



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

Township Managers Report August 17 – September 20, 2026

Manager's Report

- Matt Peak began his position as Community Development Director / Zoning Officer on September 1, 2026. Staff did an outstanding job re-arranging the office hallway in order to accommodate Matt.
- Senator Malone has two events scheduled for grant presentations. September 17 @ 1pm at OTLP to present the DCNR Grant check and on September 25 at the Municipal Complex to present the RACP Grant check.
- Met with Goods Disposal to discuss the transition from our current trash contract to theirs beginning January 1, 2027.
- Met with Penn Waste to discuss the transition out of their current contract to create a seamless transition for our residents.
- Tracey has scheduled account budget workshops for staff.
- Held staff meeting on 9/10.
- Had several roof repairs completed to address leaks that have been experienced on both the municipal building and the Public Works Shop roof.
- Attended monthly local Managers meeting.
- Met with Cristy and pat to discuss upcoming trash contract.
- We plan on applying for a local share grant through the Commonwealth to purchase a new truck that is scheduled for the 2028 budget. We met with an upfitter to obtain estimates for the grant application. A resolution authorizing this submission will be on the agenda.
- Held a local manager's meeting to discuss fire department operations.
- Attended the Zoning Hearing board meeting regarding the Greiner Application on September 17.
- Attended Senator Malones check presentation at OTLP on September 17.
- Coordinated a meeting between Lancaster Civil and Capital Construction Management regarding RACP requirements for the Project Management Proposal process.
- Attended the Shred-It Event on Saturday, September 19 at the Municipal Building.

- Attached to my report this month are three financing options for establishing our required \$1,043,000 match for the RACP Grant. The first is a total finance of 1.1 million with 5 scenarios of how the borrowing could be structured. The second option is a \$550,000 cash contribution and financing the remainder. This option also includes 5 scenarios of how the borrowing could be structured. The last option would be a full cash financing from our reserve of 1.1 million. Chris Gibbons from Concord Financial will be at our October meeting to discuss these options, but I wanted to get the information to you ahead of time.

Mount Joy Township

Financing Options

Option #1 Issuance of Debt for \$1,100,000 of Capital Projects, no Township cash contribution

1	2	3	4	5	6	7
		<u>Option #1</u>	<u>Option #2</u>	<u>Option #3</u>	<u>Option #4</u>	<u>Option #5</u>
<u>Fiscal Year</u>	<u>Existing Debt Service</u>	<u>Wrap Around Debt Service</u>	<u>Wrap Around, 20 Year Debt Service</u>	<u>15 Year Level Debt Service</u>	<u>20 Year Level Debt Service</u>	<u>25 Year Level Debt Service</u>
2027	275,228.22	361,005.72	361,005.72	384,605.72	305,205.72	305,205.72
2028	277,796.46	360,921.96	361,021.96	387,182.96	374,951.46	363,751.46
2029	295,324.61	360,979.86	360,974.61	404,697.11	392,526.61	381,214.61
2030	295,322.11	360,952.36	361,047.11	404,633.61	392,466.11	381,278.86
2031	295,323.98	361,002.98	360,992.48	404,622.23	392,504.98	381,268.73
2032	295,319.34	361,015.59	361,005.09	404,641.59	392,521.84	381,273.34
2033	295,317.31	360,999.31	360,988.81	404,690.31	392,520.56	381,296.56
2034	9,035.46	360,971.71	360,961.21	118,375.46	106,213.46	94,950.71
2035		361,028.25	81,917.75	109,318.00	97,221.50	85,962.00
2036		360,918.25	81,860.50	109,296.50	97,223.25	85,909.00
2037		42,521.00	81,882.50	109,365.00	97,178.00	85,956.25
2038		0.00	81,889.75	109,313.25	97,121.50	85,949.75
2039		0.00	81,943.50	109,387.75	97,146.25	85,890.00
2040		0.00	81,930.50	109,369.00	97,175.50	85,903.75
2041		0.00	81,945.00	109,345.50	97,197.75	85,979.50
2042		0.00	81,875.50		97,201.50	85,905.75
2043		0.00	81,916.25		97,175.25	85,982.50
2044		0.00	81,950.00		97,207.50	85,892.50
2045		0.00	81,865.25		97,181.00	85,935.75
2046		0.00	81,956.25		97,184.25	85,895.00
2047						85,964.50
2048						85,927.00
2049						85,976.75
2050						85,996.50
2051						85,974.75
Totals	2,038,667.48	3,652,316.98	3,870,929.73	3,678,843.98	3,915,123.98	4,131,241.23

Mount Joy Township

Financing Options

Option #2 Issuance of Debt for \$1,100,000 of Capital Projects, \$550,000 Cash Contribution

1	2	3	4	5	6	7
		<u>Option #1</u>	<u>Option #2</u>	<u>Option #3</u>	<u>Option #4</u>	<u>Option #5</u>
<u>Fiscal Year</u>	<u>Existing Debt Service</u>	<u>Wrap Around Debt Service</u>	<u>Wrap Around, 20 Year Debt Service</u>	<u>15 Year Level Debt Service</u>	<u>20 Year Level Debt Service</u>	<u>25 Year Level Debt Service</u>
2027	275,228.22	332,265.59	332,265.59	331,865.59	290,765.59	290,765.59
2028	277,796.46	332,292.46	332,292.46	334,513.46	328,171.21	322,371.21
2029	295,324.61	332,276.61	332,276.61	351,982.11	345,686.11	339,890.61
2030	295,322.11	332,280.61	332,280.61	352,046.61	345,717.86	339,842.61
2031	295,323.98	332,262.73	332,262.73	352,031.48	345,696.23	339,862.23
2032	295,319.34	332,312.09	332,312.09	352,025.84	345,710.34	339,833.34
2033	295,317.31	332,332.56	332,332.56	351,933.56	345,664.06	339,865.06
2034	9,035.46	332,341.71	332,341.71	65,672.21	59,374.96	53,569.71
2035		183,135.00	20,235.00	56,657.50	50,364.00	44,573.50
2036		0.00	20,252.25	56,673.25	50,415.00	44,560.25
2037		0.00	20,138.00	56,678.75	50,387.25	44,494.50
2038		0.00	20,192.50	56,656.25	50,312.25	44,578.75
2039		0.00	20,191.00	56,651.50	50,364.25	44,505.75
2040		0.00	20,249.25	56,697.25	50,412.75	44,569.50
2041		0.00	20,261.50	56,682.00	50,352.00	44,558.50
2042		0.00	20,227.75		50,382.00	44,572.75
2043		0.00	20,148.00		50,391.25	44,506.50
2044		0.00	20,222.25		50,374.00	44,559.75
2045		0.00	20,239.00		50,324.50	44,521.00
2046		0.00	20,198.25		50,337.00	44,490.25
2047						44,561.75
2048						44,524.00
2049						44,577.00
2050						44,509.25
2051						44,520.75
Totals	2,038,667.48	2,841,499.35	2,900,919.10	2,888,767.35	3,011,202.60	3,123,184.10



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Assistant Zoning Officer Report – September 2026

Planning Commission

- Prior 8/24 meeting:
 - Subdivision Plan for SM&B Enterprises, LLC (#26-04-FSDP) – **Held an initial view and approved waivers** for a proposed 3-lot residential subdivision along Fairview Road, zoned (A) Agricultural.
 - Final Phase 1 Lot Add-On, Subdivision & Land Development Plan for Westmount (#26-07-FLDP) – **Held an initial view** for the Phase 1 development plan proposing the development of 10.14 acres with 86 townhomes and associated infrastructure at 1499 Harrisburg Avenue, zoned (R-2) Medium-Density Residential.
- Upcoming 9/28 meeting:
 - Subdivision Plan for SM&B Enterprises, LLC (#26-04-FSDP) – Consider conditional approval for a proposed 3-lot residential subdivision along Fairview Road, zoned (A) Agricultural.
 - Lot Line Change Plan for James W. & Donna J. Coble (#26-08-LLCP) – Proposal to reconfigure two adjoining lots at 570 & 612 Cassell Road. Approximately one acre will be transferred from the 8.4-acre lot to the 1-acre lot. Both properties are located in the (R) Rural District.
 - Petition to Amend the Zoning Map: 2360 Sheaffer LLC – Review a proposal to rezone a 57.151-acre tract located at 2360 Sheaffer Road from (R) Rural to (R-1) Low-Density Residential.

Zoning Hearing Board

- Prior special 9/9 meeting: (continued from the 8/5 meeting)
 - Case #260012: SUNN 1015 LLC/Abundant Solar Power Inc. – Requesting special exception approval for an accessory ground-mounted large scale solar array at 1311 Schwanger Road located in the (A) Agricultural District.
 - Case #260013: Abundant Solar Power Inc./SUNN 1020 LLC – Requesting special exception approval for an accessory ground-mounted large scale solar array at 1127 Grandview Road located in the (A) Agricultural District.
- Upcoming 10/7 meeting: continuation of Cases #260012 & #260013 from the 9/9 meeting
- Case #260001: Franklin B. Greiner, Jr. upcoming special meetings:
 - Thursday, 9/17 (EASD Middle School Auditorium)
 - Tuesday, 9/22 (Gibble Auditorium at Elizabethtown College)
 - Wednesday 10/14 (EASD Middle School Auditorium)



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September 2, 2026

To: Mt. Joy Township Board of Supervisors
From: Daniel Ford- Code Compliance Official / Assistant Zoning Officer
Re: Monthly Codes Summary Report for August 2026

Dear Board Members:

69 rental properties were inspected in August 2026.

8 zoning inspections

Complaints and concerns:

- Letter to 842 Westbrooke for an uninspected vehicle on roadway. (Removed by owner)
- Letter to 350 Old Hershey for tall weeds. (ongoing issues) (Weeds cut)
- Stopped renovation work at 350 Old Hershey Rd for working without a zoning permit.
- Letter to 1046 Old Elizabethtown Rd about a pile of skids. (ongoing issue)
- Complaint about two uninspected vehicles sitting in Rockwood that do not move. Letter sent to owner.
- Complaint from a landlord about an uninspected / unregistered vehicle on Bellaire Rd that the tenant refuses to remove. Sent an enforcement letter to the vehicle owner and the vehicle was removed.
- Cited the owner of 1913 Creek Rd for tall grass and weeds. (5th offense)

MOUNT JOY TOWNSHIP permits issued between 8/1/2026 and 8/31/2026

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
UCC Permit						
other						
260003	8/17/2026	GATES, RICHARD C & NANCY N	235 OBERHOLTZER RD	Push Piers	\$21,614.89	\$0.00
				Total other:	1	Est. Cost: \$21,614.89 Fees: \$0.00
				Total UCC Permit:	1	Est. Cost: \$21,614.89 Fees: \$0.00

Certificate Of Use & Occupancy

(Unclassified)

260164	8/7/2026	KIEFER, WILLIAM H IV	8848 ELIZABETHTOWN RD	U & O for apatio	\$3,300.00	\$0.00
	8/7/2026	Gordner, Jason & Sarah	994 Sheaffer Road		\$229,000.00	\$0.00
260179	8/24/2026	MASLAND, DAVID DEAN & LESLIE...	624 MOUNT GRETN RD	U & O for Shed	\$4,500.00	\$0.00
260181	8/25/2026	BALTOZER, JONATHAN C	1465 BRIARWOOD LN	New Business	\$0.00	\$10.00
				Total (Unclassified):	4	Est. Cost: \$236,800.00 Fees: \$10.00

USE & OCCUPANCY

260157	8/3/2026	Cicero, Charles & Robin Lynn	86 Sarah Drive	U & O for New SFD Construction	\$233,000.00	\$0.00
260158	8/4/2026	Smith/Huggins, Devon and Lauren	49 N CONIFER DRIVE	U & O for new construction townhouse	\$0.00	\$0.00
260159	8/4/2026	Weaver, Marissa	38 N. Conifer	U & O for new construction townsho...	\$174,000.00	\$0.00
260160	8/6/2026	Tuttle, Hannah & Dominic	1230 College Avenue	U & O for New SFD Construction	\$229,000.00	\$0.00
260161	8/7/2026	ZIEGLER, KYLE D	55 LARKSPUR LN	U & O for Fence	\$0.00	\$0.00
260162	8/7/2026	Cheddar, Denise and Robert	1217 East College Avenue	U & O for New SFD Construction	\$285,000.00	\$0.00
260165	8/7/2026	HOLLINGSWORTH, LINDA M	616 ROCKWOOD DR	U & O for Deck	\$6,000.00	\$0.00
260167	8/7/2026	STOLTZFUS, CHRISTIAN K & ELIZ...	2980 HARVEST RD	U & O for Chicken House	\$175,000.00	\$0.00
260168	8/14/2026	Skojec, Mark	32 N CONIFER DRIVE	U & for new construction	\$185,000.00	\$0.00
260170	8/14/2026	Gantz, Christopher & Denese	22 N CONIFER DRIVE	U & O for New Construction	\$185,000.00	\$0.00
260171	8/14/2026	Reilly, Matthew	30 N CONIFER DRIVE	U & O for New Construction	\$166,000.00	\$0.00
260172	8/17/2026	Carl, Karla	40 BRIELLE DR	U & O for New SFD Construction	\$207,000.00	\$0.00
260173	8/17/2026	Laughlin, Nevin & Jennifer	940 SHEAFFER RD	U & O for New SFD Construction	\$259,000.00	\$0.00
260174	8/17/2026	Lewis, Andrew	1214 East College Avenue	U & O for New SFD Construction	\$229,000.00	\$0.00
260176	8/19/2026	Schnell, Stephen & Kristen	40 N. Conifer	U & O for new construction of a tow...	\$174,000.00	\$0.00
260177	8/21/2026	VanBriggle, Denise & Phillip	120 GIANNA DR	U & O for New SFD Construction	\$233,000.00	\$0.00
260178	8/24/2026	ORTIZ, JOSE J JR & ROMANOWSK...	818 WESTBROOKE DR	U & O for Finished Basement	\$20,000.00	\$0.00
260180	8/24/2026	BEILER, DANIEL S	2091 MILTON GROVE RD	U & O for Fence	\$6,000.00	\$0.00
260182	8/26/2026	LEWIS, GERALD R	1929 MISTY DR	U & O for Fence	\$6,192.00	\$0.00
				Total USE & OCCUPANCY:	19	Est. Cost: \$2,772,192.00 Fees: \$0.00
				Total Certificate Of Use & Occupancy:	23	Est. Cost: \$3,008,992.00 Fees: \$10.00

Stormwater Permit

Exemption

260102	8/7/2026	ROBERTO, MATTHEW & STEFANIE	833 WESTBROOKE DR	Stormwater	\$0.00	\$50.00
260114	8/7/2026	BRADY, ANDREW ROBERT	502 MARK DR	Stormwater	\$0.00	\$50.00
260106	8/11/2026	NVR INC	992 SHEAFFER RD	Stormwater	\$0.00	\$50.00
260107	8/11/2026	NVR INC	989 SHEAFFER RD	Stormwater	\$0.00	\$50.00
260113	8/11/2026	NVR INC	20 TAVIN WAY	Stormwater	\$0.00	\$50.00
260119	8/14/2026	LAVIN, THOMAS P	6 OLD ENGLISH LN	Stormwater	\$0.00	\$50.00

