



MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.:	26-07-FLDP	Date of Receipt/Filing:	08/03/2026
School District:	X Donegal		Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

Plan & Project Information

Plan Name:	Final Phase 1, Lot Add-On, Subdivision & Land Development for Westmount		
Plan No.:	1212-004	Plan Date:	August 3, 2026
Location:	1349 Harrisburg Avenue, Mount Joy, PA 17552		
Property Owner:	Vistablock Westmount, LLC c/o Vistablock, LLC, Attn. Brandon Conrad, CEO		
Owner Address:	150 Farmington Lane, Lancaster, PA 17601		
Telephone No.:	(717) 682-8775		
E-mail:	brandon@vistablock.com		
Deed Reference:	6681542, 6682246 & 5594/178	Tax Parcel No.:	461-95688-0-0000, 461-15182-0-0000 & 461-60955-0-0000
Plan Type:	☐ Sketch	☐ Preliminary	☒ Final
	☐ Lot Line Change	☐ Minor Agricultural or Land Development	
Description:	On eastern side of the overall 36-acre site, Phase 1 will consist of 86 Single-Family Attached (Townhouse) Units on 10-acre area with supporting infrastructure. Phase 1 plan will also include lot add-on and subdivision of entire site to create eight (8) new lots.		
Zoning District:	R-2 Medium Density Residential District		
Is a zoning change necessary?	No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	No	If yes, attach ZHB decision.	
Total Acreage:	36.327 - Gross Acres		
Name of applicant (if other than owner):			
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	ELA Group, Inc.		
Address:	4139 Oregon Pike, Ephrata, PA 17522		
Phone No.:	717-626-7271		
Person responsible for plan:	Brent Good, RLA		
E-mail:	bdgood@elagroup.com		

Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
Total #	8	86*	Mixed Use		
Agricultural			Single Family Detached		1**
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		
Total Square Feet of Ground Floor Area (building footprint) 2 Apt. Bldgs: 12,000 sf/ea TH: 106@660 sf/ea & 105@620 sf/ea					
Total Square Feet of Existing Structures (all floors):			4,000 SF Pole Barn		
Total Square Feet of Proposed Structures (all floors):					
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			N/A		
Linear feet of new street: Continuation of Bradfield Drive			N/A		
Identify all street(s) not proposed for dedication:			N/A		

* Single-Family Attached (Townhouse) Rental

** Single Family Detached Unit existed prior to this subdivision and will be within one of the newly proposed lots.

Type of water supply proposed:

☒	Public (Live)		Community
☐	Public (Capped)		Individual

Type of sanitary sewage disposal proposed:

☒	Public (Live)		Community
☐	Public (Capped)		Individual

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.



o.b.o. Owner

August 3, 2026

Signature of Landowner of Applicant

Date

ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SISCO

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

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

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
EPHRATA, PA 17522
717-733-2313

OF COUNSEL
WILLIAM C. CROSSWELL

August 18, 2026

VIA EMAIL

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

Re: Final Phase 1, Lot Add-On, Subdivision & Land Development Plan and Post
Construction Storm Water Management Plan for Westmount
Our File No. 10221-1

Dear Matt:

I have received the Final Phase 1, Lot Add-On, Subdivision & Land Development Plan and Post Construction Storm Water Management Plan for Westmount ("Phase 1 Plan") and supporting information. The Phase 1 Plan relates to land held by Vistablock Westmount, LLC ("Vistablock") and land owned by Henry Werner and Kristina Werner on the northeast side of Harrisburg Avenue. The Phase 1 Plan proposes to implement the addition of land from the Werner property identified as 1759 Harrisburg Avenue and develop the eastern portion of the land currently held by Vistablock. This letter will set forth comments on the Phase 1 Plan.

The lot line change portion of the Phase 1 Plan is straightforward. Mr. and Mrs. Werber own a lot developed with their dwelling which contains approximately five acres. The lot line change proposes the subdivision of the rear portion of the Werner lot and adding that land to the Vistablock land. This will enable the extension of Bradfield Drive from its termination at the eastern property line of Donegal Crossing Associates ("Donegal Crossing") southward and eastward to terminate on Harrisburg Avenue. After the lot line change, the Werner lot will be approximately 3.5 acres. The Planning Commission should condition the approval of this portion of the Phase 1 Plan upon Mr. and Mrs. Werner recording a new deed with a new perimeter legal description for their lot.

