



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Minutes of a Special Meeting of The Mount Joy Township Zoning Hearing Board Thursday, September 17, 2026

- 1) Chairman Gregory R. Hitz Sr. called the special meeting to order at 6:00 P.M. in the auditorium of the Elizabethtown Area School District Middle School, located at 600 East High Street, Elizabethtown, PA.
- 2) Meeting Attendance
 - Members Present: Gregory R. Hitz Sr., James E. Hershey, & Robert F. Newton Jr.
 - Members Absent: NONE
 - Township Representatives: Josele Cleary, Esq, Township Solicitor; Matt Peak, Zoning Officer/Community Development Director; and Justin Evans, Assistant Zoning Officer
 - Lancaster County Court Reporter: Angela Kilby
 - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas
- 3) Approval of Meeting Minutes

A motion was made by James E. Hershey and seconded by Robert F. Newton Jr. to approve the minutes of the July 16, 2026 meeting. All members present voted in favor of the motion.
- 4) Zoning Case #260001 – Continued from the July 16, 2026 meeting
 - a. Applicant/Landowner: Franklin B. Greiner, Jr.
 - b. Property Location: 2843 Mount Pleasant Road, Mount Joy, PA 17552, Tax Parcel ID #461-89922-0-0000
 - d. Zoning District: (LI) Light Industrial
 - e. Special Exception Requests:
 - (1) Chapter 135, Article XVII, §135-163.B – establishment of an industrial use exceeding 50,000 sf.
 - (2) Chapter 135, Article XVII, §135-163.C – establishment of an industrial use not specifically referenced by §135-162.E
 - (3) Chapter 135, Article XVII, §135-163.E – establishment of an industrial park
 - (4) Chapter 135, Article XXVIII, §135-383.B(7) – extension of time in which to obtain a zoning permit and complete construction

Solicitor Henry recounted the progress of the hearing through the July 16, 2026 meeting.

The hearing resumed with testimony from applicant's witness Joshua Hoffman, who was recalled to discuss updates pertaining to sewer and water service. The following exhibits were distributed prior to his testimony:

- Ex. A-20-A – Request letter to the Elizabethtown Area Water Authority (EAWA), dated 9/3/2026, and corresponding response letter, dated 9/14/2026
- Ex. A-21-A – Request letter to the Elizabethtown Regional Sewer Authority (ERSA), dated 9/2/2026, and corresponding response letter, dated 9/14/2026

Mr. Hoffman scheduled separate follow-up meetings with EAWA and ERSA to review the development plans and confirm it can be served by public water and sewer. After those meetings, a letter was sent to each Authority requesting confirmation of capacity for the project. Response letters from the Authorities confirmed capacity, though ERSA's contained a caveat hinging on the Trunk A Interceptor project as well as pump station upgrades. Those sewer upgrades are permitted and construction is expected to begin in early 2027 by a residential developer. If that developer does not

follow through with said improvements to the public sewer system, the Greiners are willing to undertake them to provide sewer service to the project.

Attorney Cluck cross-examined the witness. He questioned where the EAWA letter states the Authority's ability to serve the project. Mr. Hoffman called attention to EAWA's response letter, which ultimately does not reserve capacity. The original request is for 12,020 gallons per day but the updated request is for 15,048 gpd. This increase is a result of meeting with the Authority to determine proper calculations based on employee counts. Although the projected number of employees did not change, the usage assumption increased from 12 to 15 gpd/employee. This equates to 88 equivalent dwelling units (EDUs) at a rate of 171 gpd/EDU.

He asked who will construct the necessary improvements to provide sewer service. Landmark Homes will upgrade the Trunk A Interceptor based on their meeting with ERSA. Mr. Hoffman reiterated that the Greiners will complete the improvements if Landmark Homes does not. What is the reason for the increased sewer capacity request of 15,015 gpd? This is due to the water usage assumption increasing from 12 to 15 gpd then rounding up to the nearest EDU, resulting in 65 EDUs at 231 gpd/EDU. This is an increase from 52 EDUs requested in the original request.

Attorney Yoder followed up with questions, to which Mr. Hoffman confirmed that the capacity reservation requests are conservative. He believes the actual uses are less than 15 gpd/employee, but this number helps ensure it will be enough for the facility. Are the improvements required by ERSA easy to perform? Yes, as only a portion of the Trunk A Interceptor upgrade needs completed for this project. These details can be worked out in the land development stage as well as capacity reservations since the Authority typically does not like to grant reservations until land development.