Tuesday, September 1, 2026

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Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Stormwater Permit						
Exemption						
260116	8/19/2026	NVR INC	25 BRIELLE DR	Stormwater	\$0.00	\$50.00
260115	8/19/2026	NVR INC	74 SARAH DR	stormwater exemption	\$0.00	\$50.00
260118	8/19/2026	GARMAN, BRUCE J	1551 GRANDVIEW RD	stormwater exemption	\$0.00	\$50.00
260122	8/26/2026	Swinko, Paul & Tracy Moyer Swinko	996 SHEAFFER ROAD	stormwater exemption	\$0.00	\$50.00
260124	8/26/2026	GREINER, BARRY L & ROBIN L	2075 CREEK RD	stormwater exemption	\$0.00	\$50.00
260103	8/26/2026	AR GROFF INC	163 RIDGEVIEW RD	Stormwater	\$0.00	\$50.00
260121	8/26/2026	KLEIN MILLS DEVELOPMENT, LLC	28 TAVIN WAY	stormwater exemption	\$0.00	\$50.00
260127	8/27/2026	SAVALAND LLC	350 OLD HERSHEY RD	stormwater exemption	\$0.00	\$50.00
Total Exemption:					14	Est. Cost: \$0.00 Fees: \$700.00
Small Project						
260108	8/7/2026	HORNUNG, SCOTT M & LISA ANN	615 GREENTREE RD	Stormwater Small Project	\$0.00	\$175.00
260104	8/26/2026	AR GROFF INC	163 RIDGEVIEW RD	Stormwater Small Project	\$0.00	\$175.00
Total Small Project:					2	Est. Cost: \$0.00 Fees: \$350.00
Total Stormwater Permit:					16	Est. Cost: \$0.00 Fees: \$1,050.00
Road Occupancy Permit						
Driveway						
260076	8/11/2026	NVR INC	20 TAVIN WAY	Driveway - For New SFD	\$0.00	\$50.00
260074	8/11/2026	NVR INC	992 SHEAFFER RD	Driveway - For New SFD	\$0.00	\$50.00
260075	8/11/2026	NVR INC	989 SHEAFFER RD	Driveway - For New SFD	\$0.00	\$50.00
260078	8/19/2026	NVR INC	25 BRIELLE DR	Driveway - For New SFD	\$0.00	\$50.00
260077	8/19/2026	NVR INC	74 SARAH DR	Driveway - For New SFD	\$0.00	\$50.00
260079	8/26/2026	NVR INC	28 TAVIN WAY	Driveway - For New SFD	\$0.00	\$50.00
260073	8/26/2026	AR GROFF INC	163 RIDGEVIEW RD	Driveway relocation	\$0.00	\$50.00
Total Driveway:					7	Est. Cost: \$0.00 Fees: \$350.00
Fiber Cable						
260080	8/19/2026	SINGH, DALBIR & USHA R	37 WINDEMERE CT	Fiber Cable	\$0.00	\$60.00
260081	8/19/2026	HUNCHER, JOHN J JR & LUCINDA A	1252 SCHWANGER RD	Fiber Cable	\$0.00	\$80.00
260083	8/19/2026	KISHBAUGH, CAROL A & DAVID S	20 WINEBERRY CT	Fiber Cable	\$0.00	\$60.00
Total Fiber Cable:					3	Est. Cost: \$0.00 Fees: \$200.00
Total Road Occupancy Permit:					10	Est. Cost: \$0.00 Fees: \$550.00
Use Permit						
New Business						
260014	8/6/2026	REED, KWINN H	1825 SHEAFFER RD	In Home Bakery	\$0.00	\$10.00
260015	8/6/2026	HAKE, GREGORY & TAYLOR	761 KNOLL DR	Use Permit for in home bakery	\$0.00	\$10.00
Total New Business:					2	Est. Cost: \$0.00 Fees: \$20.00
Total Use Permit:					2	Est. Cost: \$0.00 Fees: \$20.00
Zoning Permit						
Deck						
260181	8/7/2026	Keener, Rich	109 Gianna Drive	Deck	\$11,000.00	\$156.00

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Zoning Permit						
Deck						
260193	8/17/2026	DIVITTORE, VINCENT J	107 KOSER RD	Deck	\$5,500.00	\$121.00
260200	8/26/2026	Dandy, Tony & Vickie	30 Brielle Drive	Deck	\$17,231.00	\$205.00
260207	8/26/2026	BERNSTEIN, JEREMIAH F & AIMEE L	1347 RISSERMILL RD	Deck	\$65,000.00	\$499.00
Total Deck:				4	Est. Cost: \$98,731.00	Fees: \$981.00
Driveway						
260228	8/24/2026	HALBLEIB, JASON E & TAMMY L	38 MILTON GROVE RD N.	Driveway Repair	\$6,900.00	\$78.00
Total Driveway:				1	Est. Cost: \$6,900.00	Fees: \$78.00
Fence						
260196	8/6/2026	Rapp, Charles & Tara	42 CANVASBACK LN	Fence	\$7,665.00	\$85.00
260198	8/10/2026	Gordner, Jason & Sarah	994 Sheaffer Road	Fence	\$3,000.00	\$50.00
260199	8/11/2026	LYTLE, THOMAS S & GUTSHALL, T...	40 TRAIL RD	Fence	\$0.00	\$0.00
260206	8/13/2026	Pace, Cali	279 RADIO RD	Fence	\$9,802.00	\$99.00
260219	8/20/2026	WILE, KEVIN	8 JENNY LN	Fence	\$6,973.42	\$78.00
260226	8/21/2026	CRUM, JESSIE I	1518 MOUNT GRETN RD	Fence	\$1,654.92	\$50.00
260229	8/24/2026	Jones, Nathan	1227 East College Avenue	Fence	\$24,582.00	\$64.00
Total Fence:				7	Est. Cost: \$53,677.34	Fees: \$426.00
Garage						
260221	8/26/2026	GREINER, BARRY L & ROBIN L	2075 CREEK RD	New garage	\$42,000.00	\$311.00
Total Garage:				1	Est. Cost: \$42,000.00	Fees: \$311.00
Gazebo						
260225	8/21/2026	GORGIA, THOMAS F JR & THERES...	124 GANTZ MDWS	Gazebo	\$0.00	\$50.00
Total Gazebo:				1	Est. Cost: \$0.00	Fees: \$50.00
Patio						
260168	8/7/2026	ROBERTO, MATTHEW & STEFANIE	833 WESTBROOKE DR	Extend patio and add roof ove patio	\$40,000.00	\$349.00
260195	8/14/2026	LAVIN, THOMAS P	6 OLD ENGLISH LN	Concrete Patio	\$11,000.00	\$106.00
Total Patio:				2	Est. Cost: \$51,000.00	Fees: \$455.00
Pool						
260175	8/7/2026	HORNUNG, SCOTT M & LISA ANN	615 GREENTREE RD	In Ground Pool	\$80,175.00	\$595.00
260180	8/7/2026	BRADY, ANDREW ROBERT	502 MARK DR	Above Ground Pool	\$16,377.00	\$198.00
Total Pool:				2	Est. Cost: \$96,552.00	Fees: \$793.00
Res- Remodel						
260185	8/17/2026	GALLUCCI, JOHN P	2132 ANDREW AVE	Remodel/Addition	\$65,000.00	\$499.00
Total Res- Remodel:				1	Est. Cost: \$65,000.00	Fees: \$499.00
Res-Alterations						
260194	8/19/2026	GARMAN, BRUCE J	1551 GRANDVIEW RD	Rebuild	\$400,000.00	\$2,509.00

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Zoning Permit						
Res-Alterations						
Total Res-Alterations:				1	Est. Cost:	\$400,000.00
					Fees:	\$2,509.00
Retaining Wall						
260203	8/13/2026	Jones, Nathan	1227 East College Avenue	Retaining wall	\$39,597.50	\$299.00
Total Retaining Wall:				1	Est. Cost:	\$39,597.50
					Fees:	\$299.00
SFD						
260178	8/11/2026	NVR INC	20 TAVIN WAY	New Construction for SFD	\$0.00	\$1,627.00
260174	8/11/2026	NVR INC	989 SHEAFFER RD	New Construction for SFD	\$273,000.00	\$1,747.00
260169	8/11/2026	LANCASTER, COUNTY CAREER &...	305 Fairview Road	New SFD Construction	\$340,000.00	\$2,149.00
260173	8/11/2026	NVR INC	992 SHEAFFER RD	New Construction for SFD	\$273,000.00	\$1,747.00
260186	8/19/2026	NVR INC	74 SARAH DR	New Construction for SFD	\$233,000.00	\$1,507.00
260187	8/19/2026	NVR INC	25 BRIELLE DR	New Construction for SFD	\$253,000.00	\$1,627.00
260202	8/26/2026	NVR INC	28 TAVIN WAY	New Construction for SFD	\$259,000.00	\$1,663.00
Total SFD:				7	Est. Cost:	\$1,631,000.00
					Fees:	\$12,067.00
Shed						
260204	8/13/2026	YODER, BARNABY E.T. & ERICA Y...	120 QUARRY RD	Shed	\$9,500.00	\$99.00
260170	8/26/2026	AR GROFF INC	163 RIDGEVIEW RD	Shed	\$10,000.00	\$99.00
Total Shed:				2	Est. Cost:	\$19,500.00
					Fees:	\$198.00
Sidewalk						
260230	8/27/2026	SAVALAND LLC	350 OLD HERSHEY RD	Sidewalk and ADA parking	\$19,678.00	\$169.00
Total Sidewalk:				1	Est. Cost:	\$19,678.00
					Fees:	\$169.00
Solar						
260182	8/7/2026	LEDDY, THOMAS CHARLES & ELIZ...	837 WESTBROOKE DR	Roof Mounted Solar	\$15,317.00	\$177.00
260183	8/17/2026	OWENS, RALPH W & CONNIE S &...	576 CLOVERLEAF RD	Roof Mounted Solar	\$24,768.00	\$256.00
260184	8/17/2026	GROSH, THOMAS B IV	1844 CLOVERLEAF RD	Roof Mounted Solar	\$68,000.00	\$517.00
Total Solar :				3	Est. Cost:	\$108,085.00
					Fees:	\$950.00
Stairs						
260208	8/26/2026	Swinko, Paul & Tracy Moyer Swinko	996 SHEAFFER ROAD	Deck steps and concrete pad	\$4,200.00	\$114.00
Total Stairs:				1	Est. Cost:	\$4,200.00
					Fees:	\$114.00
Storage Building						
260171	8/26/2026	AR GROFF INC	163 RIDGEVIEW RD	Storage Building	\$246,000.00	\$1,585.00
Total Storage Building:				1	Est. Cost:	\$246,000.00
					Fees:	\$1,585.00
Townhouse						
260188	8/19/2026	LANDMARK BUILDERS, INC.	13 Arcadia Drive	New Construction for Townhouse	\$169,200.00	\$1,129.00
260189	8/19/2026	LANDMARK BUILDERS, INC.	15 Arcadia Drive	New Construction for Townhouse	\$169,200.00	\$1,129.00
260190	8/19/2026	LANDMARK BUILDERS, INC.	17 Arcadia Drive	New Construction for Townhouse	\$169,200.00	\$1,129.00

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Zoning Permit						
Townhouse						

Total Townhouse:	3	Est. Cost:	\$507,600.00	Fees:	\$3,387.00
Total Zoning Permit:	39	Est. Cost:	\$3,389,520.84	Fees:	\$24,871.00

Total Permits:	91	Est. Cost:	\$6,420,127.73	Fees:	\$26,501.00
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MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

Minutes of a Meeting of The Mount Joy Township Zoning Hearing Board Wednesday, July 1, 2026

- 1) Chairman Gregory R. Hitz Sr. called the meeting to order at 6:00 P.M. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
- 2) Meeting Attendance
 - Members Present: Gregory R. Hitz Sr., James E. Hershey, Robert F. Newton Jr., & Roni K. Clark
 - Members Absent: None
 - Township Representatives: Justin Evans, Assistant Zoning Officer
 - Lancaster County Court Reporter: Angela Kilby
 - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas
- 3) A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to approve the minutes of the June 3, 2026 meeting. All members present voted in favor of the motion.
- 4) Mr. Evans confirmed that the public notice was published in the Thursday, June 11, 2026 and Thursday, June 18, 2026 editions of the LNP. The property was posted on Monday, June 22, 2026.
- 5) Solicitor John P. Henry provided a procedural briefing for the meeting.
- 6) Zoning Case #260009
 - a. Applicant: Richard Gates
 - b. Property Location: 235 Oberholtzer Rd, Elizabethtown, PA 17022, Tax Parcel ID #460-60379-0-0000
 - c. Zoning District: (A) Agricultural
 - d. Special Exception Request:
 - (1) Chapter 135, Article IX, §135-83.F – echo housing

Landowner Richard Gates presented the application requesting to modify the prior approval of an echo housing unit on his property. A condition of the prior approval requires that a future owner of the property gain new approvals from the Zoning Hearing Board to continue use of the echo house prior to its purchase. His goal is to eliminate that restriction as it can be a hurdle to the sale. The echo house is properly permitted and has been used in accordance with the approval. He acknowledged receipt of the Zoning Officer's May 28, 2026 letter and did not object to the proposed conditions.

The echo house has been in place since January 1, 2000. It uses two 500-gallon tanks for sewage disposal and a hand-dug well for water supply. It has its own electrical service and address, while being situated near the main house and is approximately 460' from Oberholtzer Road. Mr. Gates does not recall recording any paperwork after the original ZHB approval. Solicitor Henry suggested recording a memorandum in accordance with Section 135-225.F if the request is approved so the echo housing terms for family occupancy are publicly searchable.

A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to approve the request to modify a condition of approval imposed by the Board in connection with a prior special exception and variance granted to the Applicant related to Echo housing subject to the following conditions:

1. The Township shall record, at the cost of the applicant, a memorandum of the 1999 Decision and the approval granted hereby. The memorandum shall indicate that the occupancy of the Echo housing shall be limited to persons related by blood, marriage, adoption or foster relationship to occupants of the principal dwelling, that

the Echo housing unit shall not be rented to persons who are not so related to the occupants of the principal dwelling or otherwise subdivided from the principal dwelling, and that the mobile home shall be removed at such time when the use of the mobile home ceases to strictly comply with the 1999 Decision as modified by this Decision.

2. The Applicant and/or the owner(s) of the Property shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted;
3. The Applicant and any representative of the Applicant, and any future owner of the Property, shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on July 1, 2026 except to the extent modified by conditions imposed by the Board herein.

All members present voted in favor of the motion.

7) Zoning Case #260010

- a. Applicant: Jonathan Baltozer
- b. Property Location: 1465 Briarwood Lane, Mount Joy, PA 17552, Tax Parcel ID #460-49306-0-0000
- c. Zoning District: (A) Agricultural
- d. Special Exception Request:
 - (1) Chapter 135, Article IX, §135-83.F – Article IX, §135-83.G – farm-related business

Landowner Jonathan Baltozer was present for the hearing. Neighboring resident Patrick Strasbaugh of 1405 Cloverleaf Road farms property along Briarwood Lane owned by his mother-in-law, Miriam Ruhl. He requested party status to the case. A motion was made by James E. Hershey and seconded by Robert F. Newton Jr. to grant Mr. Strasbaugh party status. All members present voted in favor of the motion.

Mr. Baltozer began his testimony by stating his intent to add a small welding business to his farm for supplemental income. His current company is downsizing and wants to bring some business to the property and serve the community. Some welding and light fabrication work is already done at the farm but would like to have one or more of his sons work with him. All work will take place indoors.

His desire is to minimize traffic to and from the farm. Some customers would come to the site and drop off items for repair. One building will be used for manufacturing and repair, another for storage and a CNC machine to cut items. Workload will be sporadic and dependent on the season and weather. Hours of operation will be limited from 7:00 am to 9:00 pm in accordance with the ordinance, though some work may need to take place late to meet deadlines.

Overnight parking of tractor trailers is not anticipated and no signage is needed. There should not be noxious noise, odor, or glare noticeable from the outside. There is plenty of area for parking on the premises and not the road. Existing buildings will be used without the need for exterior modification. No outdoor storage of materials is anticipated unless it is screened in accordance with Section 135-227.M.

A discussion about traffic and access to the site took place. Mr. Baltozer was not sure how much traffic to expect since this business is on a smaller scale than the offsite business he is leaving. The goal is to have no more than ten trips per day. He would like the freedom to repair items like cutting edges for buckets and manufacturing stoves, furnaces, and boilers for customers.

Mr. Hershey asked who is responsible for maintaining the lane. The Baltozers have maintained along the portion going by their land up to the Ruhl's property, who maintains the rest. Mr. Baltozer expressed interest in helping to maintain the entire length.

Mr. Hitz asked where Mr. Baltozer's current facility is located. It is on Route 72 north of Elstonville. Mr. Hitz expressed concern with traffic in relation to the other landowners on the lane, then asked about heavy traffic periods. Mr. Baltozer said there will be trucks occasionally delivering steel, customers picking up and dropping off items, and shipments going out via common carrier. He will deliver some items himself and estimated around ten trips per day during busy periods. Mr. Baltozer's testimony concluded.

