

**MOUNT JOY TOWNSHIP  
SUPERVISORS MINUTES  
Thursday, November 20, 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 7 p.m.

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

**Also Present:** Issac Wakefield, Solicitor; Eric Vranich, Engineer, Melinda Jones, Treasurer; Kim Livelsberger, Zoning and Code Enforcement Officer

**Chairman Comment:** Chair Demas opened by noting that the township's budget is on the agenda for approval. She stated in comparison, Adams County recently proposed its \$99 million budget, which is currently open for public comment, while the township's own budget is more modest at just over \$1 million and fully balanced. She reflected on recent discussions with township leaders across Pennsylvania who expressed frustration with low public attendance at their meetings. He highlighted that this Township is fortunate to have strong resident engagement, community members regularly attend meetings, ask questions, stay involved, and follow up afterward by phone or message. This involvement helps ensure transparency, accountability, and informed decision-making. In closing she said the Township newsletter will be arriving soon. The newsletter includes an invitation to a community gathering scheduled for next month at 6:00 p.m., prior to the regular Board of Supervisors meeting at 7:00 p.m. The gathering is intended to thank residents for their continued involvement, volunteerism, and communication. All residents are encouraged to attend, bring a friend, and engage with Township staff, supervisors, and neighbors.

**Public Comment:** None.

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

Motion included acceptance of the following reports: BOS Regular Meeting Minutes, October 16, 2025, BOS Workshop Meeting, October 23, 2025, Treasurer Report, Roadmaster's Report, Engineer Report, Fire Report, Zoning Officer's 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, with a note there was no Police Report this month. Motion carried unanimously.

***ACTION ITEMS:***

- **Futurestake Subdivision Plan and Sewage Planning Module:** Mr. Vranich said this is a proposed subdivision of an existing farm property located along Taneytown Road. The applicant is proposing to divide the property into three lots consisting of a 55.9-acre farmstead, a 10.46-acre lot, and a 10.28-acre lot. He explained that the parcel spans two municipalities, Cumberland Township and Mount Joy Township. He said although no changes are proposed within Cumberland Township, that municipality must still be included in the overall subdivision plan due to the shared boundaries. The plan proposes to retain the existing farmstead on the 55.9-acre lot. One new 10-acre lot is to be created on the north side of the property and another 10-acre lot on the south side. Both newly

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created lots will have direct access to Taneytown Road, and each has an identified septic area suitable for future development. The intent is for these lots to serve as residential building sites at a later time. No unusual conditions, requests, or deviations from standard subdivision requirements were noted, and the project is considered a straightforward two-lot subdivision in addition to the retained farmstead. The Planning Commission reviewed the subdivision plan during its meeting last week and issued a recommendation for approval to the Board of Supervisors. Following the presentation, the Board acknowledged receipt of the Planning Commission's recommendation and proceeded with the agenda accordingly.

Supervisor Mazer moved, seconded by Supervisor Yingling, to conditionally approve the plan and subject to the recommendations in the Zoning Officer and Engineers letters dated October 27, 2025. Motion carried unanimously.

Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the signature of the Futurestake Subdivision Sewage Planning Module. Motion carried, unanimously.

- **Adams Regional EMS Capital Campaign Contribution:** Chair Demas reported that the Board of Supervisors originally received the funding request from Adams Regional EMS (AREMS) in September and that it has been resubmitted this month for further consideration. She explained that United Hook and Ladder has agreed to sell the property where the current Bonneauville fire station is located to Adams Regional EMS, which intends to construct a new facility to accommodate the growing demand for emergency medical services in Adams County. AREMS is requesting a contribution of \$15,000 from Mount Joy Township in support of the project. Chair Demas introduced Brian Wheeler, Executive Director of Adams Regional EMS, to present additional information. Mr. Wheeler stated that the plan includes demolishing the existing Bonneauville station and constructing a new, approximately 10,000-square-foot facility on the site. He noted that United Hook and Ladder sold the property to AREMS at a discounted rate, allowing the fire department to continue occupying the space at no cost. Mr. Wheeler provided background on the organization, explaining that Adams Regional EMS began operations in 2015 with roughly 1,500 calls annually and only a handful of employees. Call volume has increased significantly, and the service is projected to respond to more than 11,000 calls this year. The total estimated cost of the construction project is approximately \$2.2 million, with most of the funding expected to come from grants.

Supervisor Mazer moved, seconded by Supervisor McCauslin, to approve the distribution of \$15,000.00 to the Adams Regional EMS Capital Campaign. Motion carried unanimously.

- **Dollar General As-Built Plan and Request for Bond Release:** Chair Demas stated the Board reviewed a request from Dollar General for a reduction in its financial security associated with the ongoing site development project. Based on recent site inspections, the Township Engineer determined that the financial security may be reduced by \$322,952.00, leaving a remaining balance of \$7420.00 necessary to complete the project. Mr. Vranich explained that the remaining amount is tied to final stabilization and the closure of the project's NPDES permit. The Conservation District has not yet approved the permit for closure, as several minor items such as final seeding still need to be completed. He noted that it is standard Township practice to retain approximately 25% of the erosion and sedimentation control security until the permit is officially closed. This practice ensures that the Conservation District maintains leverage to require completion of final stabilization measures, including removal of silt socks and other temporary controls. Mr. Vranich confirmed that there are no significant issues at the site and that the remaining work is routine. He recommended approval of the requested reduction and stated that he expects the outstanding items to be completed in the near future. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve a financial security

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reduction for the Mount Joy Dollar General Preliminary/Final Land Development Plan to reduce the Remaining Required Financial Security Total for this project from \$330,372.00 to \$7,420.00, for the remaining site improvements. This results in a reduction in the required financial security of \$322,952.00. Motion carried unanimously.

- Approval to send RFPs to compare Public Official Crime Policy Carriers: Chair Demas stated this item is for information only. She said the township insurance policy has risen significantly this year, even though we've not had any claims. The staff will canvas insurance provider to see if there might be better coverage available if we find a change in provider.
  
- Wage Adjustment: Chair Demas said congratulations to our Roadmaster Mike Golden. He has obtained his commercial driver's license, the CDL. Along with that accomplishment, comes a \$2 an hour increase. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve a wage adjustment for Mr. Golden. Motion carried unanimously.
  
- Approve 2026 Budget: Chair Demas said that the Board has had the draft budget for about two months, with a few changes as required by law. The budget's been advertised for 30 days, for public comments and we've received no questions or comments. Supervisor Mazer moved, seconded by Supervisor Yingling, to adopt the 2026 Budget as presented. Motion carried unanimously.

**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 7:25 p.m.

**Executive Session:** None

Respectfully submitted,

Sheri Moyer  
Township Secretary