Mr. Hitz asked if the applicant is willing to take the necessary steps to provide sewer service. Mr. Hoffman confirmed.

A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to admit Exhibits A-20-A and A-21-A into the record. All members present voted in favor of the motion.

Mr. Stevens' cross-examination was objected to due to the lack of questions. Mr. Hoffman concluded his testimony.

Attorney Yoder called applicant's witness Allison Hanna Bailey, PLA after distributing Exhibits A-29 through A-33. Ms. Bailey noted that she was married over the summer, hence her name change from Ms. Hanna.

- Ex. A-29 – Allison Hanna, PLA resume
- Ex. A-30 – Landscaping plan sheets with red lines (4)
- Ex. A-31 – Landscaping plan sheet with red lines (1)
- Ex. A-32 – John Rengepis, PE resume
- Ex. A-33 – Lighting plan sheets (4)

Exhibits A-32 and A-33 pertain to the lighting plan, which will be discussed at a later meeting. Exhibits A-29 through A-31 will be part of Ms. Bailey's testimony regarding the landscaping plan. After reviewing her professional experience and educational background, she was offered as an expert in the field of landscape architecture as it relates to all aspects of designing and preparing landscape buffer and screening plans for industrial developments in compliance with local ordinances. No objections were made. A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to accept Allison Hanna Bailey as an expert in landscape architecture as it relates to industrial development. All members present voted in favor of the motion.

Ms. Bailey confirmed her preparation of the landscaping plans as part of the proposed development, which was submitted as Exhibit 4 to the original application. The landscaping plan was prepared to meet the requirements of a sketch plan per the zoning ordinance, in addition to the specific landscaping requirements. It may be modified during the land development process to address the township's review comments.

Referring to Ex. A-30, she provided an overview of the proposed landscaping plan. It includes maintenance notes and landscaping requirements from the zoning ordinance in addition to the proposed landscaping strips, buffers, screening, and parking lot plantings. A landscaping chart lists the ordinance requirements and what is proposed to meet them. The plant schedule lists all species for the site, including denotation whether they are native species. Most of the evergreens are non-native, though this is intended to increase the variety in case of a widespread killing of a particular species. 1,500 total plants are scheduled; approximately 1,380 are trees and the rest shrubs. The plan protects existing woodlands as much as possible.

Referring to Sheet 3 of Ex. A-30 depicting the area furthest east along Mount Pleasant Road, Ms. Bailey identified the residential buffer and landscape screens and noted the following:

- An evergreen buffer will be atop a berm and work in conjunction with a 6' high fence.
- Both evergreens and deciduous trees are provided above and beyond the requirements to increase visual interest at all times of the year. Shrubs will create different heights along the buffer.
- Evergreens are planted along a minimum of two staggered rows to increase the screening ability. Planting them on a berm increases effectiveness of screening parking areas and buildings to the surrounding residential properties.
- Spacing between trees will not be more than one-half of the mature heights of the trees.
- No fewer than 60% of the trees planted in the residential buffer strip will be evergreens.
- The minimum height of evergreens is 6' at the time of planting, although the ordinance requirement is 5'.
- Evergreen growth is anticipated to be 1' per year.
- The minimum caliper of the evergreens will be 2.5" at the time of planting.
- The residential buffer strip will meet the minimum buffering and screening requirements of the ordinance at a minimum width of 10'.
- Screening is arranged to block the ground level views up to 6' high within 3 years of installation.

Ex. A-27 contains the cross-section views of the site. Ms. Bailey confirmed the effectiveness of the berm and plantings through the cross-sections. They show the tree heights at both time of planting and as they grow to their projected heights. Parking areas and significant areas of the buildings will be effectively screened. If a steeper slope is approved by the township, a higher berm can be used to improve screening. A landscaping strip of at least 15' in width is provided on the plans.

