUMENT  
 R/W = RIGHT-OF-WAY  
 (TYP.) = TYPICAL  
 Δ = CENTRAL ANGLE (DELTA)  
 R = RADIUS  
 CB = CHORD BEARING  
 CD = CHORD DISTANCE  
 INST. = INSTRUMENT  
 VOL. = VOLUME  
 PG = PAGE  
 BLDG = BUILDING  
 O/MH = MANHOLE  
 W/VS = WATER VALVE  
 CO = CLEAVER  
 GV = GAS VALVE  
 SG = SIGN  
 FH = FIRE HYDRANT

○ = UTILITY POLE  
 F.YD. = FRONT YARD SETBACK  
 S.YD. = SIDE YARD SETBACK  
 R.YD. = REAR YARD SETBACK  
 GRATE = SANITARY  
 INV = INVERT  
 CMP = CORRUGATED METAL PIPE  
 RCP = REINFORCED CONCRETE PIPE  
 SLPPIP = SMOOTH LINED CURR. PLASTIC PIPE  
 AC = ACRES  
 SQ.FT. = SQUARE FEET  
 MAC = MACADAM/ASPHALT  
 EGP = EARTH GROUND PAVEMENT  
 SAN = SANITARY  
 TELE. = TELEPHONE  
 ELEC. = ELECTRIC  
 O/H = OVERHEAD  
 O/H = OVERHEAD TELEPHONE  
 U/G = UNDER GROUND  
 UE = UNDERGROUND ELECTRIC  
 PO = POINT OF CURTURE  
 PT = POINT OF TANGENCY

— = BOUNDARY LINE  
 — x — x — = PROPOSED EDGE OF PAVEMENT

**NOTE:**

1. THE FUTURE STREET IS SHOWN FOR REFERENCE ONLY AND IS NOT CONSTRUCTED AS PART OF THIS PLAN.



ANTHONY P. SCHIMANECK  
JOSELE CLEARY  
ROBERT E. SISKO  
JASON M. HESS

LAW OFFICES  
**MORGAN, HALLGREN, CROSSWELL & KANE, P.C.**

P. O. BOX 4686  
LANCASTER, PENNSYLVANIA 17604-4686  
[WWW.MHCK.COM](http://WWW.MHCK.COM)

OF COUNSEL  
WILLIAM C. CROSSWELL  
RANDALL K. MILLER

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GEORGE J. MORGAN  
(1971 - 2021)  
RETIRED  
CARL R. HALLGREN  
MICHAEL P. KANE

700 NORTH DUKE STREET  
LANCASTER, PA 17602  
717-299-5251

1536 W MAIN STREET  
EPRATA, PA 17522  
717-733-2313

659 E WILLOW STREET  
ELIZABETHTOWN, PA 17022  
717-361-8524

December 24, 2025

**VIA EMAIL**

Justin S. Evans, AICP, Assistant Zoning Officer  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Re: Stormwater Management Plan for Greiner Industries  
Our File No. 10221-1

Dear Justin:

I have been provided with a copy of the Stormwater Management Plan for Greiner Industries (the “2025 Plan”) and supporting information including the decision of the Zoning Hearing Board at Case No. 250014 approving the proposed outdoor storage area for Greiner Industries, Inc. (“Greiner Industries”) shown on the 2025 Plan. This letter will provide comments on the Plan as well as address recorded documents.

The 2025 Plan relates to a tract identified as 1650 Steel Way Drive (the “Property”) currently held by IES PA RE, LLC (“Landowner”). Landowner purchased the Property from prior owner Franklin Greiner in 2024. Mr. Greiner developed the Property with an industrial use with numerous buildings, outdoor storage areas, and circulation over a multi-year period with numerous recorded plans. The Property is presently subject to a Storm Water Management Agreement and Declaration of Easement dated May 10, 2011, among Mr. Greiner, Kinsey Realty, and the Township (the “2011 Agreement”). Mr. Greiner and Kinsey Realty subdivided land in 2011 with the Property being Lot 1 and the Kinsey Realty land being Lot 2. The 2011 Agreement specifically stated that storm water would be discharged from Lot 2 held by Kinsey Realty onto Lot 1, i.e. the Property, and the record owner of Lot 1 would be responsible to maintain all storm water management facilities on Lot 1. The 2011 Agreement also recited that Mr. Greiner was required to maintain storm water management facilities on the Property installed in accordance with a 2008 plan and a Storm Water Management Agreement dated April 16, 2008, recorded at Document No. 5702001 (the “2008 Agreement”).