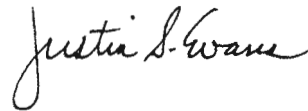
Mr. Strasbaugh began his testimony by stating that their family's main concern is traffic on the lane. Four homes, two farming operations, a cell tower, and the Baltozer cabinet shop all use it. The lane is located approximately 15' from their house. Adding another business would bring the total to three. They had an attorney research the public records who could not find an easement or right-of-way for Briarwood Lane and could not find information on the Baltozer deeds. His family does not want to restrict what the Baltozers can do but does not want additional traffic on the lane. They believe that no right-of-way was established once Mount Joy Township no longer owned it after construction of Route 283.

Solicitor Henry noted that the ZHB does not consider the right to use the lane or the legal rights of ownership. However, the Board considers the traffic and impacts to the lane. Mr. Hitz asked Mr. Strasbaugh how much traffic he sees pass by their farm. Approximately 30 or more trips per day between trash service, customers, and farming operations. He would have no issue with the business if its traffic did not pass by their farm and home. Mr. Newton asked Mr. Baltozer if there is any other way to access their property. No, their land does adjoin another right-of-way.

A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to close the testimony for the case. A decision will be rendered within 45 days.

- 8) Next regularly scheduled meeting is Wednesday, August 5, 2026 beginning at 6:00 P.M.
- 9) A motion was made by James E. Hershey and seconded by Robert F. Newton Jr. to adjourn the meeting at 7:15 P.M. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Assistant Zoning Officer

For: Robert F. Newton, Jr., Secretary
Mount Joy Township Zoning Hearing Board



ELIZABETHTOWN REGIONAL SEWER AUTHORITY

235 ERSA Drive, Elizabethtown, PA 17022

Phone: 717-367-5947 • www.ersapa.com • Fax: 717-367-4622

Elizabethtown Regional Sewer Authority Minutes August 11, 2026

The Elizabethtown Regional Sewer Authority (ERSA) met at 6:30 PM at the public meeting room located at 235 Ersa Drive, Elizabethtown, PA with the following members in attendance: Dave Sweigert, Ken Shaffer, Roger Snyder, Nick Viscome and Rick Erb. Also present were ERSA Manager Steve Rettew, Engineer Abraham King, solicitor Jeff Shank and Bookkeeper Michele Range. Absent was Michael Tyler.

Public Attendance: lawyer from Jeff Shank's office

General Business:

1. It was **motioned** by Viscome and seconded by Shaffer to approve July 14, 2026, meeting minutes. Motion carried.
2. Rettew confirmed that he had reviewed the pay application for Barrasso Excavation with the engineer and recommended payment. No additional discussion was given. It was **motioned** by Viscome and seconded by Shaffer to approve Application for Payment #3 Turnpike Rd No. 2 Pumping Station Expansion Project payable to Barrasso Excavation, Inc. in the amount of \$116,510.40. Motion carried.
3. Rettew confirmed that he had reviewed the pay application for PSI Pumping Solutions, Inc with the engineer and recommended payment. No additional discussion was given. It was **motioned** by Viscome and seconded by Shaffer to approve Application for payment #1 for Turnpike Rd No. 2 Pumping Station Expansion Project payable to PSI Pumping Station Solutions, Inc. in the amount of \$18,000.00. Motion carried.
4. Rettew discussed the change order No. 1 for Contract 2025-01 in the amount of \$1,197 to cover additional concrete encasement of the gravity sewer line to properly protect an existing utility. It was **motioned** by Snyder and seconded by Viscome to approve Change Order No. 1 for the Turnpike Road No. 2 Pumping Station Expansion Project associated with Contract 2025-01. Motion carried.
5. King reviewed Rettew's proposal for the Hershey Rd Pump Station and downstream interceptor upgrades, explaining that work will proceed in phased stages and is contingent on Catalyst posting escrow funds in advance of each phase. It was **motioned** by Snyder and seconded by Viscome to approve Rettew's proposal for the Hershey Road P.S. and Interceptor Expansion project. Motion carried.
6. Rettew presented a quote from Thern for an electric bolt-on davit crane upgrade at the Miller Rd pump station to replace manual hand-cranking for pumps and grinder maintenance. It was motioned by Snyder and seconded by Viscome to approve quote for purchase of davit crane electrical hoist at Miller Rd Pumping Station in the amount of \$7,920.00.

7. Rettew reviewed the revised ERSA Employee Handbook with the board. The revisions were prepared by staff with the input of attorney Wanda Whare. The board discussed provisions including vacation payout, sick time, vehicle use and potential future childcare/parental leave language and to adopt the updated handbook effective immediately as a living document that can be amended as needed. It was **motioned** by Snyder and seconded by Viscome to approve the new ERSA Employee Handbook effective on August 11, 2026. Motion approved.
8. Rettew discussed a property owner's request at 1234 E College Ave to install a fence across the sewer easement with access gates for ERSA equipment. Advice was given by the engineer and solicitor citing ownership/dedication issues and concerns about setting a precedent. The Board declined to act and tabled the request until the sewer line and easement are fully dedicated to the Authority.

Reports:

A. Engineer

King discussed the engineer report and highlighted the following:

- a. Masonic Village plans for about \$500,000 of interceptor improvements in 2028 with ERSA's share estimated near \$250,000
- b. Miller Rd pump station capacity not improved with new air-release valves, hydraulic model is being updated to diagnose trapped air
- c. Cameron/Colebrook/Nolt projects are entering construction with DESSCO mobilizing next month
- d. CCTV work has begun in Hershey Rd and Miller Rd basins with heavy sediment and debris requiring significant cleaning
- e. New development activity with West Mount Phase 1 plans, though ERSA has not yet signed off due to incomplete sewer/pump station design details.

B. Treasurer

Shaffer discussed the financial reports and highlighted the following:

- a. July financial performance was strong with net ordinary income well above budget due in part to correctly reclassifying LCSW credits as separate income
- b. Year -to-date net ordinary income is about \$997,800 versus a budget of \$616,000, cash and investments total roughly \$9.1 million and capital spending is running behind the 2026 capital budget, which explains much of the favorable cash variance

It was **motioned** by Snyder and seconded by Viscome to approve the Treasurer's report. Motion carried.

It was **motioned** by Snyder and seconded by Viscome to approve the bills payable in the amount of \$242,224.48. Motion carried.

Sweigart stated that the public session would close at 7:49pm and move directly into executive session.

Executive session was held to discuss 2 different personnel issues.

EAWA WORK SESSION MEETING MINUTES
August 5, 2026 - 6:30 PM

1. **CALL TO ORDER:** The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Jeff McCloud, Rick Erb, Rob Reale Jr and Chuck Brewer. Also present were: Austin Calaman, Authority Manager; Jeffrey Shank, Solicitor; and Jill Gebhart, Admin Assistant. Not present: Keith Murphy, Board Member; Jason Bock, Operations Manager; Michael Krieger, Engineer; Michele Powl, Business Manager; Donna Bissinger, Admin Assistant. Members of the Public: None

2. **PUBLIC COMMENT:** None

3. **REPORTS:**

- **Manager's Report:**

- **Discussion of EAWA Surcharge Policy: Board's thoughts on classifying non-residential.**

Dialog ensued for defining category labels for apartment complexes over 2 units differently than owner residential units. No vote was needed. Calaman was looking for Board guidance on terminology. Discussion provided Board consensus on language for staff and legal to work with RETTEW to implement the surcharge policy for non-residential customers.

- **GHD Proposal for Conewago Creek monitoring as part of our allocation permit**

Action: "The Board approves the proposal from GHD for \$57,000.00, to monitor the Conewago Creek as part of our allocation permit."

Motion tabled for clarification on cost of proposal from Krieger, GHD.

- **GHD Proposal on the design of the Back Run Weir Project as part of our allocation permit**

Action: "The Board approves the proposal from GHD to provide design phase services in the amount of \$83,000.00 for the Back Run Improvements."

Motion tabled for clarification on cost of proposal from Krieger, GHD.

- **Resolution 2026-12:** Determining the non-availability of a fully compliant domestic version of a specified steel product and authorizing an exception pursuant to the Pennsylvania steel products procurement act.

This resolution is specifically for the membrane project.

Action: "The Board approves resolution 2026-12, as presented."

Motion: J McCloud

Second: C Brewer

Approved

- **Receive GHD Distribution Study: We will discuss this with Mike and the group at the Board meeting on August 10th.**

Mike Krieger has questions before being able to give EAWA calculation and cost per EDU, regarding style tank, location, type of construction.

- **Operations Manager's Report:** Will be presented at Board meeting.
- **Engineer's Report:** Will be presented at Board meeting.

4. UNFINISHED BUSINESS: None

5. NEW BUSINESS: None

6. BOARD MEMBER'S REMARKS: McCloud will be out-of-town on 8/10/26.

7. EXECUTIVE SESSION:

8. ADJOURN: 7:20 PM

Action: "That the Board adjourns the regular meeting."

Motion: R Reale Jr **Second:** C Brewer

Approved

Respectfully submitted,

A Calaman, Authority Manager

Approved at 9/14/2026 Meeting

EAWA BOARD MEETING MINUTES
August 10, 2026 - 6:30 PM

- **CALL TO ORDER** The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Rick Erb, Rob Reale Jr and Chuck Brewer. Also present were: Jason Bock, Operations Manager; Michael Krieger, Engineer; Austin Calaman, Authority Manager; Jeffrey Shank, Solicitor; Michele Powl, Business Manager; and Jill Gebhart, Admin Assistant. Not present: Keith Murphy and Jeff McCloud, Board Members; Donna Bissinger, Admin Assistant. Members of the Public: None

- **PLEDGE OF ALLEGIANCE TO THE FLAG:**

- **PUBLIC COMMENT:** None

- **APPROVAL OF PREVIOUS MINUTES:**

Action: "That the Board approves the WS Meeting Minutes of 7/1/2026 and Board Meeting Minutes of 7/13/2026, as presented."

Motion: R Reale Jr **Second:** R Erb **Approved**

- **REPORTS:**

a. Manager's Report:

- **Authorizing Phase 4 Water Main Replacement Project Award to MDX Site LLC.**

Action: "MOTION, authorizing Award to MDX Site LLC, Inc. in amount of \$5,008,923.22, conditioned upon final settlement of EAWA's PENNVEST loan, in accordance with the PA Local Government Unit Debt Act.."

Motion: C Brewer **Second:** R Reale Jr **Approved**

- **GHD Distribution Model Report:** Included in the packets is the final report from GHD of EAWA's water distribution model.

The model will be instrumental in determining the current and future capacity. Concerns raised for the southside development impact. Projects for looping E High to Bear Creek, Groff tank, extra storage tank, and plant upgrades are factored into the picture. Funding for extra capacity projects was discussed.

- **CIAC/Tapping Fee Questions**

- **GHD Proposal for Conewago Creek monitoring as part of our allocation permit.**

Biological study for 10-year plan needs 3 separate surveys. This proposal is part 1 survey of that 10-year plan. Collection data starting next week.

Action: “The Board approves the proposal from GHD for \$57,000.00, to monitor the Conewago Creek as part of our allocation permit.”

Motion: R Erb **Second:** C Brewer **Approved**

- **GHD Proposal on the design of the Back Run Weir Project as part of our allocation permit**

Action: “The Board approves the proposal from GHD to provide design phase services in the amount of \$83,000.00 for the Back Run Improvements.”

Motion: C Brewer **Second:** R Erb **Approved**

- **GHD Proposal for a Tank Study**

Action: “The Board approves the proposal of, not to exceed \$25,000.00, from GHD on a Tank Study.”

Motion: R Real Jr **Second:** R Erb **Approved**

- b. **Operations Manager’s Report:** Repaired leak on Conoy Ave and leaking 1” service line on Rhoda Ave. Wells and creek levels holding. EAWA will be trying out equipment to prevent algae growth in reservoirs.
- c. **Engineer’s Report:** Krieger offered comments and insight on the Distribution Model and GHD proposals listed above. PennVest application was submitted for Wells 6 & 7 project. Awarding the bid for the Water Treatment Plant project.
- d. **Financial Reports:**
 - i. Paid Bills Detail (*Operating Fund*) (07/27/26) distributed with package (\$141,745.62 for balance);
 - ii. Paid Bill Detail (*Capital Fund*) (07/27/26) distributed with package (\$83,691.74 for balance);
 - iii. Paid Bill Detail (*Developer’s Escrow Fund*) (07/27/26) distributed with package (\$4,079.64 for balance);

- iv. Statement of *Operating* Revenues & Expenditures for period of JULY YTD, distributed with package. Balance: \$1,437,689.66, Expenditures: \$474,058.90 & Income: \$888,500.23.
- v. Statement of *Capital* Revenues & Expenditures for period of JULY YTD, distributed with package. Balance: \$7,393,806.00, Expenditures: \$697,094.66 & Income: \$770,311.83.

Action: "That the Board accepts the JULY Statement of Revenues & Expenditures (Actual vs. Budget)."

Motion: C Brewer **Second:** R Reale Jr **Approved**

• **UNFINISHED BUSINESS:**

- **Budget Discussion:** Continued discussion of budget priorities: Water line replacement remains a top priority; Kayak, surcharge, distribution system, alternate water sources, looing water service lines, staffing, aging vehicles.

• **NEW BUSINESS:** None

8. BILLS PAYABLE: Refer to Unpaid Report.

Action: "That the Board pays bills listed on statement of Unpaid *Operating* Fund Bills Detail totaling \$31,562.82 (08/10/26) and Unpaid *Capital* Fund Bills Detail totaling \$6,656.24 (08/10/26)."

Motion: R Erb **Second:** C Brewer **Approved**

9. BOARD MEMBER'S REMARKS:

10. EXECUTIVE SESSION:

11. ADJOURN: 8:10 PM

Action: "That the Board adjourns the regular meeting."

Motion: R Erb **Second:** R Real Jr **Approved**

Respectfully submitted,

A Calaman, Authority Manager

Approved at 9/14/2026 Meeting

**MINUTES OF THE MEETING
OF THE BOARD OF THE
MUNICIPAL EMERGENCY SERVICES AUTHORITY
OF LANCASTER COUNTY**

August 12, 2026

A public meeting of the Board of the MUNICIPAL EMERGENCY SERVICES AUTHORITY OF LANCASTER COUNTY (MESA) was held on Wednesday, August 12, 2026, at 6:00 PM in the Elizabethtown Borough Council Chambers, 600 South Hanover Street, Elizabethtown, Pennsylvania.

The meeting was called to order by Debra Dupler.

Roll Call: Debra Dupler, Carrie Chapman, Kenton Sweigart and John Yoder were present; Jeffrey McCloud present via phone; Nate Stichler was absent. Seth Byers with Saxton & Stump was present. MESA staff present: Wade Amick, Marc Hershey, Becky Houser.

Ms. Dupler opened the meeting for public comment. None were heard.

The MESA 2025 Audit Report was presented by Shawn Carl and Phil Rudy of White Rudy & Company, LLC and reported that MESA is in good financial standing. The net ending position as of December 31, 2025 was \$686,373 and was observed that the budgeting process is "spot on", recognizing that Marc Hershey is very good at budgeting. On a motion made by Mr. Yoder and seconded by Ms. Chapman, the Board unanimously approved to accept the 2025 Audit Report.

On a motion made by Mr. Yoder and seconded by Ms. Chapman, the Board unanimously approved the minutes of the July 22, 2026, meeting.

Old Business:

Chris Gibbons, Concord Public Finance, presented to the Board that a total of 6 financing proposals were received. Based on the proposal rates and conditions, two are recommended for consideration. Fulton Bank offered no conditions at an initial 7-year rate and rate cap of 5.25%; Peoples Security Bank & Trust offered the condition of a full banking relationship at an initial rate 7-year rate of 5.10% with a rate cap of 5.25%. The Board listened to and considered the operational concerns and complexities of changing banks to Peoples Security, including the administrative work of updating all automatic direct deposit agreements with billing and insurance vendors, along with the bank physical location and travel time when cash deposits need to be made. Recommendation to the Board was made for Fulton Bank.

On a motion made by Mr. Yoder and seconded by Mr. McCloud, the Board approved Resolution 2026-02 with Fulton Bank authorizing the maximum borrowing amount of \$2.5 million. The motion carried with 4 in favor and 1 opposed.

Gordian Design & Construction submitted revised construction proposals for consideration dated August 5. John Yoder and Marc Hershey reviewed the proposals and suggested removing the Plymovent exhaust system and the epoxy coated flooring in the vehicle bay lowering the total project cost to \$2.4 million, which includes a 3% contingency, engineering/architect fees, loan issuance costs and FF&E. This is a reduction of about \$95,000 from the first proposal on July 13.