She pointed out the landscaping strip on Sheet 1 of Ex. A-30, noting the following:

- The strip extends along the entire Mount Pleasant Road frontage of Lots 1 & 2, containing a mix of shade and ornamental trees plus lawn.
- The only impervious coverage along the frontage are from the driveways to the site, leaving at least 80% of the area in a pervious condition.
- No outdoor storage is permitted in the required landscape areas.
- One ornamental shade tree is provided for each 750 sf of required landscape strip.
- Deciduous trees will have a clear trunk at least 5' above finished grade in all landscape strips.
- Evergreen trees will have a minimum 6' height in all landscape strips, if used in the future. The plans specify only shade and ornamental trees in the strips.
- Landscaping or woodlands are provided along the entire boundary of Lots 1 & 2.

Referring to Sheets 2 & 4 of Ex. A-30, she pointed out areas of healthy existing trees along the boundary being substituted for new plantings as permitted by the ordinance. Approximately 79% of the existing woodlands will be saved. She then addressed parking lot landscaping requirements.

- A minimum of 5% of the total parking lot areas are landscaped, including a perimeter around parking lots and access drives.
- Red lines on the landscaping plans show the areas used to calculate parking and access drive square footage as called out by the Township Engineer.
- The area calculations and tree quantities are shown in a red box on Sheet 1.
- All interior landscaping areas will contain trees, shrubs, and other plantings.
- At least one shade tree is provided for each 300 sf of interior landscaping area with a clear trunk at least 5' above finished grade.
- Parked vehicles will not overhang the landscaped area by more than 2.5'. Wheel stops or curbing will be used for this purpose where necessary.
- Some parking areas contain internal islands, while others have plantings on the ends depending on the configuration of the lots. The township review letter stated a preference for internal islands every 15 parking spaces.
- Street trees are placed 40' on center along the access drive on Lot 2. The ordinance requires them to be planted on one side of the drive, though they provided on both sides along the majority of the drive length.

- Specifics for street trees along a retaining wall will be worked out once the wall design is complete. A concept plan for this is found in Ex. A-31. She recommends taller columnar trees in this area squeezed between a parking lot and access drive.
- Screening is provided between all parking lots and land available for residential uses.
- Trees planted in or around the parking lot will have a minimum diameter of 2" at a height 6" above finished grade.

A final landscaping plan will be developed with the final land development plan, incorporating any feedback provided by the ZHB and township. She designed the landscaping plans to meet the requirements of the ordinance. Trees and shrubs will be native to this area except for the evergreens discussed earlier. All landscaping and screening will be properly maintained per the plan notes, including replacement of dead plantings within 8 months by the current owner of the property, or as required by the ordinance. Plantings are designed not to overhang pedestrian ways or block clear sight triangles at maturity. The Greiners are willing to add more plantings if needed.

A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to admit Exhibits A-29 through A-31 into the record. All members present voted in favor of the motion.

Solicitor Cleary cross-examined Ms. Bailey. What does the red on Sheet 1 of Ex. A-30 mean? The red dashed line shows the limits of the parking area, as enlarged to include the access drive per the Township Engineer's review. The hatched areas show the interior parking landscaping relating to the required areas. The same denotations are used on all four sheets.

Attorney Cluck cross-examined the witness.

- Where can the township review comments be found? The comments and responses are in Ex. A-26, specifically comment #15 with respect to interior landscaping. She confirmed that all revisions to the original plans are shown in red.
- What is the red line near the bottom of Sheet 1 of Ex. A-30? It relates to the street trees now being provided on both sides of access drives per the township's interpretation.
- The response to comment #11 in Ex. A-26 speaks to a separate exhibit providing details for the additional trees. Where is that? The red revisions in Ex. A-31, which coincides with the red line segment on Sheet 1 of Ex. A-30.
- What are the red-lined areas around Building #2? Same thing; additional area being considered as part of the parking lot and access drives for the calculation of required interior landscaping.
- Do the red areas on the other sheets denote the same thing? Yes. Do they note the addition of trees? Not in the parking areas. All requirements could be met by moving the trees specified on the original plans, although more trees are provided to address the township's interpretation that trees are required on both sides of access drives.
- Did the changes revise the amount of impervious coverage on the site? The additional islands may have decreased impervious coverage, but she does not show the coverage calculation on the landscaping plans.
- Are the plans in Exhibit 4 to the application identical to the new exhibits except for the red revisions? Yes.