There will have to be a Storm Water Management Agreement for the 2025 Plan. The Township Engineer should confirm whether existing storm water management facilities on the Property are being changed. It may be reasonable to enter into a new Storm Water Management Agreement with Landowner replacing the 2008 Agreement, reaffirming the 2011 Agreement to

Justin S. Evans, AICP, Assistant Zoning Officer  
December 24, 2025  
Page 2

the extent that it grants the Kinsey Realty property the right to discharge storm water onto the Property, and providing that Landowner is responsible to maintain all storm water management facilities, existing and proposed, on the Property.

There is also a Storm Water Management Agreement and Declaration of Easement between Mr. Greiner and the Township dated June 16, 1997, recorded at Record Book 5372, Page 45 (the “1997 Agreement”), as well as another Storm Water Management Agreement and Declaration of Easement between Mr. Greiner and the Township dated February 26, 1999, recorded at Record Book 6301, Page 256 (the “1999 Agreement”). If Landowner and the Township enter into a Storm Water Management Agreement which makes Landowner responsible to maintain all storm water management facilities on the Property regardless of when installed, that Storm Water Management Agreement could contain a paragraph stating that the 1997 and 1999 Agreements were of no further force or effect.

The 2025 Plan shows the proposed street extending from Steel Way Drive eastward to Mount Pleasant Road (the “Proposed Street”). The 2025 Plan states that the Proposed Street was dedicated to the Township per Resolution 2-2002 dated January 21, 2002. I believe this is incorrect. The Proposed Street was established on the Final Subdivision Land Development Plan for Greiner Industries, Inc. recorded at Subdivision Plan Book J-234, Page 14 (the “2008 Plan”). Mr. Greiner conveyed the right-of-way for the Proposed Street to the Township by a deed dated April 18, 2008, recorded at Document No. 5701997. This deed should be the source of the Proposed Street on the 2025 Plan.

If you have any questions concerning any of these comments, please contact me. If I should prepare a storm water management agreement for the 2025 Plan, please let me know.

Very truly yours,



Josele Cleary

JC:sle  
MUNI\10221-1(7)\251223\71

cc: Patricia J. Bailey, Township Secretary, Assistant Zoning Officer (via email)  
Benjamin S. Craddock, P.E. (via email)  
Brian R. Cooley, Landscape Architect (via email)

January 21, 2026

Matthew Mandia  
Township Manager  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Via email: matt@mtjoytwp.org



**LANCASTER CIVIL**

★ ★ engineering company ★ ★  
p.o. box 8972, lancaster, pa 17604-8972  
[www.lancastercivil.com](http://www.lancastercivil.com)

Re: Greiner Industries  
Stormwater Management Plan  
Township Permit No. 26-01-WAIV  
LCEC Project No: 25-206

Dear Mr. Mandia,

We have received a stormwater management plan submission from DC Gohn, Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Cover letter dated December 17, 2025
- Stormwater Management Plan dated December 17, 2025
- Post Construction Stormwater Management Report dated December 17, 2025
- Geotechnical Engineering Report dated December 11, 2025
- Wetland Investigation dated December 19, 2025
- Modification Request Letter dated December 17, 2025

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

**Zoning Ordinance**

1. At a Zoning Hearing Board meeting on August 5, 2025, the Board granted the following:
  - a. Special Exception per Section 135-163.C to expand an industrial use not explicitly provided for in the Light Industrial zoning district.
  - b. Variance from Section 135-166.A to plant two rows of evergreen trees rather than a mix of evergreen and deciduous trees.
  - c. Variance from Sections 135-166.B, 135-299.B(1), and 135-299.B(3) to only provide a 15 feet wide landscaping strip in the yards adjacent to the residential uses.
2. The total increase in impervious area (i.e. difference between "Proposed Impervious Coverage" and "Ex. Imper. Coverage") shown on the Cover Sheet (277,042 sf) is inconsistent with the increase in impervious area shown in the drainage area spreadsheet calculations (261,866). These values shall be confirmed (135-165.F(2)(a)).
3. The plans shall incorporate the slope stability recommendations included in Section 4.31 the Geotechnical Engineering Report (135-305.D(2)).