On a motion made by Mr. Yoder and seconded by Mr. McCloud, the Board approved construction proposals from Gordian with the removal of the plymovent and vehicle bay epoxy floor coating. The motion was carried with 4 in favor and 1 opposed.

Saxton & Stump is working on finalizing the title work, Deed and the easement paperwork for the property settlement and closing of the 1880 W. Main St. location. A sales agreement was signed August 3rd on the property with a target settlement date of August 28. The vacant parcel is being donated to MESA. All four sewer access easements have been recorded.

On a motion made by Mr. Yoder and seconded by Mr. McCloud, the Board authorized the work required to finalize the property settlement with David Hawthorne and to authorize the MESA Board Chair and MESA Board Secretary to sign the final documents. All members voted in favor of the motion.

On a motion made by Mr. Yoder and seconded by Mr. McCloud, the Board approved to authorize MESA Board Chair and MESA Board Secretary to sign the final land development plan. The motion was carried with 4 in favor and 1 opposed.

New Business:

On a motion made by Ms. Chapman and seconded by Mr. Yoder, the Board unanimously agreed to accept the \$7,500 trade offer / credit from FESCO Emergency Sales for the 2016 Ford Ambulance that is listed for sale. This credit will apply to the purchase of the new ambulance.

Board Comments:

Deb Dupler recently attended the County Commissioners Association of Pennsylvania Conference in Monroe County where she spoke on the EMS Crisis in PA and the MESA model. Several attendees were interested in learning about the authority structure and are considering replicating this model.

Jeffrey McCloud inquired on the completion timeline of the Cloverleaf Sub-Station. Mr. Yoder advised anticipating the building enclosed by winter and building completion Spring 2027.

Calendar:

The Board is scheduled to meet on Wednesday, August 26, 2026, beginning at 6:00PM at the Elizabethtown Borough Office.

A motion was made by Mr. Yoder, seconded by Mr. Sweigart to adjourn the meeting at 6:50 PM. All members present voted in favor of the motion.

Respectfully Submitted,
Becky Houser
Recording Secretary

Municipal Emergency Services Authority (MESA)

Agency Incident Breakout

August 1 – August 31, 2026

Incident Type	Count
Public Service	20
Cardiac Arrest (Class 1)	8
Vehicle Accident	19
Fire call	4
EMS activity	5
Routine Transport	8

Dispositions	Count
Cancelled	15
DOA	2
No patient found	23
Non-Treat/Transport	25
Recalled	35
Transported	439
Treat/no transport	13
Standby (sporting/ special event)	1
Total	553

Receiving Facility	Count
Penn Medicine Lancaster General	244
Penn State Health– Hershey	118
Penn StateHealth – Lancaster	71
UPMC – Harrisburg	1
UPMC – Lititz	4
UPMC- Osteopathic	1
Lebanon VA Medical Center	1
UPMC York Memorial	1
Total	441

Mutual Aid	Covered	Assisted
Penn State Life Lion EMS (77/41)	30	3
South Central EMS (Dauphin 7)	2	0
Penn State Life Lion EMS (Dauphin 4)	0	0
York	1	0
Total	33	3



Municipal Emergency Services Authority (MESA)

Agency Incident Breakout

January 1 – August 31, 2026

Incident Type	Count
Public Service	114
Cardiac Arrest (Class 1)	55
Vehicle Accident	144
Fire call	54
EMS activity	36
Routine Transport	127

Disposition	Count
Cancelled	143
DOA	14
No patient found	144
Non-Treat/Transport	227
Recalled	174
Standby (fire, sporting/special event)	15
Transported	2,953
Treat/no transport	106
Total	3,776

Receiving Facility	Count
Penn Medicine Lancaster General	1,488
Penn Medicine Womens and Babies	4
Penn State Health - Hershey	749
Penn State Health - Lancaster	562
UPMC – Community Osteopathic	9
UPMC - Lititz	19
UPMC - Harrisburg	11
UPMC - York Memorial	3
Wellspan- Ephrata Community Hospital	2
Wellspan -York Hospital	14
Lebanon VA Medical Center	4
Total	2,865

Mutual Aid	Covered	Assisted
Penn State Life Lion EMS (77/41)	172	22
Penn State Life Lion (Dauphin Medic 4)	4	0
SCEMS (Dauphin Medic 7)	13	1
Lancaster EMS (06)	0	1
Lebanon County	5	0
Lifeteam- York	1	3
Total	195	27



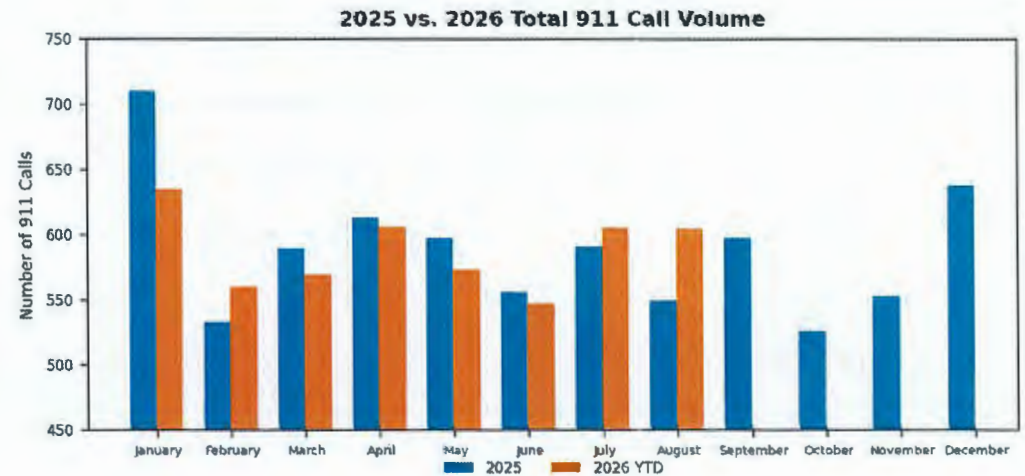
MESA Total 911 Call Volume

Monthly comparison: full-year 2025 and 2026 year to date through August

	2025	2026
January	710	635
February	533	560
March	589	569
April	613	606
May	597	573
June	556	547
July	591	605
August	549	604
September	597	
October	526	
November	553	
December	638	

7,052

January-August Total	4,738	4,699
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Municipal Emergency Services Authority (MESA)

Dispatched Incident Report by Municipality and Class

August 2026

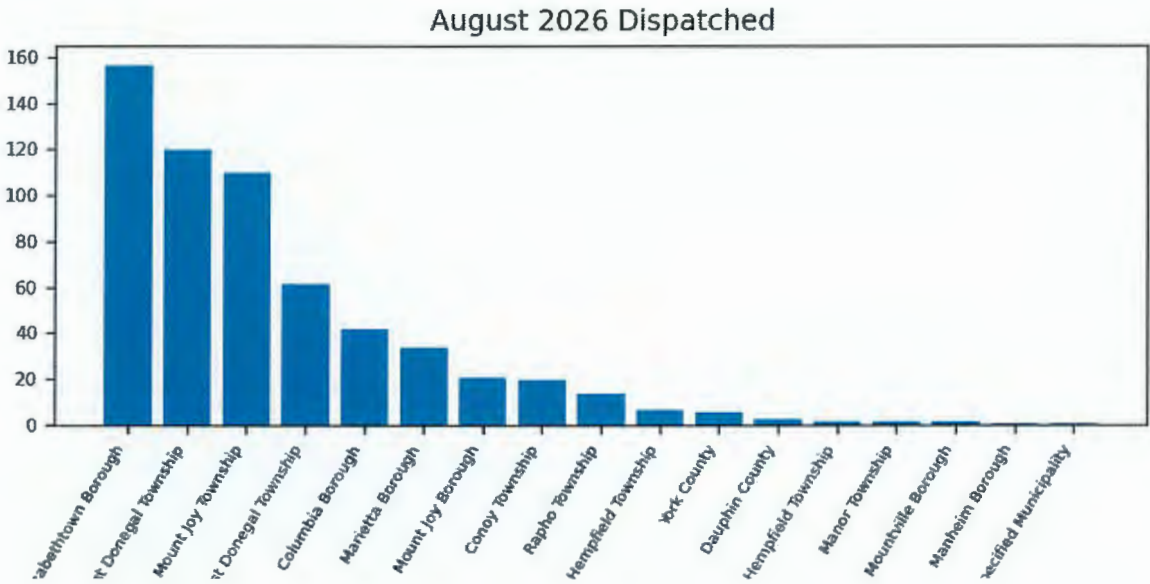
Total Dispatched Incidents: 604

Municipality	Class 1	Class 2	Class 3	Other/Routine	Total	% of Total
Elizabethtown Borough	57	26	59	15	157	26.0%
West Donegal Township	54	15	51	0	120	19.9%
Mount Joy Township	66	15	25	4	110	18.2%
East Donegal Township	38	7	14	3	62	10.3%
Columbia Borough	27	2	12	1	42	7.0%
Marietta Borough	16	6	12	0	34	5.6%
Mount Joy Borough	14	1	6	0	21	3.5%
Conoy Township	12	4	3	1	20	3.3%
Rapho Township	11	1	2	0	14	2.3%
West Hempfield Township	4	0	3	0	7	1.2%
York County	6	0	0	0	6	1.0%
Dauphin County	1	2	0	0	3	0.5%
East Hempfield Township	1	0	1	0	2	0.3%
Manor Township	1	1	0	0	2	0.3%
Mountville Borough	1	0	1	0	2	0.3%
Manheim Borough	1	0	0	0	1	0.2%
Unspecified Municipality	0	0	1	0	1	0.2%
Total	310	80	190	24	604	100.0%

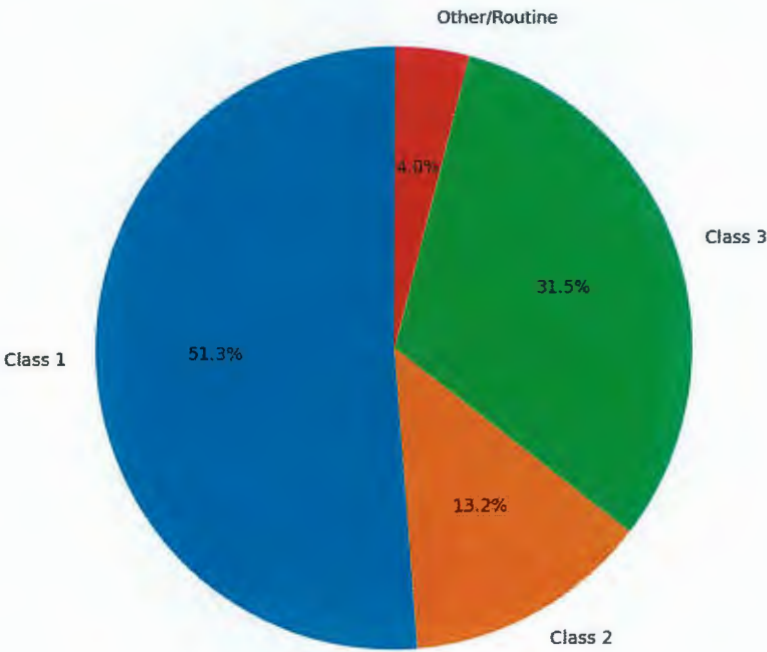
**Source: Lancaster County Wide Communications (LCWC)*

Note: Dauphin County includes Londonderry Township, Conewago Township, Middletown Borough, and Royaltown Borough.

August 2026 Dispatched



August 2026 Incident Class Distribution



Mastersonville Fire Co

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Revenue				
Direct Public Support				
Contributions	41,849.27	40,000.00	-1,849.27	-4.62 %
Total Direct Public Support	41,849.27	40,000.00	-1,849.27	-4.62 %
Government Grants				
State Grants	14,281.52	15,000.00	718.48	4.79 %
Total Government Grants	14,281.52	15,000.00	718.48	4.79 %
Grants , Other	9,052.20		-9,052.20	
Investments				
Interest-Savings, Short-term CD	5,570.37	1,500.00	-4,070.37	-271.36 %
Total Investments	5,570.37	1,500.00	-4,070.37	-271.36 %
Other Types of Income				
County of Lancaster	100.00	160.00	60.00	37.50 %
Fireman's Fund (Rapho Twp)		1,000.00	1,000.00	100.00 %
Incident Reports	25.00		-25.00	
Miscellaneous Revenue	3,367.04		-3,367.04	
Mount Joy Township	18,000.00	36,000.00	18,000.00	50.00 %
Capital Fund	125,000.00		-125,000.00	
Total Mount Joy Township	143,000.00	36,000.00	-107,000.00	-297.22 %
PA Turnpike	1,200.00		-1,200.00	
Rapho Township				
Capital Fund Building	27,500.00	55,000.00	27,500.00	50.00 %
Operations	72,094.52	144,189.04	72,094.52	50.00 %
Total Rapho Township	99,594.52	199,189.04	99,594.52	50.00 %
Reimbursement	137.00	200.00	63.00	31.50 %
Total Other Types of Income	247,423.56	236,549.04	-10,874.52	-4.60 %
Program Income				
Membership Dues	335.00	260.00	-75.00	-28.85 %
Total Program Income	335.00	260.00	-75.00	-28.85 %
Relief Reimbursement	3,414.66		-3,414.66	
Special Events Income				
Breakfast	9,165.22	7,500.00	-1,665.22	-22.20 %
Chicken Bar-b-que	13,008.41	13,000.00	-8.41	-0.06 %
Community Events	490.00	0.00	-490.00	
Fundraiser event	362.36		-362.36	
Pig Roast		12,000.00	12,000.00	100.00 %
Reflective Signs	157.48	250.00	92.52	37.01 %
T Shirts		500.00	500.00	100.00 %
Total Special Events Income	23,183.47	33,250.00	10,066.53	30.28 %
Total Revenue	\$345,110.05	\$326,559.04	\$ -18,551.01	-5.68 %
GROSS PROFIT	\$345,110.05	\$326,559.04	\$ -18,551.01	-5.68 %

Mastersonville Fire Co

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Expenditures				
Administrative				
Advertising Expenses	2,359.15	3,000.00	640.85	21.36 %
Bank Fees		1,000.00	1,000.00	100.00 %
Fundraiser Expense				
Breakfast	3,236.50	2,500.00	-736.50	-29.46 %
Chicken BBQ	8,934.28	6,000.00	-2,934.28	-48.90 %
Community Events	1,450.02	1,000.00	-450.02	-45.00 %
Fundraiser Expense	64.97		-64.97	
Pig Roast		3,500.00	3,500.00	100.00 %
Reflective Sign expense		500.00	500.00	100.00 %
T-shirts/Sweatshirts		2,000.00	2,000.00	100.00 %
Total Fundraiser Expense	13,685.77	15,500.00	1,814.23	11.70 %
Insurances	22,103.31	20,000.00	-2,103.31	-10.52 %
Memberships and Dues	80.00	100.00	20.00	20.00 %
Office Supplies	679.84	3,000.00	2,320.16	77.34 %
Postage, Mailing Service	2,089.81	3,000.00	910.19	30.34 %
Professional Fees	500.00	1,000.00	500.00	50.00 %
Accounting Fees	103.00	3,500.00	3,397.00	97.06 %
Legal		2,500.00	2,500.00	100.00 %
Total Professional Fees	603.00	7,000.00	6,397.00	91.39 %
Technology		600.00	600.00	100.00 %
Technology-IT	4,587.63	10,000.00	5,412.37	54.12 %
Web Site	2,022.48	2,500.00	477.52	19.10 %
Total Technology-IT	6,610.11	12,500.00	5,889.89	47.12 %
Total Administrative	48,210.99	65,700.00	17,489.01	26.62 %
Capital Expenses				
Federal Grant - spent	10,710.10		-10,710.10	
State Grants - spent	10,801.02	20,000.00	9,198.98	45.99 %
Total Capital Expenses	21,511.12	20,000.00	-1,511.12	-7.56 %
Chaplain		1,500.00	1,500.00	100.00 %
Criminal Record and Fingerprint		250.00	250.00	100.00 %
Facilities				
Bldg Maintainance	23,238.19	40,000.00	16,761.81	41.90 %
Janitor	3,145.00	4,440.00	1,295.00	29.17 %
Janitorial Supplies	167.67	1,000.00	832.33	83.23 %
Kitchen Supplies	264.32	1,000.00	735.68	73.57 %
Licenses & Permits		300.00	300.00	100.00 %
Utilities				
Electric	5,170.88	7,000.00	1,829.12	26.13 %
Propane	4,045.15	8,000.00	3,954.85	49.44 %
Trash Removal	1,020.60	1,800.00	779.40	43.30 %