At Attorney Cluck's request, she pointed out the symbols for proposed trees on the landscaping plans that will screen the buildings. Under the assumption that the buildings will be 50' high, she stated the buildings will be visible from Mount Pleasant Road in certain areas despite the various plantings. Ms. Bailey confirmed that Building #2 will be screened from the residential properties by an evergreen screen on top of a berm.

- Is Building #2 visible from Mount Pleasant Road? Depending on where you are, you may see it. Is Building #3 visible from Mount Pleasant Road? No, it is behind Building #2.
- Are the three buildings visible from the lands of Michelle Kennedy and Bobbi Thompson? Buildings #2 & #3 could be from certain areas of the property, though #1 is blocked by the other buildings. She is under the assumption that all three buildings will be 50' high.
- Are the three buildings visible from the Myers property on Mount Pleasant Road? Building #1 is behind #2 and should be blocked by it.
- How many trees are being removed from the site? She did not have a count, but 79% of the wooded area will be retained.
- What are the type and age of trees being removed? She did not know. Are any of them historic? Unknown; not an ordinance requirement.

- Are there any impacts to the environment or natural resources from removing 20% of the woodlands off of the property? No. What is your basis for the answer? Many developments remove more than that, and the plan meets the ordinance requirement.
- Do you have any expertise in environmental law? No. Do you understand the Environmental Rights Amendment to the Pennsylvania Constitution? No.

Mr. Stevens' cross-examination began by asking for the planting density and species requirements. She noted the plan meets the ordinance requirements, plus there is no standard that speaks to a certain amount of plants per area of the property. What is required per every 750 sf of landscape strip? She referred to the red box on Sheet 1 of Ex. A-30 containing the applicable calculations. What is the purpose of the buffering screens? They meet an ordinance requirement for a staggered row of trees. Evergreens keep their needles all year long to provide visual interest and possibly filter light and noise. There is no numerical quantity for the buffer rows other than staggering and height of the trees.

Attorney Yoder followed up by citing language from the ordinance as it pertains to buffering and screening. She confirmed that the plans accomplish these objectives.

- Is there anything in the ordinance that requires the entire building be screened from rights-of-way or adjoining properties? There is not.
- Did the Township Engineer's review letter state that the buildings be completely screened? No.
- Did you address the review comments as they relate to landscaping? Yes, as shown on the exhibits.
- Is it your understanding that Building #1 will be constructed at approximately 30' below Buildings #2 & #3? She did not know that, although it would be shown on the grading plans.
- Will the residential properties to the east be able to see Building #1? No.

Mr. Hitz asked why they are using plants native to Pennsylvania. Ms. Bailey cited benefits including birds using them for food and refuge. Plus natives are easier to source and obtain. Referring to the maintenance and replacement notes, what is the timeline for removing and replacing dead plantings? Likely within a month's time. About how many plants typically die in a project of this size? Not all of the trees are expected to live for a variety of reasons, which is why the maintenance and replacement notes are provided. They could die shortly after planting or several years later. What is the typical height of a plant when planted? For trees, a 2.5" caliper usually related to 12' in height. A rule of thumb is 1" of caliper equals about 5' of height. The larger caliper trees are usually found at a nursery.

Mr. Stevens asked how the landscaping is compatible to the surrounding area? Without full familiarity of all the trees in the area, she noted that natives are preferred since they are typical to the surrounding region. She does not expect the plantings being a detriment to existing trees in the area.

Ms. Bailey answered Attorney Yoder's question about native plantings' effects on pollinators, birds, and animals, stating those species will benefit from additional flowers and trees. Her testimony then concluded.

Attorney Yoder called applicant's witness Leeron Tagger. The following exhibits were distributed prior to his testimony:

- Ex. A-34 – Leeron Tagger resume
- Ex. A-35 – Natural resources map

Mr. Tagger provided his professional background as described in Ex. A-34, which includes close to 200 wetland delineation reports across 20 years' experience in the wetlands field. He has made close to 100 applications to state and federal regulators in this regard, including several industrial developments in Pennsylvania. He was offered as an expert related to all aspects of wetlands, including the delineation and analysis of wetlands as well as complying with all regulatory and permitting requirements. A motion was made by Robert F. Newton Jr. to accept Leeron Tagger as an expert in the aforementioned areas.