## **Subdivision and Land Development Ordinance**

4. The applicant has requested a waiver of the Subdivision and Land Development Ordinance (Chapter 119, Article III) for the construction of a proposed gravel storage area and associated access drive at 1650 Steel Way.

***Waiver response:*** The existing 58.11 acre property includes an existing steel fabrication business that consists of multiple buildings, parking lots and access drives. The proposed gravel storage area will be used to improve internal circulation for on-site product/raw material storage and to generally provide more space and efficiency for storage for the business. The proposed storage area does not intensify the use of the property. There are no new employees associated with the proposed storage. Based on these considerations, I have no objections to a waiver of land development with the following conditions:

- a. The improvements within the Township right-of-way shall be designed to be consistent with the construction of a future street (119-52.D).
  - i. The concrete curb and fencing for the access drive shall not be located within the right-of-way.
  - ii. The stormwater management facilities within the right-of-way shall conform to the requirements of the Stormwater Management Ordinance with regards to facilities within the right-of-way.
  - iii. The proposed drives between the Proposed Gravel Storage Area and the Rolling and Forming Facility shall meet all the access drive requirements of Section 119-52.S(3).
  - iv. All proposed conveyance pipes within the right-of-way shall meet the backfill requirements of Section 119-52.R(8)(a) within the extents of the future street. The “Roadways & Shoulders” section of the Pipe Trenching and Trench Backfill detail shown on the Stormwater Management Plan shall be revised to show PennDOT 2A Stone through the remainder of the trench in the future street.
- b. The Township should consider whether the frontage along Mount Pleasant Road (S.R. 4010) (a collector street) and Miller Drive (a local street) should be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening, concrete sidewalks and concrete vertical curb (119-52.J(3)(a)). The existing cartway along Mount Pleasant Road appears to be approximately 25' wide and along Miller Road to be approximately 14' wide, though the existing cartways are not dimensioned on the Site Plan. The required cartway width ranges from 28' (no parking) to 40' (parking both sides) for collector streets and 24' (no parking) to 36' (parking both sides) for local streets.
- c. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at this time, the applicant could enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible or deposit funds with the Township in the amount of 110% of the cost of improvements (119-52.J(3)(d)).

## **Stormwater Management Ordinance**

5. Evidence of NPDES and E&S permit approval by the Lancaster County Conservation District shall be provided (113-31.D, 113-45.B & 113-45.C).
6. Erosion and sediment control BMP's shall be provided (113-31.E & 113-43.K).

7. The plans shall incorporate the recommendations included in Sections 5.3 of the Geotechnical Engineering Report (113-31.L(1)).
8. For Bioretention Basins 1 and 2, the Management Release Concept (MRC) Spreadsheets show that no Volume Management Credit has been provided; however, the PADEP Volume Management worksheets show that Managed Release Credit/Volume Credit have been provided. The designer should explain this inconsistency and confirm that all other PADEP design standards have been met for the proposed MRC basins (113-32.A).
9. The Ordinance requires the loading ratio for the total drainage area to infiltration area to be less than 8:1 and the impervious drainage area to infiltration area to be less than 5:1 (113-32.A.(2)(c)). A total loading ratio of 9.8:1 and an impervious loading ratio of 5.1:1 for Bioretention Basin 1 and a total loading ratio of 14:1 and an impervious loading ratio of 6.6:1 for Bioretention Basin 2 are provided; a modification is being requested, however per Ordinance 312-2017 the Township Engineer can approve higher loading ratios and a modification of this request is not needed.