The Phase 1 Plan also includes subdivision of the Vistablock land into separate lots. Most of those separate lots will be developed with townhouse buildings or multifamily apartment buildings, one lot will be for a sewer pumping station (Lot 8), and one lot will have only storm water management facilities (Lot 1). The Planning Commission should also require that there be

new deeds recorded for each newly created lot. This will result in new Lancaster County Tax Account numbers being assigned to each of the lots.

It appears that both Lot 3 and Lot 1 are to be developed with only storm water management facilities by the Phase 1 Plan. If Vistablock does not proceed with the subsequent phases of Westmount, Lot 3 will be a separate lot with substantial storm water management facilities, and Lot 1 will always be a lot developed only with storm water management facilities. There is the potential that a separate entity with no assets could own the lots with only storm water management facilities.

The Storm Water Management Agreement for the Phase 1 Plan must address the long-term maintenance of the storm water basin to be installed on Lot 1. That maintenance responsibility should be assigned to another lot, either Lot 7 or Lot 2. That way if ownership of Lot 1 is in the hands of a bankrupt entity with no assets, the Township will have an entity with a developed lot to proceed against. The Storm Water Management Agreement should also address the storm water management facilities to be installed on Lot 3 pursuant to the Phase 1 Plan. The maintenance responsibility should be assigned to Lot 2 unless and until Lot 3 is further developed.

The Storm Water Management Agreement will also require an exhibit with all of the information concerning operation and maintenance of the storm water management facilities on Sheet 6 of the Phase 1 Plan in a readable font. A reduced copy of Sheet 6 is not acceptable. ACNB Bank holds a mortgage against the Vistablock land, so there must be a joinder by mortgagee for the Storm Water Management Agreement.

The Phase 1 Plan proposes the construction of storm water management facilities within the right-of-way of Harrisburg Avenue, which is a state highway under the jurisdiction of the Pennsylvania Department of Transportation ("PennDOT"). The Township should not execute Form M950-AA until there is a recorded Co-Applicant Agreement. I attach the required Co-Applicant Agreement. The Storm Water Management Agreement must also address the long term maintenance of the facilities to be installed in the PennDOT right-of-way. That maintenance responsibility must be assigned to one of the developed lots. Because Lot 2 abuts Harrisburg Avenue, it appears reasonable to assign the maintenance responsibility to Lot 2.

The Phase 1 Plan shows a drainage easement on the land of Leon S. Gehman and Anna Gehman identified as 1648 Nolt Road within East Donegal Township. This drainage easement includes endwall and riprap and accepts drainage from a pipe under the PennDOT right-of-way. We must be provided with evidence that Mr. and Mrs. Gehman have granted the necessary drainage easement. That document must assign the responsibility for the maintenance of the storm water management facilities to be installed in the Gehman lot.

The extension of Bradfield Drive is being dedicated to the Township. The Township is under no obligation to accept dedication of any street. There is a snow stockpile easement shown

near the intersection of Harrisburg Avenue and Bradfield Drive on Lot 2. This easement should be conveyed to the Township by an agreement with language that states it will become effective if and only if the Township accepts dedication of Bradfield Drive. This agreement will also require a joinder by mortgagee from ACNB Bank. The Township should not accept Bradfield Drive (if it desires to accept dedication) until the street extends from its present terminus to Harrisburg Avenue at the conclusion of Phase 3 of the development.

It appears that a portion of the sidewalk along Bradfield Drive will be located outside of the public street right-of-way. There is a "5' wide pedestrian easement" at several places along Bradfield Drive on Sheet 18 of the Phase 1 Plan. The Township should require an Agreement Providing for Grant of Non-Motorized Path Easement to allow for use by the public with a joinder by ACNB Bank. The development is being proposed as a rental community, so there will be no homeowners' or unit owners' association to maintain any of the facilities. The maintenance responsibility will have to be placed on the individual lot owners.

Sheet 18 of the Plan shows a stub street extending eastward from the extension of Bradfield Drive to the property of John S. Beiler and Emma F. Beiler identified as 1347 Harrisburg Avenue. There must be documentation to allow the use of that stub street in the development of the land of Mr. and Mrs. Beiler in the future. That stub street is shown as part of the pump station lot being dedicated to Elizabethtown Regional Sewer Authority ("ERSA"). It should be clarified whether ERSA is going to be responsible to maintain the access drive shown within the stub street to serve the ten townhouse dwellings on Lot 7 which will be accessed from the stub street within the title lines of Lot 8 being dedicated to ERSA. We must review and approve the documentation relating to Lot 8 and the future use of the stub street.