Mastersonville Fire Co

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Utilities/Internet/Phone	3,504.20	5,000.00	1,495.80	29.92 %
Total Utilities	13,740.83	21,800.00	8,059.17	36.97 %
Total Facilities	40,556.01	68,540.00	27,983.99	40.83 %
Grant, Other (Spent)	5,147.20		-5,147.20	
Operations				
Apparatus Maintenance	4,432.18	4,500.00	67.82	1.51 %
Equipment & Tool Repairs	12.62	500.00	487.38	97.48 %
Equipment / Radio's	126,197.03	0.00	-126,197.03	
Fuel	5,457.13	11,000.00	5,542.87	50.39 %
Medical/1st Aid Supplies	948.42	3,500.00	2,551.58	72.90 %
Repairs				
Duty Vehicle		1,500.00	1,500.00	100.00 %
Engine 1	577.90	6,000.00	5,422.10	90.37 %
Fire Chief Vehicle	220.42	1,000.00	779.58	77.96 %
QRS		500.00	500.00	100.00 %
Squad's 1-2	27.55	2,000.00	1,972.45	98.62 %
TAC 27		4,000.00	4,000.00	100.00 %
Tanker		7,000.00	7,000.00	100.00 %
Total Repairs	825.87	22,000.00	21,174.13	96.25 %
Total Operations	137,873.25	41,500.00	-96,373.25	-232.22 %
Other Types of Expenses				
Building Committee				
New Building				
KSB-Loan	59,470.79	90,450.00	30,979.21	34.25 %
PHEMA-Loan	18,211.77	24,283.00	6,071.23	25.00 %
Total New Building	77,682.56	114,733.00	37,050.44	32.29 %
Total Building Committee	77,682.56	114,733.00	37,050.44	32.29 %
Total Other Types of Expenses	77,682.56	114,733.00	37,050.44	32.29 %
Recruitment & Retention	5,130.41	10,000.00	4,869.59	48.70 %
Banquet - Awards	10,000.00	10,000.00	0.00	0.00 %
Total Recruitment & Retention	15,130.41	20,000.00	4,869.59	24.35 %
Relief Purchase	3,497.02		-3,497.02	
Rental Income - Fire Hall		600.00	600.00	100.00 %
Travel and Meetings				
Conference, Convention, Meeting		100.00	100.00	100.00 %
General Meeting	1,398.16	1,500.00	101.84	6.79 %
Refreshments	1,297.18	2,000.00	702.82	35.14 %
Total General Meeting	2,695.34	3,500.00	804.66	22.99 %
Total Travel and Meetings	2,695.34	3,600.00	904.66	25.13 %
Uncategorized Expense	89.52		-89.52	
Total Expenditures	\$352,393.42	\$336,423.00	\$ -15,970.42	-4.75 %

Mastersonville Fire Co

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
NET OPERATING REVENUE	\$ -7,283.37	\$ -9,863.96	\$ -2,580.59	26.16 %
NET REVENUE	\$ -7,283.37	\$ -9,863.96	\$ -2,580.59	26.16 %

Elizabethtown Fire Department

Summary of Responses

Count of Total Incidents

Count of Incidents

64

Incident Count By Month (This Year)

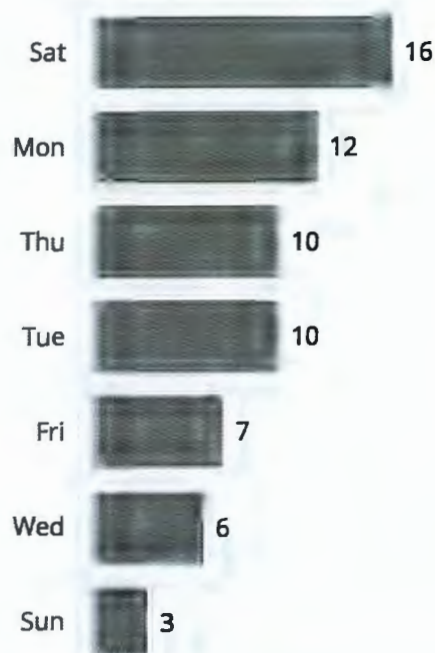
Months in Core incident onset date/time	Count of Incidents
08/2026	64
Count of Incidents	64

Incident Count By Month (This Year)

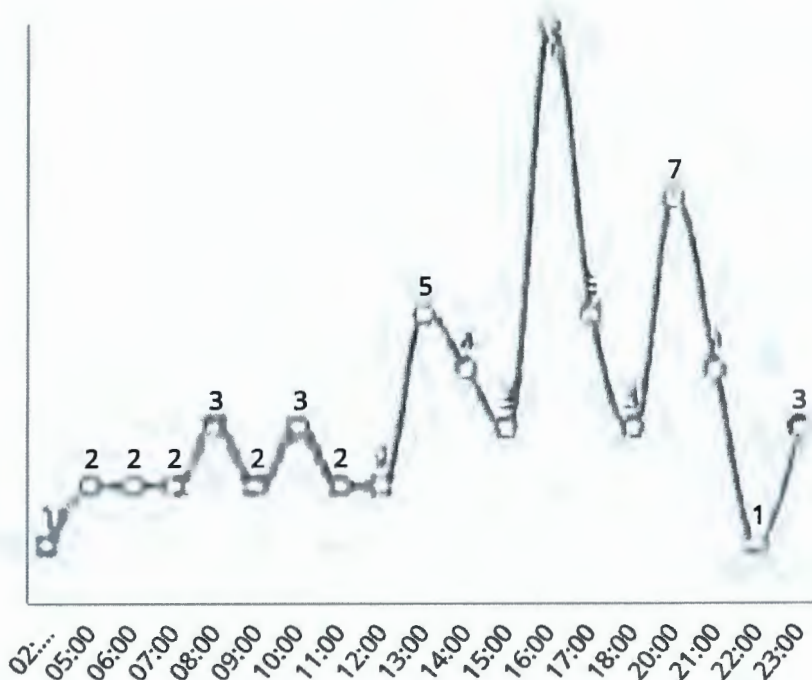
64
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Aug 26

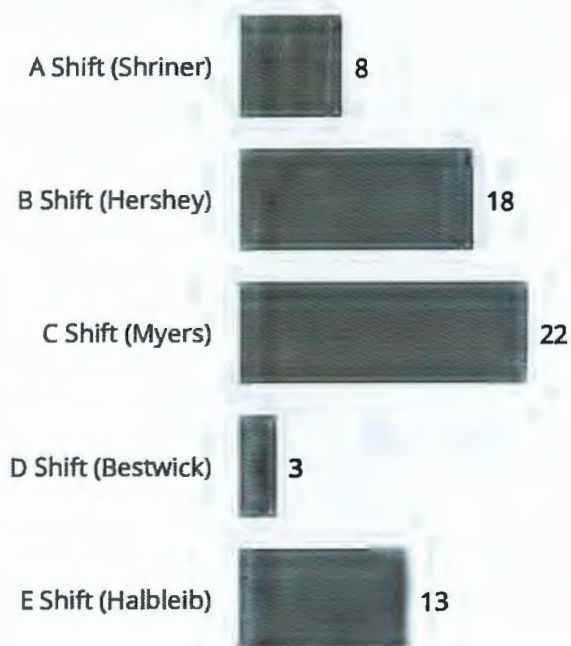
Incident Count by Day of Week



Incident Count by Hour of Day



Incidents by Shift



Incidents by District



Incident Responses by Incident Type

Primary Incident Type Subcategory	Core primary incident type	Count of Incidents
Public service other	Standby (public service)	12
	Move-up	3
False alarm	Malfunctioning alarm	8
	Accidental alarm	2
Injury trauma	Motor vehicle collision	9
Citizen assist	Citizen assist / service call	4
	Lift assist	1
Hazardous materials	Fuel spill / fuel odor	2
	Gas leak / gas odor	2
Cancelled	Cancelled	4
Alarms non medical	CO alarm	3
	Fire / smoke alarm	1
Structure fire	Structural involvement	3
Hazard non chemical	Motor vehicle collision	1
	Electrical hazard / short circuit	1
	Electrical power line down / arcing / malfunction	1
Investigation	Smoke investigation	1
	Odor investigation	1
Illness	Cardiac arrest	2
Good Intent	No incident found upon arrival / location error	1
	Controlled burning (Authorized)	1
Disaster weather	Weather response	1

Elizabethtown Fire Department

Summary of Responses

Count of Total Incidents

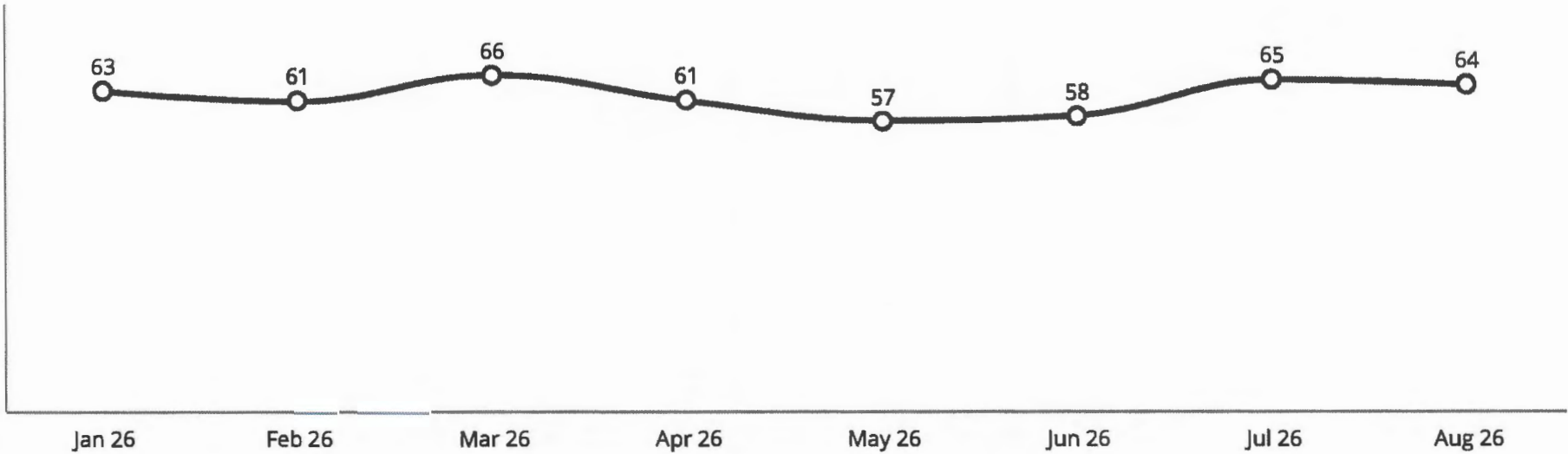
Count of Incidents

495

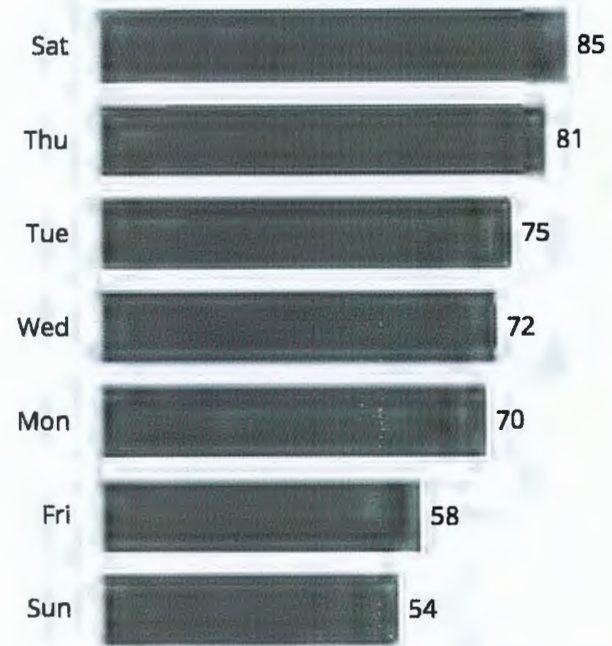
Incident Count By Month (This Year)

Months in Core incident onset date/time	Count of Incidents
01/2026	63
02/2026	61
03/2026	66
04/2026	61
05/2026	57
06/2026	58
07/2026	65
08/2026	64
Count of Incidents	495

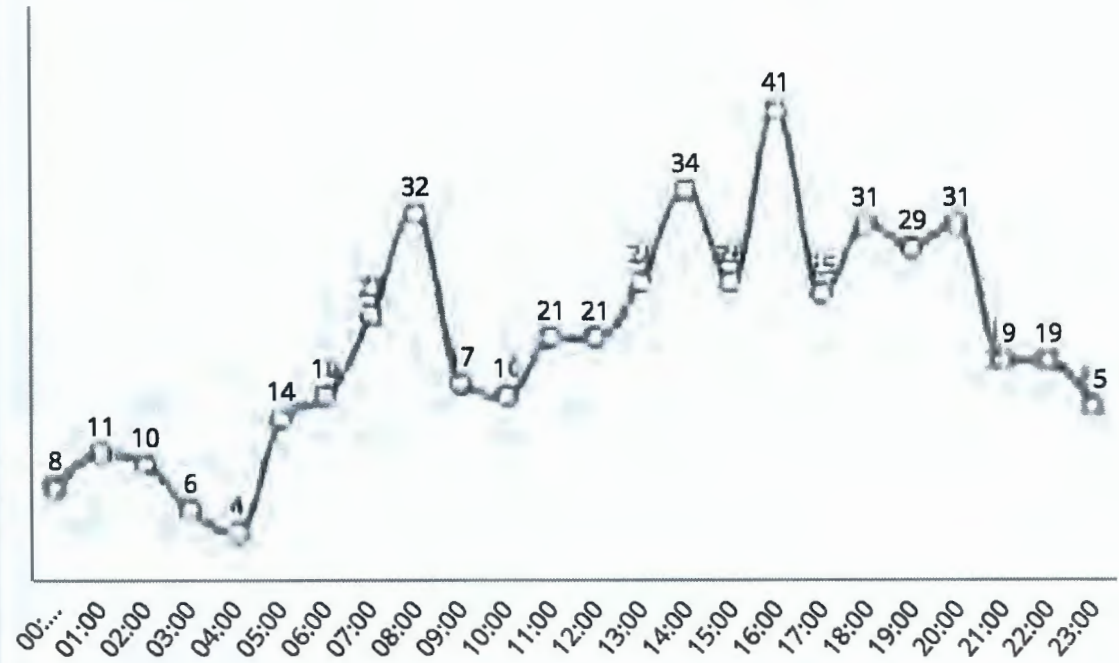
Incident Count By Month (This Year)