Approval response: The loading ratio guideline is a recommendation intended to prevent infiltration of a substantial volume of water in a very small area (especially in Karst areas), to limit excessive depth of water in infiltration facilities and to avoid lengthy dewatering/drawdown times. The proposed Bioretention Basins are not in a Karst area and have been designed to capture a depth of 1.73 feet (Bioretention Basin 1) and 2.1 feet (Bioretention Basin 2) for the 100 year storm with a dewatering time of 26 hours (Bioretention Basin 1) and 22 hours (Bioretention Basin 2), which will mitigate each of the risk factors described above. In addition, these facilities are not designed as infiltration facilities and the geotechnical professional does not believe that the higher loading ratios will adversely impact the function of the stormwater facilities. Given these considerations, I have no objection to the higher ratios.

10. Storage facilities shall completely drain the volume control storage over a period of not less than 24 hours (113-32.D). The applicant has requested a waiver of this requirement.

Waiver response: Proposed Bioretention Basin 2 is proposed as a Managed Release Concept (MRC) and meets PADEP requirements for dewatering. Amended soils are provided for water quality and volume control storage. Based on these considerations, I have no objection to a waiver of this requirement.

11. The conveyance pipe systems “D”, “E”, “F”, “G”, “H”, and “I” shall be designed for the one hundred-year storm event since they are conveying runoff to rate control BMPs (113-34.G(3)).
12. Post-development runoff coefficients for Inlets I-G1, I-G2, I-G3, I-G4, and I-G5 shall be based on winter or poor land use conditions since they convey an off-site discharge (113-35.G).
13. The total area of “Impervious” land use shown in the runoff coefficient calculations shall be confirmed for the Pre Area A and Pre Area B drainage areas. (The existing impervious area shown on the plans within the limit of disturbance does not appear to be consistent with the values used in the calculations.) (113-35.G).
14. The plans shall show the proposed top width for Bioretention Basins 1 and 2 (113-37.A(1)).
15. Materials for a clay core shall conform to the United Soil Classification GC, SC, CH, or CL and must have at least 30% passing the No. 200 sieve (113-37.A(3)). Basin Note 2 in the I-B1 to EW-B (Bioretention Basin 1) and I-A1 to Ex. Inlet 1 (Bioretention Basin 2) profiles shall be revised to be consistent with this requirement.
16. The impervious core shall provide a minimum trench width of four feet (113-37.A.(3)(a)[2][a]). The impervious core shall extend to the ten-year water surface elevation or six inches below

the spillway elevation, whichever is lower (113-37.A.(3)(a)[2][b]). The core shall extend four feet below any pipe penetrations through the impervious core (113-37.A.(3)(a)[2][c]).

17. A construction detail shall be provided for the proposed key trench/clay core and the extents of the proposed key trench/clay core for Bioretention Basins 1 and 2 shall be shown on the plan view (113-37.A.(3)(a)).
18. A note shall be added to the plan to specify that embankments shall be compacted by sheepfoot or pad roller. The loose lift thickness shall be nine inches or less, depending on roller size, and the maximum particle size shall be six inches, or less than 2/3 of the lift thickness. Five passes of the compaction equipment over the entire surface of each lift is required. Embankment compaction to visible nonmovement is also required (113-37.A.(3)(d)).
19. A note shall be added to the plan to specify that the key trench be dewatered during backfilling and compaction operations (113-37.A.(3)(d)[3][c]).
20. The appurtenances for outlet structures shall be made of stainless steel (113-37.A(5)(c)). The Bioretention Basin 1 Outlet Structure (I-B1) and Bioretention Basin 2 Outlet Structure (I-A1) details shall be revised to remove the reference to Aluminized Steel.
21. The street-crossing angle for the pipe from I-I1 to EW-I shall be between 75 and 90 degrees (113-37.C(1)(a)[5]).
22. The profile shall reflect the depressed grates (113-37.C(1)(b)[2]).
23. The inlets within the Township right-of-way shall be located along the curbline (113-37.C(4)(d)[1]).
24. Swales shall be evaluated for stability and capacity based upon the "n" values specified (113-37.C.(5)(c)[1]).
25. Note 4 shown in the Type D-W Headwall With Trash Rack detail states that trash racks are to be installed on EW-A and EW-B; however, the (113-37.C(9)(a)).
26. The landowner shall execute the final documents prior to final plan approval (113-41.B).
27. The existing conditions plan (Sheet 2) shall be shown at a scale 50 feet to the inch or larger (113-42.D).
28. The tract boundary bearings and distances on Sheet 2 shall be adjusted for readability (113-42.F).
29. A note identifying any recorded stormwater management agreements affecting the subject property (or that none exist) shall be included on the plans (113-43.I(6)).
30. Proposed contours shall tie into existing grades (113-43.J(1)).
31. A detail for the proposed cleanouts shall be provided (113-43.J(5)).
32. The designer shall confirm whether the final design includes the 2.9" and 3.0" orifices shown in the Bioretention Basin 1 Outlet Structure (I-B1) and Bioretention Basin 2 Outlet Structure (I-A1) details (113-43.J(5)). These orifices are not included within the SWM design calculations.
33. The "Grnd/Rim Elev" for Inlets I-E2 to I-E4 in the Storm Sewer Tabulation worksheet are inconsistent with the TG Elev. values shown on the I-E5 to EW-E vertical profile (113-43.J(5)).
34. The Underdrain Bottom Invert Elev. C values shown in the underdrain details are inconsistent with the elevation of the underdrain orifice in the Outlet Structure details and the 45° Upturned Elbows (113-43.J(5)).