It is my understanding that the Planning Commission granted a waiver of the dedication of recreation land or the payment of a fee in lieu of dedication to allow some private recreational facilities. The extent of that waiver must be clarified. Did the waiver totally exclude payment of a fee in lieu of dedication or only allow for a partial credit? The Phase 1 Plan proposes to develop 86 townhouse dwellings, and the only recreational facility is a tot lot. This appears insufficient if the development does not proceed beyond Phase 1.

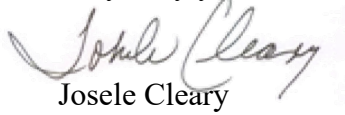
There should be a Land Development Agreement for the Phase 1 Plan. The Land Development Agreement should specifically address the fee in lieu of dedication of recreation land.

The Township should confirm that each lot, individually, meets all requirements of the Zoning Ordinance and each phase, individually, meets all Subdivision and Land Development Ordinance and Storm Water Management Ordinance requirements. Although the Phase 1 Plan subdivides the land being developed with the 86 townhouses into two lots, Lot 2 and Lot 7, the Site Data Table is considering the entire area for calculating the percentage of open space.

Matthew J. Mandia, Township Manager
August 18, 2026
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Please let me know if you desire for me to prepare any of the documents referenced in this letter. If you have any questions concerning these comments, please contact me.

Very truly yours,



Josele Cleary

JC:sle
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Attachment

cc: Justin S. Evans, AICP, Assistant Zoning Officer (via email; with attachment)
Patricia J. Bailey, Township Secretary (via email; with attachment)
Cindy Gonzalez, Assistant Secretary (via email; with attachment)
Benjamin S. Craddock, P.E. (via email; with attachment)
Brent D. Good, RLA, Senior Project Manager (via email; with attachment)

August 19, 2026

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

Via email: matt@mtjoytp.org



LANCASTER CIVIL
★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Re: Westmount
Phase 1 Plan
Township Permit No. 26-07-FLDP
LCEC Project No: 25-134

Dear Mr. Mandia,

We have received a final lot add-on, subdivision & land development plan submission from ELA Group, Inc. The submission consisted of the following documents:

- Cover letter dated August 3, 2026
- Final Phase 1 Lot Add-On, Subdivision & Land Development Plan dated August 3, 2026
- PCSM Report revised August 3, 2026

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

Zoning Ordinance

1. Townhouse buildings shall be prohibited on cul-de-sac streets (135-262.D). The Phase 1 plan does not meet this requirement.
2. A construction detail shall be provided for the proposed streetlights (135-298.D).

Subdivision and Land Development Ordinance

1. There are numerous instances of overlapping/obscured text that shall be resolved (119-31.A(4)).
2. The labels for each inlet shall be provided on the inlet watershed maps on Sheets 77 and 78. The hatch for Bradfield Drive obscures the proposed inlets and conveyance pipes on Sheets 22 and 23 (119-31.A(4)).
3. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
4. Labels for the existing contours shall be added (119-31.C(1)).
5. Either a copy of the PennDOT HOP shall be provided prior to plan recording, or a certificate in accordance with Appendix No. 1 shall be added to the plan for the proposed street intersections (including the existing gravel driveway) (119-31.D(8)).
6. The "Final Design Review Certificates" for water and sewer shall be removed (119-34.E(1)(f)).

7. All certificates shall be executed prior to final plan approval (119-35.E).
8. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A).
9. Written notice shall be provided from the public water provider's engineer and the public sewer provider's engineer that financial guarantees for the public water and/or sewer improvements have been received (119-35.E(2)(e)).
10. Written notices from the emergency service providers that will serve as the primary responders for the land development shall be submitted indicating that the street and building layout in Phase 1 is satisfactory and will not present any obstacles or other problems for emergency responders to the land development (119-35.E.(2)(h)).
11. A legal description of the drainage easements shall be provided prior to approval of the final plan (119-35.E(4)(a)).
12. Legal descriptions for the right-of-way proposed for dedication to Mount Joy Township shall be provided (119-35.E(4)(b)).
13. A Stormwater Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor shall be executed and recorded (119-35.E(4)(c), 119-56.E & 113-62).
14. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
15. A construction cost estimate and financial security shall be provided (119-41 & 113-60).
16. The developer shall take all necessary action to obtain PennDOT permits and/or approvals to install the necessary improvements to the state roadway (119-52.J(3)(e)).
17. Deeds to lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (119-52.L).
18. A written analysis of the merits of the design and the reasons that Street G is not a through street shall be provided. Temporary cul-de-sac streets shall not exceed 800 feet in length (Bradfield Drive) (119-52.M).
19. The use of the proposed temporary cul-de-sac shall be guaranteed until Bradfield Drive is extended in future phases (119-52.M(6)). Easements shall be provided on the plan for the use of the cul-de-sac outside the proposed right-of-way and for the removal of the temporary cul-de-sac when Bradfield Drive is extended.
20. The area within the future right-of-way shall be included in the deeds of the abutting lots with an easement in favor of the Township and the landowners of the land in which the future right-of-way will extend to permit the use of the future right-of-way for public street purposes should the adjoining lands be developed (119-52.N(1)).
21. A note shall be included in the deed for Lot 8 indicating the duty of the landowners to maintain the future right-of-way (119-52.N(2)).
22. The minimum footcandle shall be 0.4 and the streetlight uniformity ratio shall not exceed 6:1 (119-52.O(1)). The applicant shall provide evidence that these requirements have been met.
23. Photometrics within Bradfield Drive shall be provided for the streetlights (119-52.O.(7)).