Attorney Cluck questioned Mr. Tagger, asking how many of those projects were in Pennsylvania. He did not have an actual count but stated "many". He is neither a licensed soil scientist in Pennsylvania, nor a professional engineer, professional hydrologist, or professional geologist. His firm is not certified by the Pennsylvania Department of Environmental Protection for Chapter 105 jurisdictional determinations. Attorney Cluck objected to the witness as he is not qualified to testify about wetlands in Pennsylvania.

Attorney Yoder asked if Mr. Tagger has submitted applications to DEP and the Army Corps of Engineers that were accepted? Yes. Do you have the training, experience, and expertise to delineate wetlands on a property? Yes. How many times has DEP rejected a wetlands delineation that you submitted? It hasn't happened.

Attorney Cluck asked when Mr. Tagger was certified as a wetland delineator. He attended a training course prior to 2015 that was approved by the ACOE. A certificate was issued upon completion of the course. The standing motion to accept Mr. Tagger as an expert was seconded by James E. Hershey. All members present voted in favor of the motion.

Mr. Tagger prepared a report identifying all wetlands and watercourses on the property, submitted as Exhibit 6 to the original application. That report included an appendix containing the mapped wetlands on the property. Ex. A-35 is the natural resources map provided in that report. The identified wetlands consist of an abandoned farm pond that has silted in over time and contains hydro fitting vegetation such as cattails. He classified it as a palustrine emergent wetland dominated by herbaceous species. This pond has been associated with agricultural activities back to the 1950s and has silted in over time. A swale migrating north from the pond is also identified as a wetland. A waterway at the northern boundary was flagged but no wetlands identified. Mr. Tagger believes DEP would classify the wetlands as having ordinary resource value.

He did not observe a visual connection between the pond and waterway. This is an old man-made pond characteristic of the agricultural nature of the region. The applicant proposes removal of the pond, which requires a permit from the agency having jurisdiction; either DEP or the ACOE. Mr. Tagger's opinion is that DEP has jurisdiction over this resource. He will be involved in permitting during the land development process. Mitigation will be required, therefore Ethos Development has obtained 0.3 acres of wetland mitigation credits to offset the 0.2-acre wetland on site.

Referencing Section 135-307 pertaining to wetlands, the appropriate approvals from DEP or ACOE are required during the land development process. No alteration will take place until those permits are in place. Once removed, no wetland buffers or setbacks will apply. Filling in the pond will not be detrimental to the health, safety, or welfare of the surrounding area, nor will it detract from the use of surrounding properties. The applicant will comply with all municipal, state, and federal regulations as they relate to the wetlands on the property.

A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to admit Exhibits A-34 & A-35 into the record. All members present voted in favor of the motion.

Solicitor Cleary cross-examined Mr. Tagger. Where are the mitigated wetlands located? The Codorus Creek wetland mitigation bank. In York County? Yes. You referenced Ethos as credit owners? He misspoke previously and meant Greiner.

Attorney Cluck cross-examined Mr. Tagger.

- Did you prepare Exhibit 6 (wetland delineation report). He did.
- What was the purpose of the wetland delineation report? To identify potential jurisdictional waters of the United States or the Commonwealth on the property. And hydric soils? To identify wetlands and streams.
- Did you evaluate the proposed land development plan for the property? Not at this time.
- Your 2025 report states the field work was limited to a two-day visit on October 9-10, 2025. Is this correct? Yes.
- Did you conduct any seasonal hydrology monitoring? In other words, how many site visits did you perform? The original plus a visit earlier today.
- Did you observe anything today that should be added to the delineation report? No.
- During the two-day site visit, did you conduct seasonal monitoring? There is no in-field monitoring occurring.
- Did you perform any groundwater measurements? Inferences can be made based on soil conditions and hydrology in the field. Otherwise, no long-term groundwater monitoring was performed. Is that information included in the report? On the data forms in Appendix D to the report.
- Was the entire watercourse dry during the 2025 visit other than two puddles? Yes. Was the entire watercourse dry today? Yes. Did you observe any flowing water at any point? No.
- Would you agree that October is not a typical high-water period for intermittent or ephemeral streams? That depends on the hydro regime for the region. Is this conclusion a result of desktop analysis instead of personal observations? A combination of desktop review, field observations, and review of the historical record.
- Since December 2025, did you return during spring runoff? No. Did you return after major storm events? No.