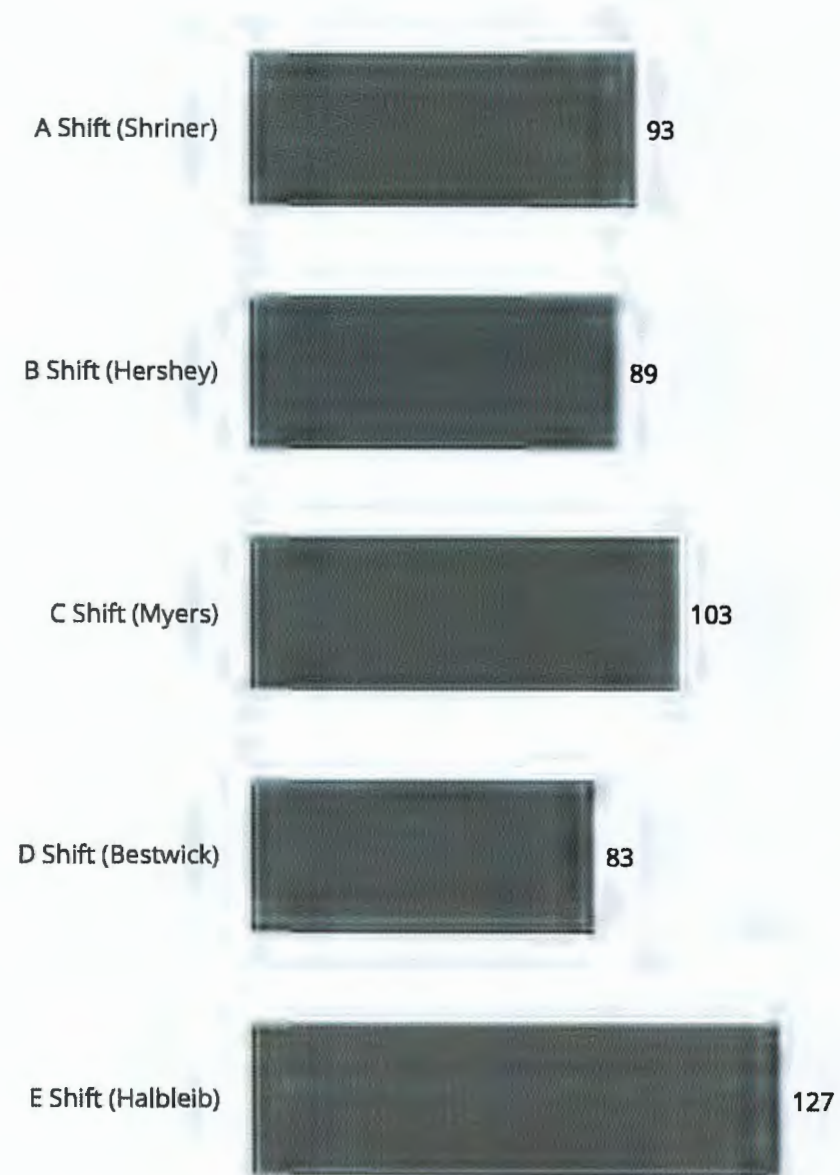
Incident Count by Day of Week



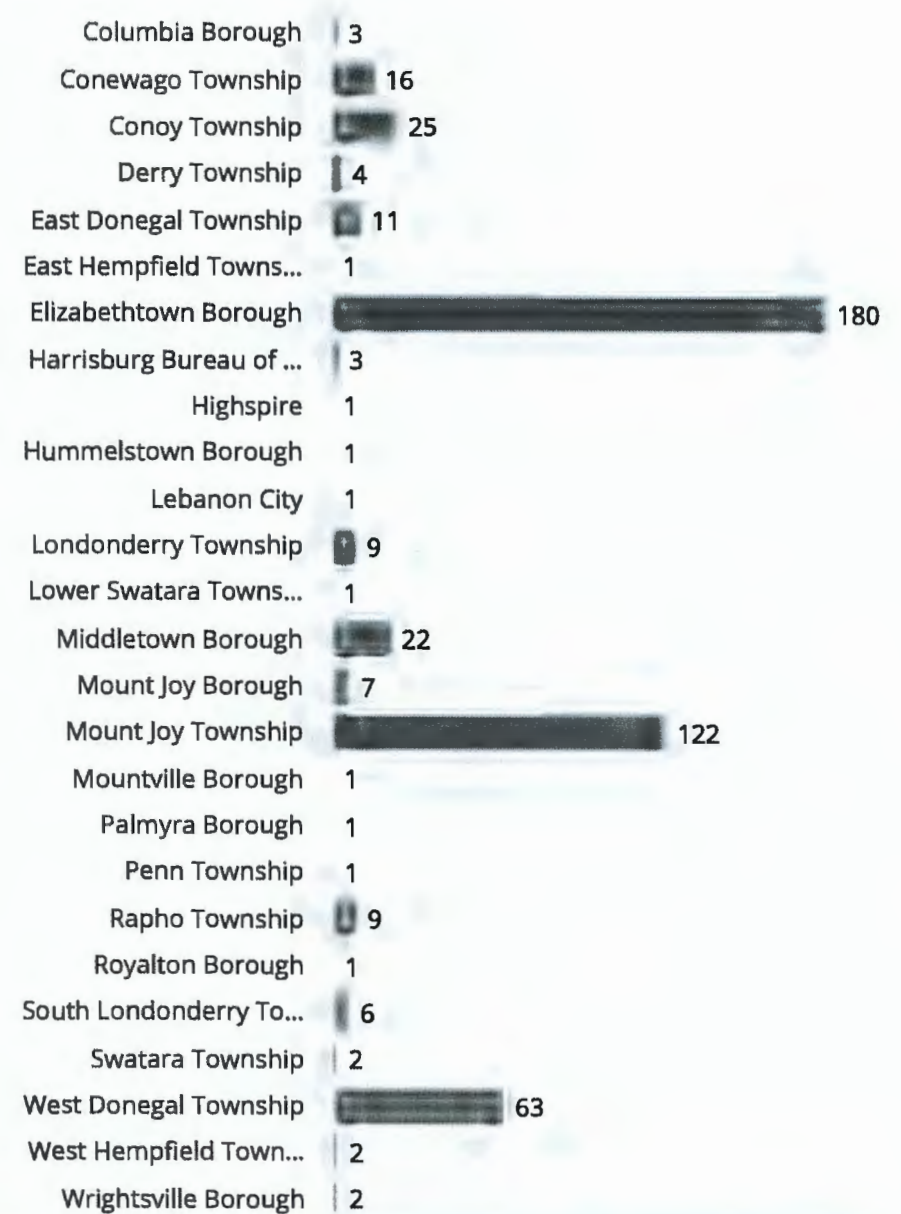
Incident Count by Hour of Day



Incidents by Shift



Incidents by District



Incident Responses by Incident Type

Primary Incident Type Subcategory	Core primary Incident type	Count of Incidents	↕
False alarm	Accidental alarm	34	
	Malfunctioning alarm	33	
	Intentional false alarm	1	
	Other false call	1	
Cancelled	Cancelled	64	
Injury trauma	Motor vehicle collision	39	
	Other traumatic injury	1	
	Fall	1	
Hazard non chemical	Motor vehicle collision	20	
	Electrical power line down / arcing / malfunction	17	
	Electrical hazard / short circuit	4	
Citizen assist	Citizen assist / service call	21	
	Lift assist	15	
	Person in distress	1	
Structure fire	Structural involvement	14	
	Room and contents fire	11	
	Confined cooking / appliance fire	10	
	Chimney fire	1	
Alarms non medical	Fire / smoke alarm	19	
	CO alarm	12	
	Other Alarm	2	
Illness	Cardiac arrest	20	
	No appropriate choice (medical response)	6	
	Unknown problem (medical)	4	



**GREATER ELIZABETHTOWN AREA RECREATION & COMMUNITY SERVICES, INC.
BOARD MEETING MINUTES
GEARS COMMUNITY CENTER
AUGUST 18, 2026 AT 7:00 PM**

BOARD MEMBERS

IN ATTENDANCE:

Howard Kroesen, Chair, Elizabethtown Borough
Lindsay Norris, Vice Chair, West Donegal Township
Delmar Oberholtzer, Treasurer, Mount Joy Township
Edward Myers, Mount Joy Township
Adam Reed, Mount Joy Township
Jay Hynicker, Elizabethtown Borough
Alissa Eby, Elizabethtown Borough
Jeb Musser, West Donegal Township
Phil Dunn, West Donegal Township
Scott Kingsboro, East Donegal Township
Linda Good, East Donegal Township
Alan Kaylor, East Donegal Township

BOARD MEMBERS ABSENT: None

VISITORS IN ATTENDANCE: None

STAFF IN ATTENDANCE: David Wendel, Executive Director
Joyce Hardman, Recorder of Minutes

1. CALL TO ORDER

Chair Kroesen called the meeting to order at 7:00 pm.

2. PUBLIC COMMENT

No public comment.

3. Board Minutes

Mr. Kingsboro moved to approve the July 21, 2026 Board Minutes. Mr. Hynicker was second. Motion unanimously carried. The July 21, 2026 Board Minutes approved as submitted.



4. FINANCIAL REPORT

Mr. Wendel reported that our Truist and ENB accounts have a total balance of \$762,045. The third quarter municipal contributions are reflected under July revenues/month. Our ENB Money Market Account does not reflect our final payment to Lobar Associates in the amount of \$235,375.41. The final two invoices will be paid by the end of the month.

Mr. Oberholtzer moved to approve the July 2026 Financial Report. Mr. Kingsboro was second. Motion unanimously carried. The July 2026 Financial Report approved as submitted.

Mr. Wendel presented the final two invoices for review and approval consideration from Lobar Associates marking the completion of the second floor renovations. The two invoices total \$235,375.41.

Ms. Eby moved to approve both invoices from Lobar Associates totaling \$235,375.41. Mr. Hynicker was second. Motion unanimously carried.

Mr. Wendel advised the Board that funds totaling \$235,375.41 needs to be transferred from the ENB Money Market Account to the GEARS Reinvestment Fund in order to process the payment.

Ms. Norris moved to approve the transfer of \$235,375.41 from the ENB Money Market Account to the GEARS Reinvestment Fund. Mr. Kingsboro was second. Motion unanimously carried.

Mr. Wendel reported that the Elizabethtown Area Community Services Authority approved the 2027 Maintenance Budget totaling \$83,378 at their meeting this evening. Additionally, our accountant, White, Rudy will present our 2025 Financial review at our October Board Meeting.

5. COMMITTEE REPORTS

- **Executive Committee:**
No report.
- **Finance Committee:**
No report.
- **Personnel Committee:**
No report.



- **Program Committee:**
No report.
- **Facilities Committee:**
No report.
- **Sponsorship Committee:**
No report.

6. EXECUTIVE DIRECTOR REPORT

- **Second Floor Renovations:** Mr. Wendel reported that the second floor renovations are complete with the exception of a one door that we are waiting to have replaced. We are in the process of submitting final documentation including invoices and cancelled checks to DCNR so we can request our final grant payment of \$25,000.

Mr. Musser asked if anyone from DCNR will come to see the project.

Mr. Wendel reported that DCNR conducted their final site inspection on July 7. They provided us with a letter indicating that the project was completed in accordance with the contract scope of work and agreement.

- **2027 Operating Budget:** Mr. Wendel requested a joint Finance/Program Committee meeting to review our proposed 2027 Operating Budget. The committees agreed to meet on Tuesday, September 8 at 6 pm at the GEARS Community Center.
- **Recreation:** Mr. Wendel shared program/event highlights from this reporting period. The fall brochure was recently mailed to over 20,000 households and businesses in our service area. Participant feedback received via social media and through program surveys was shared.
- **Childcare:** Mr. Wendel reported that Summer Camp at Bear Creek has 115 participants and will be ending on August 26. Currently, we have 145 students enrolled for the 2026-2027 school year. Upcoming events include Back to School Night on August 26 with the start of school on August 31.
- **Senior Center:** Mr. Wendel reported that there were 22 service days in July. We averaged 35 seniors a day with a total of 95 different seniors served during the month. 585 lunches were provided to 65 seniors along with 72 breakfast meals to 19 seniors. Our Center without Walls program served 33 seniors. Garden Club attracted 19 participants. The lunch menu and program schedule for August was shared.



7. BOARD COMMENTS

Mr. Kroesen thanked the Board for attending the ribbon-cutting ceremony for the second floor.

8. EXECUTIVE SESSION

None scheduled.

9. NEXT MEETING

The GEARS Board will meet on Tuesday, September 15 at 7 pm at East Donegal Township.

10. ADJOURNMENT

Chair Kroesen adjourned the meeting at 7:55 pm

Respectfully submitted,

David A. Wendel

Executive Director

Greater Elizabethtown Area Recreation & Community Services
Balance Sheet
August 31, 2026

ASSETS		
Current Assets		
Ckg - Truist ...3077	\$	38,486.88
MM - ENB ...5216		162,293.90
Ckg - ENB ...7986		318,455.55
Clearing - ENB ACH & CC		(4,691.02)
Petty Cash		575.00
Grant - ENB #5098077		25,738.02
HRA - ENB #1398016		1,359.37
CARES Grant - ENB ...5460		2,005.00
ENB-Maintenance Fund #1282		19,903.51
GEARS Reinvestment-ENB#7170		80.00
Prepaid Expenses		669.19
Total Current Assets		564,875.40
Property and Equipment		
Leasehold Improvements/Center		547,743.00
A/D - Lshld Imprv - Center		(448,113.00)
Leasehold Improvements/Rec		98,262.00
A/D - Lshld Improv - Rec		(73,516.00)
Equipment		79,377.00
A/D - Equipment		(71,855.00)
Furniture/Fixtures		53,962.00
A/D - Furniture/Fixtures		(53,962.00)
Leasehold Improve-Poplar		130,714.00
A/D-Leashold Improve Poplar		(55,131.00)
Construction in Process		66,000.00
Total Property and Equipment		273,481.00
Total Assets		\$ 838,356.40

Greater Elizabethtown Area Recreation & Community Services
Balance Sheet
August 31, 2026

LIABILITIES AND CAPITAL

Liabilities

Deferred Revenue - STARS	\$ 9,344.92
Accounts Payable	(10,299.96)
Accrued payroll	22,106.15
Civic Plus - Gift Cards	90.00

Total Liabilities **21,241.11**

Capital

Capital Reserve	21,871.66
Grant STARS	(11,412.31)
Grant Armstrong gym floor	0.00
Grant Office of Aging	(2,551.00)
GEARS Reinvestment Fund-Disb	(1,852,014.40)
Grant Nutrition	(5,004.24)
Grant Continuous Quality	1,330.40
Grant DCNR -2nd Fl Reno	474,985.00
Municipal Cntrib 2nd Fl Reno	317,500.00
General Fund	1,754,406.27
Net Income	118,003.91

Total Capital **817,115.29**

Total Liabilities & Capital **\$ 838,356.40**

Greater Elizabethtown Area Recreation & Community Services

Income Statement - Summary

For the Eight Months Ending August 31, 2026

	Budget	Month	Year to Date	Variance
Revenues				
Administration	414,400.00	2,416.69	321,551.72	(92,848.28)
Recreation	420,500.00	64,273.92	367,857.68	(52,642.32)
Child Care	1,130,700.00	52,435.75	665,858.41	(464,841.59)
Senior Center	118,000.00	1,484.90	54,170.41	(63,829.59)
Poplar Street Park	48,400.00	0.00	39,562.85	(8,837.15)
Community Center	44,595.00	0.00	44,595.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Revenues	2,176,595.00	120,611.26	1,493,596.07	(682,998.93)
Expenses				
Administration	491,800.00	33,104.11	300,254.52	191,545.48
Recreation	439,500.00	41,253.89	291,986.42	147,513.58
Child Care	922,500.00	77,247.01	613,805.51	308,694.49
Senior Center	171,200.00	12,010.26	110,437.30	60,762.70
Poplar Street Park	52,000.00	1,219.97	16,759.91	35,240.09
Community Center	99,595.00	7,091.56	42,348.50	57,246.50
Capital Improvement	0.00	0.00	0.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Expenses	2,176,595.00	171,926.80	1,375,592.16	801,002.84
Net Income	0.00	(51,315.54)	118,003.91	(118,003.91)

Income Summary - By Department

Administration	(77,400.00)	(30,687.42)	21,297.20	(98,697.20)
Recreation	(19,000.00)	23,020.03	75,871.26	(94,871.26)
Child Care	208,200.00	(24,811.26)	52,052.90	156,147.10
Senior Center	(53,200.00)	(10,525.36)	(56,266.89)	3,066.89
Poplar Street Park	(3,600.00)	(1,219.97)	22,802.94	(26,402.94)
Community Center	(55,000.00)	(7,091.56)	2,246.50	(57,246.50)
Capital Improvement	0.00	0.00	0.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Net	0.00	(51,315.54)	118,003.91	(118,003.91)

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Eight Months Ending August 31, 2026

