



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 August 17, 2026 @ 7:00 p.m. AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.
2. Roll call of the Supervisors.
3. The Board of Supervisor's held an Executive Session on August 10, 2026, to discuss personnel issues. Any official action to be taken based upon discussion held during the Executive Sessions will occur at an open public meeting.
4. Elizabethtown Public Library Update:
Deb Drury, Executive Director of Elizabethtown Public Library, will be on hand to discuss the Vote Yes 4 Libraries effort as well as other library updates.
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. Old Business:
Chapter 88, Nuisances-Proposed Noise Ordinance:
Discussion on, and if appropriate, a motion to enact an ordinance, whereby upon enactment, the Mount Joy Township Code of Ordinances, Chapter 88, nuisances, to add a new article III, noise, providing regulations governing and prohibiting excessive noise, is amended.
7. Consent Calendar:
 - a. Approve and ratify the minutes of the July 20, 2026 meeting.
 - b. Approve payment of all bills via Bill List #15-2026 in the amount of \$125,986.54 and Bill List #16-2026 in the amount of \$238,698.96; and ratify the payment of all payrolls for the period of July 23, 2026 through August 6, 2026 inclusive, in the amount of \$44,258.68 which represents two pay periods.
 - c. Personnel Community Development Director/Zoning Officer Position: Recommendation of Mr. Matthew Peak to fill the Full-Time position of Community Development Director / Zoning Officer position. If approved, Matt's start date will be September 1, 2026. We ask for the Boards concurrence in hiring Mr. Matthew Peak to fill this position.
 - d. Pennmark - Amendment to Agreement – (230 & Cloverleaf Road): A motion to accept the Agreement signed by Elizabethtown Mount Joy Associates LP and Pennmark Management Company Inc. to extend the time the developer has until September 4, 2027 to record a final plan to develop a shopping center on the property.

- e. Planning Consistency Letter: A motion to approve the Township Manager, Matthew Mandia, to submit a Planning Consistency Letter to the PA Department of Community & Economic Development for the Elizabethtown Crossing Transportation Improvement Project.
 - f. IES PA RE LLC (Greiner Industries): - Stormwater Management Plan# 26-01-WAIV: Accept Bond #6022142802 in the amount of \$1,405,810.03 as issued by United States Fire Insurance Company to guarantee the proper installation of all improvements, excluding public sewer and public water facilities associated with the Land Development Plan located 1650 Steel Way.
 - g. 2 Quarry Road: Approve a reduction of Letter of Credit #713725, from its current amount of \$51,900.00 to \$5,518.98, as issued by Ephrata National Bank, to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the 2 Quarry Road Land Development Plan.
 - h. David Hummer – 903 Fairview Road: A motion to approve and sign Stormwater Management Agreement and Declaration of Easement and Agreement Providing for Grant of Road Maintenance Easements and authorize the Township Solicitor to record the aforementioned documents in/at the Lancaster County Courthouse.
8. Municipal Emergency Management Authority (MESA):
- Marc Hershey, Assistant Authority Manager, Municipal Emergency Management Authority, will be in attendance to request a waiver of the Zoning Permit fees for the new MESA sub-station in the amount of \$14,423.00.
9. Funding Re-direct for Transportation Improvements:
- Discussion on, and if appropriate, a motion to approve a request for the redirection of previously awarded transportation improvement dollars to the Elizabethtown Crossing Transportation improvements in the area of Route 283/743 interchange.
10. Landmark Homes – 2360 Sheaffer Road:
- Discussion on, and if appropriate, a motion to **1)** accept the Petition to Amend the Zoning Ordinance Application to amend the Zoning Map, as amended to re-zone property along Sheaffer Road Tax Parcel ID # 460-617440-0-0000 from the Rural District (R) to Low Density Residential (R-1); **2)** authorize the Township Solicitor to prepare and advertise and ordinance; **3)** forward the Petition to Amend the Zoning Ordinance to the Mount Joy Township Planning Commission and Lancaster County Planning Commission for review and comment; and **4)** schedule a public hearing to be held during the October 19, 2026 Board of Supervisors meeting.
11. Sal Bella – 927 Spring Road Waiver Request:
- Discussion on, and if appropriate, a motion to a modification of Section 113-37.C(1)(d)[1] Minimum freeboard for swales, which is to be 6 inches for Swales located outside the street right of way that are not subject to vehicular loading. This request applies to the swales (as defined in the Storm Water Management Ordinance) along the south side of the driveway on 927 Spring Road.
12. Trash & Recycling 2027-2029 Contract – Award Bid:
- Discussion on, and, if appropriate, a motion to award a contract for Trash & Recycling for January 1st, 2027, through December 31st, 2029.
13. Addition of President’s Day to Township Holiday Schedule:
- Discussion on, and if appropriate, a motion to accept President’s Day as a recognized Mount Joy Township Holiday.

14. Mount Joy Township Municipal Complex:

Discussion on, and if appropriate, a motion to approve and finalize the scope for Phase 1 of the Mount Joy Township Municipal Complex design to secure estimates and begin the Project Management Plan as required by the RACP Grant Program.

15. Administrative staff reports:

16. Supervisor reports and comments:

17. 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 EM Coordinator	Regional Police Department
Elizabethtown Regional Sewer Authority*	Rheems Fire Department Co.*
Engineer	Sewage Enforcement Officer
Fire Department Mount Joy	Zoning Hearing Board*
Friendship Fire & Hose Co.*	Zoning Officer - Permits*
GEARS*	

18. Correspondence:

- a. PSATS News Bulletin, July 2026 (Emailed to Supervisors 7-20-2026).
- b. Letter from the Pennsylvania Liquor Control Board regarding Sheetz Inc, at 50 Veteran's Drive, approval of liquor license. (E-mailed to Supervisors 7-24-2026).
- c. Letter from the Lancaster County Conservation District report for July 1, 2025-June 30, 2026. (E-mailed to Supervisors 7-30-2026).
- d. Letter from Beata Kinsey, who lives at 712 Buckingham Blvd in Elizabethtown, disputing her \$10 late fee for her trash bill. (E-mailed to Supervisors 07-30-2026).

19. Other Business:

20. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, September 21, 2026, beginning at 7:00 P.M.

21. Adjournment.