24. Contractor Note 13 shall be revised to include the following language: "Testing shall be performed on all new streets in accordance with the current version of PennDOT Publication 408." (119-52.R(7)).
25. The Handicapped Parking Sign in Parking Area construction detail on Sheet 50 shall be removed from the plans since there are no handicapped spaces proposed in Phase 1 (119-53.A(2)).
26. Prior to final plan approval, evidence shall be provided that Donegal Crossing Associates, LLC has granted approval for the proposed 5' wide pedestrian easement shown on that property (119-56.C).
27. The proposed pedestrian easements on Sheet 18 shall be revised to encompass the entirety of the proposed curb ramps and crosswalks (119-56.C).
28. A legal description of the proposed snow removal easement shall be provided prior to approval of the final plan (119-56.G).
29. A legal description of the pedestrian easements shall be provided prior to approval of the final plan (119-56.G).
30. Snow removal stockpile easements shall be provided at the end of all cul-de-sacs. A legal description of this easement shall be provided prior to approval of the final plan (119-56.G).
31. The developer intends to establish a privately reserved recreation and open space area. A written agreement between the developer and the Township, which specifies the developer's obligations, must be executed prior to final plan approval. This agreement must be in a form and have specific content that is acceptable to the Township Solicitor. A restrictive covenant shall also be included in the deed. The developer shall solicit feedback from the Park and Recreation Board and the Board of Supervisors on the proposed recreation areas (119-61). Please note that the minimum lot area which shall be dedicated is 15.606 acres (289 dwelling units x 0.054 acre per dwelling unit).
32. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

Stormwater Management Ordinance (Final Plan Comments)

33. The proposed "Stabilized Access Path" and "RCE #2" shown on the adjacent Hess property will require a temporary construction easement prior to final plan approval (113-31.E & 113-43.K).
34. Drainage easements shall be reserved where the conveyance, treatment, or storage of stormwater is identified on the SWM site plan (113-31.R). Evidence shall be provided that the offsite drainage easement on the Gehman property has been granted (113-43.F).
35. The entire drainage boundary for each inlet shall be shown on the inlet watershed maps on Sheets 77 and 78 (113-35.B).
36. The existing contours shall be shown on the Post Construction Watershed Maps (Sheets 74-76) (113-35.B).
37. Since a PennDOT Highway Occupancy Permit is required for the proposed driveway alterations, 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).
38. All conveyance pipe information shall be provided on the vertical profiles on Sheets 33 through 36 (113-43.J(5)).

39. All utilities (water, sewer, etc.) shall be shown on the stormwater vertical profiles on Sheets 33 through 36 (113-43.J(5)).

Traffic

40. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. Therefore, the development shall be assessed a traffic impact fee based on the number of new P.M. peak hour trips generated by the development. Based on the number of P.M. peak hour trips from the approved Traffic Impact Study, the calculation of this fee would be as follows:

41 new P.M. peak hour trips x \$1,766/new P.M. peak hour trip = \$72,406

The impact fee is payable at the time of building permit issuance.

If you should have any questions or need additional information, please do not hesitate to contact me at 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)
Cindy Gonzalez, Township Assistant Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Christopher Lincoln, PE, Traffic Planning & Design (via email)
Austin Calaman, EAWA (via email)
Michele Powl, EAWA (via email)
Steve Rettew, ERSa (via email)
Abraham King, RETTEW (via email)
Renee Addleman, Planner, LCPC (via email)
Eric Hout, Lancaster County Conservation District (via email)
Brent Good, RLA, Westmount (via email)
Brandon Conrad, Vistablock (via email)