		Budget	Month	Year to Date	Variance
Revenues					
Administration					
4000-00	Contribution/Munici	376,400.00	0.00	282,299.96	(94,100.04)
4003-00	Donations	20,000.00	883.75	12,175.74	(7,824.26)
4005-00	Brochure Advertisin	7,500.00	600.00	5,625.00	(1,875.00)
4008-00	Interest Income	10,500.00	932.94	21,451.02	10,951.02
	Total Administratio	414,400.00	2,416.69	321,551.72	(92,848.28)
Recreation					
4010-01	Registration Fees/Stu	120,000.00	18,501.79	96,448.58	(23,551.42)
4011-01	Registration Fees/Ad	110,000.00	15,047.37	91,232.78	(18,767.22)
4012-01	Summer Playground	34,500.00	15,115.99	47,810.99	13,310.99
4013-01	Summer Camp Fees	20,000.00	0.00	21,380.27	1,380.27
4014-01	Special Events	23,000.00	912.00	11,946.86	(11,053.14)
4015-01	Donations/Grants	70,000.00	1,000.00	54,277.11	(15,722.89)
4016-01	Bus Trips/Adult	31,000.00	12,499.00	36,624.45	5,624.45
4018-01	Credit Card transacti	12,000.00	1,197.77	8,136.64	(3,863.36)
	Total Recreation	420,500.00	64,273.92	367,857.68	(52,642.32)
Child Care					
4030-02	Summer Camp Fees	237,000.00	51,532.75	202,229.13	(34,770.87)
4031-02	Before/After School	500,000.00	692.20	281,481.35	(218,518.65)
4035-02	Preschool Fees	163,000.00	0.00	77,088.47	(85,911.53)
4036-02	Kindergarten Fees	196,000.00	200.00	77,736.23	(118,263.77)
4034-02	Fundraising	3,000.00	0.00	1,644.00	(1,356.00)
4037-02	EASD School Surch	12,000.00	10.80	6,939.23	(5,060.77)
4039-02	Activity Fee (Trips/E	19,700.00	0.00	18,740.00	(960.00)
	Total Child Care	1,130,700.00	52,435.75	665,858.41	(464,841.59)
Senior Center					
4050-03	Daily Senior Donatio	7,000.00	680.90	3,955.86	(3,044.14)
4051-03	Office of Aging	96,900.00	600.00	42,508.05	(54,391.95)
4052-03	Fundraising	12,000.00	204.00	5,143.50	(6,856.50)
4053-03	Donations	2,100.00	0.00	2,563.00	463.00
	Total Senior Center	118,000.00	1,484.90	54,170.41	(63,829.59)

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Eight Months Ending August 31, 2026

		Budget	Month	Year to Date	Variance
Poplar Street Park					
4080-06	Poplar St Park Fees	5,400.00	0.00	2,025.00	(3,375.00)
4081-06	Utilities Costs Reim	8,000.00	0.00	2,537.85	(5,462.15)
4083-06	Municipal Contributi	35,000.00	0.00	35,000.00	0.00
	Total Poplar Street	48,400.00	0.00	39,562.85	(8,837.15)
Community Center					
4090-07	Municipal Contributi	44,595.00	0.00	44,595.00	0.00
	Total Poplar Street	44,595.00	0.00	44,595.00	0.00
Fundraisers					
	Total Fundraisers	0.00	0.00	0.00	0.00
	Total Revenues	2,176,595.00	120,611.26	1,493,596.07	(682,998.93)

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Eight Months Ending August 31, 2026

		Budget	Month	Year to Date	Variance
Expenses					
Administration					
6000-00	Administration	187,400.00	14,061.54	124,293.07	63,106.93
6001-00	FT Admin Assistant	63,500.00	3,288.00	27,897.42	35,602.58
6002-00	Part-Time Facility St	21,600.00	567.11	5,346.35	16,253.65
6003-00	Accounting Compen	26,000.00	1,537.00	15,904.97	10,095.03
6004-00	Part-Time Maint (Ja	10,450.00	750.00	4,445.00	6,005.00
6005-00	Benefits	44,850.00	3,575.93	26,535.76	18,314.24
6006-00	Payroll Taxes/Admin	24,900.00	1,374.73	12,702.36	12,197.64
6007-00	Insurance	66,000.00	1,775.00	64,050.23	1,949.77
6008-00	Professional Services	11,000.00	0.00	2,575.00	8,425.00
6009-00	Staff Development	15,000.00	137.02	6,613.41	8,386.59
6011-00	Transportation	6,000.00	279.48	2,939.56	3,060.44
6012-00	Postage	10,000.00	0.00	9,880.29	119.71
6013-00	Printing	10,500.00	0.00	9,696.33	803.67
6015-00	Office Supplies	8,500.00	1,211.84	9,924.92	(1,424.92)
6016-00	Maintenance Service	13,000.00	569.96	6,818.60	6,181.40
6017-00	Computer Services/S	11,000.00	358.93	21,095.13	(10,095.13)
6018-00	Dues & Subscription	4,000.00	473.45	4,953.35	(953.35)
6019-00	Credit Card Transact	1,000.00	91.15	458.30	541.70
6021-00	Legal Fees	5,000.00	0.00	4,805.24	194.76
6022-00	Advertising/Marketi	3,000.00	0.00	598.76	2,401.24
6023-00	Telephone	10,000.00	866.20	6,465.12	3,534.88
6024-00	Office Equipment Le	10,600.00	881.32	7,050.56	3,549.44
6025-00	Office Equip Repairs	6,500.00	1,270.45	4,162.77	2,337.23
6026-00	Licenses & Fees	2,000.00	35.00	1,042.02	957.98
6090-00	Contribution from D	(80,000.00)	0.00	(80,000.00)	0.00
	Total Administratio	491,800.00	33,104.11	300,254.52	191,545.48
Recreation					
6100-01	Recreation Dir/Prog	117,000.00	9,052.32	76,791.48	40,208.52
6101-01	Benefits	18,500.00	1,039.95	7,898.73	10,601.27
6102-01	Payroll Taxes/Recrea	20,000.00	2,494.73	13,455.96	6,544.04
6103-01	Summer Playground	40,000.00	13,277.35	41,374.09	(1,374.09)
6104-01	Adult Programs	55,000.00	4,782.50	26,526.97	28,473.03
6105-01	Youth Programs	60,000.00	2,831.77	27,857.58	32,142.42
6106-01	Summer Camp Progr	11,000.00	1,659.85	11,099.49	(99.49)
6112-01	Adult & Youth: Facil	25,000.00	4,620.00	18,240.00	6,760.00
6113-01	Bus Trips/Adult	26,000.00	0.00	19,708.00	6,292.00
6114-01	Special Events/Adult	15,000.00	959.00	6,074.91	8,925.09
6116-01	Contribution to Adm	30,000.00	0.00	30,000.00	0.00
6117-01	CivicRec Annual Fee	7,500.00	0.00	7,607.26	(107.26)
6118-01	Credit Card Transact	12,000.00	536.42	5,346.14	6,653.86
6119-01	Overtime	2,500.00	0.00	5.81	2,494.19
	Total Recreation	439,500.00	41,253.89	291,986.42	147,513.58

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Eight Months Ending August 31, 2026

		Budget	Month	Year to Date	Variance
Child Care					
6120-02	Kindergarten Staff	80,000.00	0.00	49,871.31	30,128.69
6121-02	Kindergarten Supplie	4,000.00	40.00	1,784.97	2,215.03
6122-02	Kindergarten Food S	4,000.00	134.79	2,742.43	1,257.57
6124-02	Kindergarten Transp	32,000.00	0.00	17,640.00	14,360.00
6125-02	Online Pymt fees/Sof	4,000.00	0.00	0.00	4,000.00
6130-02	Director/Asst Direct	117,000.00	9,027.74	76,580.70	40,419.30
6132-02	Summer Staff Wages	133,000.00	48,115.34	118,689.28	14,310.72
6133-02	Before/After School	235,000.00	300.00	126,538.30	108,461.70
6134-02	Benefits	66,000.00	5,260.82	36,697.72	29,302.28
6135-02	Payroll Taxes/Child	57,000.00	4,833.54	38,645.74	18,354.26
6136-02	Summer Supplies	4,000.00	3.99	4,440.78	(440.78)
6137-02	Summer Food Suppl	5,000.00	945.13	8,203.08	(3,203.08)
6138-02	Before/After Supplie	4,000.00	191.36	1,191.48	2,808.52
6139-02	Before/After Food S	8,000.00	344.54	4,122.47	3,877.53
6140-02	Summer/BA Field Tr	10,000.00	7,835.82	15,168.01	(5,168.01)
6141-02	Education	3,500.00	0.00	331.44	3,168.56
6142-02	Fundraising	3,000.00	0.00	1,199.00	1,801.00
6145-02	School Surcharge	15,000.00	0.00	5,968.93	9,031.07
6146-02	Preschool Staff Wag	80,000.00	0.00	47,005.95	32,994.05
6147-02	Preschool Supplies	3,000.00	0.00	1,368.65	1,631.35
6148-02	Preschool Food Supp	4,000.00	134.78	2,883.31	1,116.69
6149-02	Contribution to Adm	50,000.00	0.00	50,000.00	0.00
6150-02	Overtime	1,000.00	79.16	2,731.96	(1,731.96)
Total Child Care		922,500.00	77,247.01	613,805.51	308,694.49
Senior Center					
6150-03	Director Compensat	84,100.00	6,648.00	56,391.12	27,708.88
6151-03	Part-Time Personnel	25,800.00	994.25	11,801.47	13,998.53
6152-03	Benefits	13,800.00	1,461.36	12,565.66	1,234.34
6153-03	Payroll Taxes/Senior	10,000.00	594.75	5,887.08	4,112.92
6154-03	Program Supplies	25,500.00	2,311.90	14,298.82	11,201.18
6155-03	Entertainment	3,600.00	0.00	182.98	3,417.02
6156-03	Fundraising Supplies	6,400.00	0.00	2,873.61	3,526.39
6157-03	Bus Trips	2,000.00	0.00	6,436.56	(4,436.56)
Total Senior Center		171,200.00	12,010.26	110,437.30	60,762.70

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Eight Months Ending August 31, 2026

		Budget	Month	Year to Date	Variance
Poplar Street Park					
6180-06	Utilities	10,000.00	799.97	4,584.82	5,415.18
6181-06	Maintenance	35,000.00	420.00	12,036.59	22,963.41
6182-06	Improvements	7,000.00	0.00	138.50	6,861.50
	Total Poplar Street	52,000.00	1,219.97	16,759.91	35,240.09
Community Center					
6210-07	Comm Center - Utilit	45,000.00	4,489.82	29,586.68	15,413.32
6211-07	Comm Center - Main	44,595.00	670.96	9,453.90	35,141.10
6212-07	Comm Center - Impr	10,000.00	1,930.78	3,307.92	6,692.08
	Total Community C	99,595.00	7,091.56	42,348.50	57,246.50
Fundraisers					
	Total Fundraisers	0.00	0.00	0.00	0.00
Capital Improvements					
	Total Capital Impr	0.00	0.00	0.00	0.00
	Total Expenses	2,176,595.00	171,926.80	1,375,592.16	801,002.84
	Net Income	0.00	(51,315.54)	118,003.91	(118,003.91)



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Milanof-Schock Library is a community resource that enriches lives through, education, information, exploration, and socialization.

Serving East Donegal Township, Marietta Boro, Mount Joy Boro, Mount Joy Township & Rapho Township

September 2026 - Compiled by Joseph McIlhenney, Executive Director

Contributors: Susan Craine, Rachel Gable, Kirstin Rhoads, Katelyn Schwab & Alyssa Mackey

August 1-31, 2026 Statistics	2026	2025	2024	2023	2022
TOTAL CIRCULATION	#	14,495	15,629	17,023	18,155
YTD CIRCULATION	#	115,386	124,036	125,049	124,815
OVERDRIVE & E-formats (LSLC)	1,255	1,286	1,597	1,548	1,536
Hoopla! (MSL only)	308	334	558	365	*
NEW PATRONS	#	67	78	108	89
YTD NEW PATRONS	#	727	711	754	628
PATRON COUNT	5,250	5,912	5,866	7,049	6,676
YTD PATRON COUNT	42,717	47,195	48,106	49,628	43,329
PASSPORTS	x	100	92	124	73
YTD PASSPORTS	267	1,350	870	1,197	719
WIFI USERS	218	590	675	710	358
PC USERS	195	195	253	412	331

#-stats delayed by ILS migration Sept 3, 2026

x-Passport services ended Feb 12, 2026

*-Hoopla! Service started in late 2023

DONATED ITEMS	2026	2025	2024	2023	2022
IN LOBBY	\$851.45	\$903.10	\$842.75	\$951.85	\$952.75
ON eBay	\$341.11	\$599.71	-	-	-
OTHER	58.00	\$69.60	-	-	-
MONTH TOTAL	\$1,250.56	\$1,572.41	\$842.75	\$951.85	\$952.75
YTD TOTAL	\$9,799.19	\$11,093.51	\$8,000.74	\$8,091.22	\$6,971.99

YTD Total for 2024, 2023 and 2022 are for lobby books only

Month Summary

- MSL's End of Summer Reading BASH was August 15
- MSL was closed for staff training on August 27
- August saw 2 staff retirements, a new ILS and people golfing *in the library* – How amazing is that?



PROGRAMMING & CLUBS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	-	-	27	925
Club Meetings/Participants	9	62	66	532
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	9	215	147	3,533
Off-Site Programs	1	240	28	3,259

Volunteer	Month Total	YTD Total		
Volunteer Hours	71.5	570.25		

Joseph

- Attended LSLC Director's Meeting, Aug 7
- Attended Friend Group Meeting, Sept 10
- Attended VoteYes4Librareis meeting, Aug 11
- Attended Mount Joy Chamber of Commerce, Aug 12
- Was on-hand for BASH and Chamber BBQ, Saturday Aug 15
- Met with Lark Eshleman, Aug 18
- Invited to speak at Donegal Democrats, Aug 19
- Participated in SPARK training, Aug 27

Community/Service Point (Susan & Rachel)

- **Susan Retired, August 26!**
- Susan and Rachel have been working together for months, so things are okay
- SPARK changes to workflow are challenging, but going well



Youth Services (Katelyn Schwab & Alyssa Mackey)

August was a slower month for us in Children's Programming, as we took the last two weeks off to recuperate from summer. We still offered **19 programs, bringing in 533 patrons for onsite programs.**

- **End of Summer Reading BASH**, where we closed the library for regular service and filled the building with fun activities for families. BASH event was a big success! In front of the building, families enjoyed chalk art and face painting. The Balunguy and several yard games were in the side yard. Inside we showed PBS's Dinosaur Train and Legos and bookmarks for kids to decorate. The highlight of the day was our mini golf course inside the library. We created nine dinosaur themed putt-putt holes. Each child who completed the course received a free book to take home.
- **Donegal Primary School's Open House event**, aw 240 people and handed out program calendars, stickers, bookmarks, and handouts for programs.
- **Puppies with a Purpose** Puppies with a Purpose brought in 84 people on a Saturday morning. Several trainers from the 4 H Seeing Eye Puppy Raising Program brought puppies currently in training. It was no surprise that the program featuring five puppies drew the largest crowd! Families learned about different disabilities and how service dogs can help, as well as what it takes for a dog to be accepted into the Seeing Eye program. Trainers emphasized the importance of using only high-quality dogs for this work and shared insight into the rigorous training process. After the presentation, families had the chance to meet the puppies. This was a very popular and educational program, and we are grateful to the 4 H club for partnering with us.

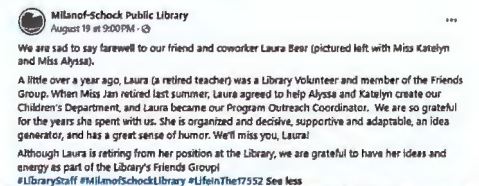
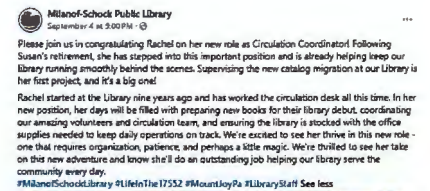
- **Backyard Wildlife with Lancaster Parks & Rec.** We welcomed Michele, Bob, and Eileen, retired teachers, who brought in all the stages of the monarch butterfly life cycle and presented a wonderful program on raising butterflies.
- **Storybook Science highlighted The Twelve Dancing Princesses.** During this program, we read the story and did a few science experiments related to the tale. Kids learned why their heart beats faster during exercise and proved this by showing off their dancing skills, measuring their heart rate before and after movement. We also did an experiment in which we walked across different materials (cardboard, carpet, wood, felt, etc.) and predicted which material would be the best to help the princesses sneak out of the castle! We ended the program by creating a fun take-home craft of musical jewelry!

Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - Sept Enews: sent to 4,463 contacts (57 new); 2,023 opens (47.4%), 47 clicks (1.2%)
- **SOCIAL MEDIA:**
 - **Facebook** – Total Page Followers 3,598 (23 new; 7 unfollow); 116K views; Content Interactions 18K Top Posts: Susan Retiring: 19K views, 228 interactions; Laura Retiring 6.3K views, 20 interactions; Susan Leaving with Balloons 3.7K views, 116 interactions
 - **Instagram** – 1,523 followers (28 new); 20.3K views; 2.1K reach; 646 content interactions; 200 profile visits. Top Content: Susan Retiring 693 views, content interactions 49; Book Drop after Saturday closed 563 views, content interactions 6 Switched out lobby books 397 views, content Interactions 15;
 - 2 Press Releases - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
 - 3,706 total sessions: highest views: 88 sessions Children & Family; 75 sessions Passport Photos; 68 Employment Opportunities
- **GOOGLE** (Have seen #s drop drastically since we lost passports)
 - 996 website clicks made from our Business Profile, 1,482 Interactions, 106 calls
- **FOOD TRUCKS**
 - W Donuts will continue through the fall. I will schedule them again for next year.
- **BOOK SALES - \$1,250.45**
 - Lobby Books: Earned \$851.45
 - Pango Books: Listed 23; Sold 8 books = \$58
 - eBay Books: Listed 41, sold 17 = \$341.11

Volunteers/Programming/Fundraising (position vacant)

- **Annual Appeal** - \$48,916 raised from 417 donors as of 9/10/2026





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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on July 27, 2026

1. Chairman Bill Weik, Jr. called the meeting to order at 7:00 p.m. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
2. Pledge of Allegiance
3. Roll call of the Planning Commission Members:

Kevin Becker — Present

Rodney Boll — Present

Michael McKinne — Present

Delmar Oberholtzer — Absent

Lynn Royer — Absent

Karen Sweigart — Present

Bill Weik, Jr. — Present

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer and Benjamin Craddock, Township Engineer

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the May 27, 2026 meeting
- b. Ratify and confirm signature of the Minor Subdivision Plan for 1501 Mill Road (#25-14-MSDP)
- c. Authorize the Assistant Zoning Officer to issue a planning consistency letter re: EAWA Well 6 & 7 Improvements

A motion was made by Karen Sweigart and seconded by Michael McKinne to approve the Consent Calendar. All members present voted in favor of the motion.

6. Old Business:

- a. Preliminary/Final Subdivision Plan for Akbar & Susan Boutorabi (#26-03-FSDP) – Proposal to subdivide a 22.7-acre tract located at 583 Trail Road North into three residential lots. The property is zoned (A) Agricultural and is/will be served by on-lot water and sewer facilities.

Engineer David Keener presented the plan with applicant Amir Boutorabi present. He provided a summary of the plan and a progress report since having an initial view with the Commission. The Zoning Hearing Board granted relief from two setback issues in June. Sewage planning approval for all three lots was also granted in the meantime. In addition to seeking conditional approval of the plan, two additional waivers were requested.

The Township Engineer's review flagged the requirement for a water and sewer feasibility report. It was determined in the meeting that a water report is not required for a three-lot subdivision per §119-32.A(2)(b)(11). Mr. Keener noted the information provided in the DEP sewage module should address the

sewage report's requirements. The Commission agreed but asked that the sewage information be provided to satisfy this comment.

The applicant also requested a waiver from submitting a wetland report as required by §135-32.B. Mr. Keener noted that wetlands were mapped by Vortex Environmental but there is no report. The Commission discussed the importance of the wetland report during the subdivision process even though only Lot 1 will be built on at this time. A motion was made by Karen Sweigart and seconded by Rodney Boll to deny the waiver request of §135-32.B regarding the wetland report. All members present voted in favor of the motion.

A motion was made by Rodney Boll and seconded by Karen Sweigart to grant approval of the 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 July 22, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated July 11, 2026.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated June 11, 2026 for ZHB Case #260008.
4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
5. Applicant shall submit a fully executed Agreement Providing For Grant of Riparian Buffer and Conservation Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
6. Applicant shall submit a fully executed Declaration of Groundwater Recharge Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
7. Applicant shall submit a fully executed Land Development Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
8. 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 the release of the Plan for recording. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
9. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
10. 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.
11. Applicant shall prepare and submit a wetland study in accordance with §119-32.B.

All members present voted in favor of the motion.

7. New Business:

- a. Land Development Waiver Request for Jacob S Lapp (#26-06-WAIV) – Proposal to replace a barn and milk house with new structures and a manure storage structure on a 68-acre farm located at 2302 Valley View Road. The property is zoned (A) Agricultural.

Engineer Nancy Harris from Weaver Environmental Consulting presented the application with David and Jacob Lapp also present. The project will result in an increase of the herd size from 30 to approximately 53 cows. New manure storage will also be constructed, and all applicable agricultural plans will be provided in accordance with Lancaster County Conservation District requirements. All structures will be located outside of the required buffer around the constructed wetlands on site.

Mr. McKinne asked about an easement or deed restrictions associated with the constructed wetlands. The applicant is unable to find any such terms; however, the Lapps are amenable to providing a buffer around the wetlands. A discussion took place regarding the Lapps constructing a crossing through the wetlands to access a field physically separated from the farmstead. They added some soil to the existing spillway between wetland areas and have been using it as a crossing. Mr. Boll asked how far the manure storage will be from the wetlands; approximately 50-60'.

A motion was made by Kevin Becker and seconded by Michael McKinne to waive the requirement to submit and gain approval of 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 July 20, 2026.
2. Applicant shall prepare, submit and gain approval of 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.
3. Applicant shall submit a fully executed agreement providing for the permanent maintenance of the riparian corridor in a form acceptable to the Township Solicitor prior to the issuance of permits.
4. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
5. 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.
6. Applicant shall provide and adhere to any deed restrictions, easements, or other obligations relating to the constructed wetlands located on the property.

All members present voted in favor of the motion.

8. Initial View:

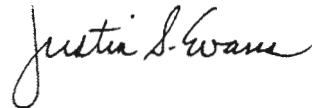
- a. Lot Line Change Plan for Montana Thompson (#26-05-LLCP) – Proposal to transfer two, 0.497-acre parcels between adjoining properties located at 161 & 181 Hereford Road. No improvements are associated with the plan. Both properties are zoned (A) Agricultural.

Todd Smeigh from DC Gohn presented the plan to the Commission, starting with a brief history of the properties. An old farmhouse was subdivided onto a separate lot, then a home was built near the center of the site. Several encroachments of the common property line developed over the years, including a swimming pool. This plan will swap equally sized parcels between the owners of 161 (Lapp) and 181 (Thompson) Hereford Road and alleviate these encroachments. No construction is proposed by the plan, and no additional lots will be created. A small area of wetlands is present in the corner of 161 Hereford Road, and a riparian corridor is on 181 Hereford Road.

A waiver of road frontage improvements is requested. A prior plan recorded in 1991 proposed additional right-of-way along Hereford Road, though it is unknown if the Township took dedication of it. The request is specific to road widening, noting that the Township widened and repaved the road in recent years. It may be up to one foot short of the width required by the SALDO. Additionally, Mr. Smeigh will file a waiver of sewage planning with a non-building declaration.

9. Other Business: NONE
10. Correspondence: NONE
11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, August 24, 2026** beginning at 7:00 P.M.
12. A motion was made by Michael McKinne to adjourn the meeting at 8:03 p.m. All members present voted in favor of the motion.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive, flowing style.

Justin S. Evans, AICP
Assistant Zoning Officer



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

Minutes of the Regular Meeting of the Mount Joy Township Park & Recreation Board Held on August 11, 2026

1. Karen Boyer, Chairperson, called the meeting to order at 7:00 P.M. in Mount Joy Township Fairview Municipal Building at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
2. Roll call: Present –Karen Boyer, Adam Reed, Donald Bush, and John Felix Jr. Absent – William Duncan

Others in attendance –Cindy Gonzalez, Assistant Township Secretary, and Mathew Mandia, Township Manager.
3. Public Comment: None
4. Approval and Ratification of the minutes of the June 9, 2026, meeting: (July Meeting was Canceled)

A motion was made by John Felix Jr. and seconded by Adam Reed to approve the minutes of the June 9, 2026, meeting as written. All members present voted in favor of the minutes.
5. Old Trolley Line Grant Update:

Chuck Strodoski was in attendance from YSM Landscape Architects. He gave an update on the construction drawings, and they have really been diving into the engineering side of the project. He said there are still a lot of wetlands, they have completed the grading studies, and they have been forwarded to the engineer. The next step to work on is filtration testing. He said they can get through these updates, and the engineer can start to go a little harder.

Mr. Strodoski stated there is a 7% slope on both sides, there will be 51 parking spots with three handicapped ones as well. The parking lot does sit up slightly higher, and the pickle ball courts sit slightly lower. There will be a drainage swale behind the courts, so they do not flood. There will also be a 7-car parking lot along Beverly Road. The pavilions will also sit up a bit higher. Karen Boyer asked if the pavilions and parking lots are at the same level. M. Strodoski said mostly. There is a 5% slope for the ADA spots, and he doesn't anticipate any wetland issues.

Matthew Manida, Township Manager, asked how steep the slope is on the back side. Mr. Strodoski said a 4-1 so it is mowable. Mr. Mandia also asked if the swale in front of the pickle ball courts can capture any water. Mr. Strodoski said yes, the only unknown may be like the playground area in the first phase. Mr. Mandia wanted to know if there is anything special to think about for the pickle ball courts as far as a foundation. Mr. Strodoski said no, the soil isn't as dangerous as the others. He said if any issues come up, they will be addressed. John Feliix Jr. asked if there will be any type of apron or concrete area near the pickle ball courts and how people will be walking there. Mr. Strodoski said there will be a grass swale and a gate on the back side so they can retrieve balls. He asked if there was anything else the board would like to consider. Mr. Felix asked what the height of the fence would be. Mr. Strodoski said that they are typically 4 feet to 6 feet and that was what was suggested. Mostly for help with the wind screen as well. Mr. Felix asked if that was high enough. Mr. Strodoski stated that 8 feet is probably good. Four feet is adequate. Eight feet is conducive for wind screen and noise. Mr. Felix stated that he looked at a court with an 8-foot fence and he watched to see if any balls went out and they did not. Ms. Boyer also said if it is close to the road, to make sure no balls go out or

retrieving them and interfering in other people's play. Mr. Strodoski said it's kind of like a tennis court, usually they are joined together and may have some interaction with other players. Ms. Boyer said the 8-foot fence may cost more. Mr. Felix asked if the pavilion area is in the upper right corner. Mr. Strodoski said yes. Mr. Felix asked if there would be any type of apron that connects the pavilion to the gate. Mr. Strodoski said yes. Mr. Felix asked what kind of material. Mr. Strodoski said it will be concrete. Mr. Felix wanted to know if there was a double gate for maintenance. Mr. Strodoski said a 10-foot section of fence can be unhooked, and you won't really need a double gate. Mr. Felix asked if it would be the standard chain link fence. Mr. Strodoski said yes. Mr. Felix asked if the Board wants a sunscreen, would it be on the inside or the outside. Mr. Strodoski said it will be on the inside. Ms. Boyer said that is a good idea. Adam Reed agrees with Mr. Strodoski that we probably won't need a gate, because the fence can be unlatched for maintenance.

Mr. Felix wanted to know if a sunshade can be used over the seating area instead of a pavilion. Mr. Strodoski said the sunshades are nice but maintenance on them isn't. They are fabric, they will need to be replaced eventually, and you'd have to take them down in the winter. Mr. Felix asked what the seating would be in the pavilion, a picnic table or benches. Mr. Strodoski said he preferred Adirondack chairs and maybe a few benches. Mr. Mandia asked if hooks would be added to hang player bags and their paddles. Mr. Strodoski said a table is nice for water bottles. Ms. Boyer said maybe 6-foot benches, and she likes the pole idea. She also wanted to know what the roof of the pavilion would be made of, metal and if it would be colorful. Mr. Strodoski said it would be metal and it can be colorful. Mr. Strodoski said this is the pavilion roof for the pickle ball courts and the pavilions elsewhere would be wood.

Mr. Felix asked if the township has certain colors. Mr. Mandia said the logo is blue and white. Mr. Strodoski said blue and grey are popular colors for the pickle ball courts. Ms. Boyer asked Mr. Strodoski if he had anything else to present. Mr. Strodoski said just some stormwater updates. Mr. Felix asked what the material would be for the boardwalks in the park. Mr. Strodoski said they would be treated wood or recycled plastic. Mr. Felix asked what the railing material would be. Mr. Strodoski said they are low to the ground, so railing is probably not necessary. The one crossing the creek would have railing on both sides. He also stated the stormwater has a basin at the low points of the site. The engineer suggests curving the parking lot to capture stormwater. There will also need to be an underground facility on the parking lot to compensate for water. He said a rain garden may be needed below the pickle ball courts. Ms. Boyer asked if it would jeopardize the pump track. Mr. Strodoski said it may but that will be in the next phase and we can talk about it in that planning. Mr. Strodoski also asked if his engineer can get together with the Township engineer regarding the stormwater. Mr. Manida said that is a good idea, and he will work on getting a meeting set up. Mr. Felix asked what the parking area material will be. Mr. Strodoski said it will be asphalt. Mr. Mandia said it's a high cost for pervious pavement and it may reduce some of the facilities. Mr. Strodoski also stated that it has to be periodically vacuumed up and vacuum trucks are expensive. Mr. Felix said that some of the trails in the first phase were not paved and the Township went back and paved them.

Ms. Boyer asked to talk about trees. She was talking about the trees already there along Beverly Road. Mr. Strodoski said they have not looked at that yet, but he will make a note to do so. Donald Bush stated that a lot of the trees are in bad shape. Ms. Boyer said that a lot of thinking and planning goes into these projects. Mr. Strodoski said yes, especially when it comes to stormwater. He stated he would be back in a month or two to speak more on the stormwater.

6. Correspondence:

Cindy Gonzalez, Assistant Township Secretary, stated that there will be two events happening at Old Trolley Line Park in the next few months. The first is the LCEM will hold a mock emergency event on September 3, 2026. Mr. Manida stated that it is an emergency preparedness event with 20 plus vendors. Ms. Gonzalez also stated that Senator James Malone will be presenting the Township with a

check for the grant that was received for Old Trolley Line Park for Phase 3. This will be held on September 17, 2026 and invited the Park and Recreation Board to attend. Mr. Mandia said that we will confirm the time for the board.

Mr. Manida also added that we will be adjusting the verbiage for the food trucks. We are in the process of combining Township Ordinances and making some changes as these were done many years ago. Once completed, they will be presented to the Board.

Donald Bush asked if there was a list of ordinances being updated. Ms. Boyer asked if any of them were Park & Recreation ordinances. Mr. Mandia said the only one for Parks would be for food trucks. Mr. Reed asked if we were changing the fees for field usage. Mr. Mandia stated that the fee schedule is another thing that is being worked on. Mr. Reed asked if we are raising fees for the tournaments as well. Mr. Mandia stated that we can discuss tournament fees at the September meeting. There has been discussion about limiting the number of tournaments. GEARS takes care of the scheduling for that. Ms. Boyer suggested putting that on the September meeting agenda and finding out what other municipalities are charging. Mr. Manida said that tournaments are making a lot of money. Ms. Boyer said that it does change the dynamic of the parks for the residents and the public when there is a tournament.

Ms. Boyer asked if there were any other discussions.

7. The next meeting of the Park and Recreation Board is scheduled to be held on **September 8, 2026** at **7:00 P.M.**
8. A motion was made by John Felix Jr. and seconded by Donald Bush to adjourn the meeting at 8:05 P.M. All members present voted in favor.

Respectfully Submitted,



Cindy Gonzalez, Assistant Secretary



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PUBLIC WORKS DEPARTMENT

SEPTEMBER 2026

COMPLETED:

- Shoulder backup on Aberdeen and Parkview
- Mill and pave rough section of Campus
- Sprayed guide rails, rock inlets and outfalls
- Base repairs
- Budget talks
- Roadbank mow
- PA1 calls

FUTURE:

- Base repairs
- Mount Pleasant pipe work