

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
MAY 18, 2023 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance and votes were taken by roll call.

Present: Bernie Mazer, Chairman; Terry Scholle Vice Chairman; Todd McCauslin; Christine Demas

Absent: Gil Clark

Also Present: Susan Smith, Solicitor; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer; Mitz Whatley, Assistant Treasurer and Assistant Administrator; Bruce Hartman, Treasurer; Ben Ried, Bond Counsel

Person's Requesting Time on the Agenda-Jenna Smith, Adams County Office of Planning and Development, informed the Board on the update to the Heritage component of the County Comprehensive Plan. The County would like feedback from the Township and its residents relating to historic properties to be included. She encouraged the completion of the public survey.

Bernie Mazer read a summary of historic properties in the Township prepared by Dean Shultz.

Tom Newhart-720 Plunkert Rd-preserve as much as we can

Chairman/Vice-Chairman Comments: Chairman Mazer mentioned that the Board approved working with DCED to help with the comprehensive plan. He has started to revise the RFP for resubmission.

Vice-Chairman Comments: Vice-Chairman Scholle talked about various issues that have come up in the other organizations that he is a part of. The COG has been discussing cybersecurity and various ways to combat it. The avian flu is on the rise so watch your birds. There is a new service in Adams County which includes a well flight helicopter service. YATB has collected well over 84 million dollars in taxes.

Public Comment.

Lieutenant Todd Witalec of the PA State Police-stops by different Townships each month; this was Mount Joy's month

Nick Demas 71 Miller Rd-Cybersecurity

Wade Run Neighborhood Improvement District (proposed)-Solicitor Smith opened by saying that the Board received a request from Rick Klein, owner/developer, for a NID for the proposed Wade Run development, including a summary memorandum with a proposed schedule.

She noted that the Board had first been made aware of the interest in a NID for Wade Run in early 2022 and had subsequently engaged bond counsel, whose scope of work included the existing Links NID restructure bond and any future NID work but had taken no action on a proposed Wade Run NID. Ben Reid, Township Bond Counsel, and Jonathan Cox, Klein's bond counsel made additional presentations to the Board and answered questions. The NID is a financing tool for infrastructure improvements like roads and sidewalks for a proposed neighborhood district. A NID is created by an ordinance. Property owners inside the NID pay assessments to cover the costs of the improvements. Proposed plans would still be subject to the SALDO, including financial security for required improvements, and private planned community POS and HOA requirements and fees. Red Rock Municipal Authority is the management agency for the existing Links NID.

Bob Stillwell 99 Garrison Falls-NID is a way to off-load the cost of the infrastructure for the developer, creating a cost to the homeowners; what is the benefit to the Township?

Tom Newhart 720 Plunkert Rd-lower interest rates?

Dean Shultz 1610 Baltimore Pike-benefit is to developer

Approval of Minutes

Regular meeting minutes for April 20, 2023 were approved by consent.

Solicitor's Report. Solicitor Smith presented her report for the period following the April regular meeting. Supervisor Scholle moved, seconded by Supervisor Demas to accept the Solicitor's Report. Motion carried, unanimously.

Engineer's Report. Engineer Vranich presented his report for the period following the April regular meeting. Supervisor Demas moved, seconded by Supervisor Scholle to accept the Township Engineer's written April report. Motion carried, unanimously.

Omnibus Motion to Accept the Following. Supervisor McCauslin moved, seconded by Supervisor Demas to approve Roadmaster, Treasurer, Police, Zoning Officer and Code Enforcement Officer, Planning Commission, Land & Sea, Open Records Office reports.

Correspondence- Correspondence listed on the agenda was acknowledged.

Subdivision/Land Development Plans.

Minor Preliminary/Final Subdivision Plan for Jay Steckman. Township Engineer Erik Vranich explained that the purpose of the plan is to create a lot around the existing dwelling fronting Baltimore Pike. The plan is a minor preliminary/final and therefore, by the provisions of the SALDO, did not need to go to the Planning Commission. A non-building waiver was submitted this week and will need to go before the Planning Commission on June 13. Most of the comments on the Township Engineer and Zoning Officer's letters have been addressed. Supervisor Scholle moved, seconded by Supervisor Demas to approve signature of the non-building waiver pending signature by the Planning Commission. Motion carried, unanimously. Supervisor Demas moved, seconded by Supervisor McCauslin to approve the plan with

conditions of satisfactory completion of the comments on the review letters from the Township Engineer and Zoning Officer both dated May 15, 2023. Motion carried, unanimously.

Business

- Administrative fee (Act 41 of 2022; related to County Property Improvement Certification Ordinance). Solicitor Smith explained that this was related to the new property improvement certificate ordinance that Adams County adopted under enabling state law. The municipalities are required by the enabling state law to submit copies of their building permits to the tax assessment office on a monthly basis. The enabling state law provides for a municipality to collect a \$10 fee to cover the costs of compliance administration. The Board said that they were not interested in amending the administrative fee schedule to collect the provided for administrative fee.
- Alpha Fire Company, Barlow Fire Company, and Gettysburg Fire Company. First quarter financial statements. Supervisor Demas moved, seconded by Supervisor Scholle to approve the disbursement of first quarter funds for Alpha, Barlow, and Gettysburg Fire Companies. Motion carried, unanimously. Supervisor Demas mentioned that United Hook and Ladder reached out stating that they had not yet received their fourth quarter funds. The Treasurer and his assistant said that they would look into it.
- Request for preapplication technical meeting for property identified as PIN 30G14-0007C, located on 23.49 acres for 9-hole Par 3 golf course use. Supervisor Scholle moved, seconded by Supervisor McCauslin to approve a preapplication meeting subject to reimbursement of Township costs. Motion carried, unanimously.

Adjournment. With no further business to be discussed by the Board, Supervisor Scholle moved, seconded by Supervisor McCauslin to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 8:56 pm.

Respectfully submitted by,

Shannon M. Hare
Secretary