35. Since a PennDOT Highway Occupancy Permit is required for the work with the Mount Pleasant Road right-of-way, the permit(s) shall be part of the SWM site plan and must be obtained prior to unconditional SWM site plan approval (113-45.C).
36. A note shall be added to the plans to specify that upon completion of the plan improvements and prior to the release of financial security, the applicant shall submit an as-built plan to the Township (113-58.A).
37. A note shall be added to the plans to specify that following approval of the as-built plan by the Township Engineer, the applicant shall submit the SWM site plan for recordation in the office of the Recorder of Deeds (113-58.C).
38. A construction cost estimate and financial security shall be provided (113-60).
39. An operation and maintenance (O&M) agreement shall be provided and recorded with the final plan (113-62).
40. Any action taken on modifications requests, dates, and any conditions of approval shall be added to the cover sheet (113-96.A).

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lancastercivil.com](mailto:bencraddock@lancastercivil.com) or via telephone at 717-799-8599.

Sincerely,



Benjamin S. Craddock, PE, President

**LANCASTER CIVIL**

cc: Justin Evans, Township Assistant Zoning Officer (via email)  
Patricia Bailey, Township Secretary/Assistant Zoning Officer (via email)  
Josele Cleary, Esquire, Township Solicitor (via email)  
Brian Cooley, DC Gohn (via email)  
Todd Smeigh, DC Gohn (via email)  
Eric Hout, Lancaster County Conservation District (via email)

**PROPOSED MOTION FOR A WAIVER REQUEST  
FOR  
GREINER INDUSTRIES  
M.J.T.P.C. File # 26-01-WAIV**

I move that the Township Planning Commission grant a waivers of Chapter 113, §113-32.D (dewatering time) and Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, i.e. plan processing procedure, relating to the requirement to prepare, submit, gain approval of and record a land development plan, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated January 21, 2026.
2. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated October 10, 2025.
3. Improvements proposed within the Township right-of-way shall be designed to be consistent with the construction of a future street, as specified in the Township Engineer's review letter dated January 21, 2026.
4. Applicant shall prepare, submit and gain approval of a Stormwater Management Site Plan and obtain a Stormwater Management Permit in accordance with Chapter 113 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Stormwater Management Ordinance.
5. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor prior to issuance of a Stormwater Management Permit.
6. Applicant shall submit financial security in a form acceptable to the Township Solicitor to guarantee the proper installation of all improvements associated with the project prior to issuance of a Stormwater Management Permit. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
7. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
8. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF WAIVER REQUEST  
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP  
FOR**

**GREINER INDUSTRIES  
M.J.T.P.C. File # 26-01-WAIV**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on January 29, 2026, upon the approval of the Waiver Request for Greiner Industries, dated January 8, 2026. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer's agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title