- Did you collect any sample points during the visits? Two upland points were documented in 2025; maybe 6-8 today. Where were the samples taken today? Across the wetland, outside the wetland, and adjacent to the stream. What are the results of today's samples? They are consistent with the delineation report.
- Did you perform any species-specific wetland indicator analyses other than the standard NRCS list? No.
- Were your soil pits limited to 20" in depth? The pits were a minimum of 20", based on capability at the various locations. They are dug as deep as needed to confirm the presence or absence of hydric soils. Did you go below 20"? At times. Do you agree that hydric indicators can occur below 20" in depth? Evidence of a water table can occur below that.
- Your testimony is that the wetland is isolated and not surface connected to any other waters? There was no observable connection. How about a hydrologic connection to the unnamed tributary? No. Did you identify a subsurface connection? This was not investigated since the current rule in place does not require it. State or federal rule? Both.
- You agree that this is an isolated wetland? Yes.
- This is not under federal jurisdiction? In our opinion, correct. Only DEP can assert jurisdiction? The ACOE figures this through the jurisdictional determination process. It is his professional judgement based on field work that there is no observable connection between the wetland and surface waters. You're saying DEP does not have jurisdiction over these wetlands? No, he is saying that it will be under DEP jurisdiction if not under the ACOE's.
- The proposal is to remove the wetlands? The proposal is to develop within the wetlands footprint. And remove the wetlands? Correct.
- What is the function of the wetlands on the property? As part of the delineation process, his responsibility at this phase of the process is to identify and delineate all potentially regulated resources on the site. As the project moves forward, the application process will require the composition of multiple documents including an environmental assessment that will determine a functions and values assessment of the wetlands. Small farm pond wetlands like this typically have low functions and values to the ecological community, human health, and recreation.
- Did you evaluate whether the proposed project layout can avoid the wetlands? Part of the permitting process includes a detailed alternatives analysis subject to review by the ACOE or DEP, as applicable. Where is the alternatives analysis? It is part of the Chapter 105 application process. Can the proposed development layout avoid the wetlands? He did not evaluate that.

Mr. Stevens asked Mr. Tagger if there is flow from the wetlands. There is not. He asked about observable flow routes on site, to which Mr. Tagger reviewed the wetland delineation process. He follows the 1987 manual closely for this and walked the entire property in a search for wetlands. Did you see any signs of life in the wetlands? Wetlands are habitat. Wildlife was observed across the site but not specific to the wetlands.

Mr. Hershey asked whether other agencies review the studies in conjunction with DEP and/or ACOE approvals. Mr. Tagger noted that the permitting process involves a PNDI search with the US Fish and Wildlife Service. This was conducted and the PNDI result identified potential bog turtle habitat within the wetlands on site. Bob Bull, a bog turtle expert qualified through the USFWS, was then hired to conduct an assessment. Mr. Bull's assessment is that the wetlands habitat on site does not support the bog turtle. Has this property received any wetlands credits from another application? He did not know.

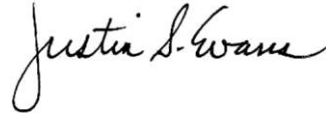
Solicitor Henry asked Mr. Tagger under what scenarios would DEP and/or ACOE deny a permit application. He has not been involved in projects whose permits have been denied. However, many times denial is based on the application being administratively incomplete.

Attorney Yoder asked him about the various types of wetlands. DEP classifies wetlands into exceptional value and ordinary value. Did you complete the wetlands delineation report consistent with the requirements of the DEP and/or ACOE? Yes. Is it your testimony that the wetlands will not be altered unless approved by the DEP and/or ACOE during the land development stage? Yes.

After the conclusion of Mr. Tagger's testimony, Solicitor Henry announced a continuance to Tuesday, September 22, 2026 at the Gible Auditorium on the Elizabethtown College campus (1 Alpha Drive, Elizabethtown) from 6:00 – 9:00 pm. An additional continuance date was established for Wednesday, October 14, 2026 at a venue to be determined.

- 5) A motion was made by Robert F. Newton Jr. and seconded by James E. Hershey to adjourn the meeting at 8:39 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 style with a large, looping initial "J".

Justin S. Evans
Assistant Zoning Officer

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