

**MOUNT JOY TOWNSHIP SUPERVISORS**  
**MINUTES**  
**Thursday, January 16, 2025**

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The regular Board of Supervisor's meeting was an open, in-person meeting, with additional public access via the remote meeting application ZOOM. Attendance was taken by roll call. The meeting was called to order at 7p.m.

**Present:** Christine Demas, Chairman; Chad Yingling, Vice-Chairman; Bernie Mazer; Todd McCauslin; Sandy Yerger

**Also Present:** Issac Wakefield, Solicitor; Ted Brillhard, Keller Engineers; Melinda Jones, Treasurer; Kim Livelsberger; Zoning/Code Enforcement Officer

**Chairman Comments:** Chair Demas said that an Executive Session was held following the January 6, 2025, Organizational meeting concerning personnel issues. She said there will be another Executive Session after tonight's meeting on the same subject. She stated that the Red Rock Municipal Authority Organizational meeting has been rescheduled to January 22, 2025, at 9:00 a.m.

**Public Comment:** Eric Hubbard, Chief of Barlow Fire Department and a resident of the Township questioned if there were any updates on the MOU Agreements. Chair Demas replied not at this time. They are being worked on.

***OMNIBUS MOTION TO ACCEPT THE FOLLOWING:***

Motion included acceptance of the following reports: BOS Regular Meeting Minutes, November 12, 2024, BOS Regular Meeting Minutes, December 19, 2024, BOS Workshop Meeting, December 26, 2024, BOS Organization Meeting, January 6, 2025, Treasurer Report, Roadmaster's Report, Engineer Report, Police Report, Fire Reports, Zoning Officer's report, Planning Commission's Report, Land and Seas' Report, MDIA's Report, Correspondence Received and the Open Records Officer's Report. Supervisor Mazer moved, seconded by Supervisor Yerger to approve the Omnibus Motion. Motion carried. (5-0)

***ACTION ITEMS:***

- Dollar General Land Development Plan Review: Ben Syput presented the updated plans for the Dollar General Land Development project. The Board discussed the need for additional screening, including fencing and landscaping, on all sides of the property to provide privacy for neighboring properties. The board approved the developer's agreement, waived the preliminary plan procedures, and conditionally approved the preliminary plan subject to meeting all conditions.

Supervisor Mazer moved seconded by Supervisor Yerger, to approve the modification of the zoning ordinance, 110, section 708.h, to allow for the use of a privacy fence on three sides, and the tree plantings on two sides as a buffer instead of only landscape plantings. Motion carried. (5-0)

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Supervisor Mazer moved seconded by Supervisor Yingling, to approve the Preliminary Plan Waiver of SALDO 86.10 to allow the plan to proceed as a preliminary/final plan since no public improvements are proposed. Motion carried. (5-0)

Supervisor Mazer moved seconded by Supervisor McCauslin, to approve the Developer Agreement that incorporates the Engineer's comments, No's. 8, 9, 10, 11 and 13 from the letter dated December 10, 2024, subject to the changes of fencing in the rear, as discussed. Motion carried. (5-0)

Supervisor Mazer moved seconded by Supervisor Yerger, to conditionally approve the Development Plan with the completion of items listed on the Engineers letter dated December 4, 2024 and Zoning Officer's letter dated December 4, 2024 with exception of comment four and the agreed upon additional elevation for the awning info windows at the front and on the east, west side of the of the building. Motion carried. (5-0)

- **Nolen Minor Subdivision Plan:** Chairman Demas introduced the Nolan minor subdivision plan, which involves combining two lots in the Lake Heritage community. Supervisor Yingling moved seconded by Supervisor McCauslin, to conditionally approve the Nolen Minor Subdivision Plan, subject to addressing all outstanding comments of the Engineer's letter dated January 3, 2025, and the Zoning Officer's letter dated January 3, 2025. Motion carried. (5-0)

- **Barlow Fire Company, Gettysburg Fire Company, United Hook & Ladder 4<sup>th</sup> quarter Financial Reports:** Chair Demas said the Township received Barlow Fire Company, Gettysburg Fire Company and United Hook & Ladder 4<sup>th</sup> quarter reports and are combining all three in one motion. Supervisor Mazer moved seconded by Supervisor McCauslin, to approve the 4<sup>th</sup> quarter distribution to Barlow, Gettysburg and United Hook & Ladder fire companies. Motion carried. (5-0)

- **Disposition of Records Resolution:** Supervisor Mazer moved seconded by Supervisor Yingling, to adopt Resolution 9 of 2025 for the Disposition of Records. Motion carried. (5-0)

- **Direct Deposit Resolution:** Chair Demas explained that this resolution is for all employees, elected officials, and appointed officials receiving compensation, stipends or other payments for the Township for services they perform shall receive such compensation via direct deposition to a financial institution designated by the employee or official. Supervisor McCauslin moved seconded by Supervisor Yerger, to adopt Resolution 10 of 2025 to initiate direct deposit. Motion carried. (3-2). Vote: Todd - Yes, Chad - No, Christine -Yes, Bernie - No, Sandy - Yes

### **Adjournment**

- With no further business to be discussed by the Board, Supervisor Mazer moved, seconded by Supervisor Yingling, to adjourn the meeting. Motion carried. The Meeting adjourned 8:00 p.m.

**Executive Session:** Started at: 8:06 p.m. Ended: 8:16 p.m. Topic: Personnel issues.

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Respectfully submitted,

Sheri Moyer  
Township Secretary