

**MOUNT JOY TOWNSHIP
SUPERVISORS MINUTES
Thursday, September 18, 2025**

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

Public Meeting: An ordinance of the Board of Supervisors of Mount Joy Township, Adams County, Pennsylvania, to amend the code of the Township of Mount Joy, Adams County, Pennsylvania, Chapter 110, Zoning, to define and add specific requirements for construction company or tradesperson's headquarters with accessory outdoor storage. Chair Demas stated this was reviewed first by the Planning Commission and then by the Board of Supervisors. It was properly advertised for review and comment by the public for a period of 30 days. During that time, the township received no public comments on the proposed ordinance. Supervisor Mazer moved, seconded by Supervisor McCauslin, to adopt Ordinance No. 1 to amend Chapter 110, Zoning, to define and add specific requirements for a construction company or tradesperson's headquarters with accessory outdoor storage. Motion carried unanimously.

Regular Meeting Convened: 7:07 p.m.

Chairman Comment: Chair Demas informed the Board that a draft of the proposed budget is included in their folders. Ms. Jones has been working diligently on preparing the budget for next year. The budget will be discussed at the next meeting. Board members are encouraged to review the draft and provide feedback or questions directly to Ms. Jones in advance. Chair Demas acknowledged Ms. Jones' efforts and emphasized the need for additional review before the next meeting. Chair Demas commended Boy Scout Troop 501 for their upcoming community service project. On Sunday, from 1:30 p.m. to 4:00 p.m., the Scouts will be picking up litter along Baltimore Pike from Mud College Road southward. The Chair expressed appreciation for their dedication and urged residents to drive cautiously in the area during that time to ensure the Scouts' safety.

Public Comment: Dave Williams, Baltimore Pike, stated concern of a lack of transparency from the Board, citing the removal of YouTube meeting videos, missing public reports (e.g., omnibus documents), and overly consolidated financial statements. Mr. Williams also raised a procedural concern, insinuated that the meeting agenda was not posted 24 hours in advance. Chair Demas replied the draft agenda has been posted for over a week. The final was posted the previous day, well ahead of the deadline. There were some calls that people couldn't find it. She confirmed she has the meta data that shows that it was posted and what time the agenda was posted.

Paula Frey, Hickory Road, questioned activity at the junkyard on Baltimore Pike, which is currently for sale, stating that the noise from the site has been extremely loud. Chair Demas responded that this was the first time the Township had heard of the issue and advised residents to

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report such concerns to Ms. Livelsberger, the Township's code enforcement officer. Ms. Livelsberger confirmed that no applications have been submitted for the property, so officially, no activity is authorized. Ms. Frey insisted that something is happening, noting there were flaggers stopping traffic at the site a week ago.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS Workshop Meeting, August 28, 2025, Treasurer Report, Roadmaster's Report, Engineer Report, Police Report, Fire Reports, Zoning Officer's report, Planning Commission's Report, MDIA's Report, Correspondence Received and the Open Records Officer's Report.

Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the Omnibus Motion, with a note the regular meeting minutes will be approved later under Action Items. Motion carried unanimously.

ACTION ITEMS:

- **Regular Meeting Minutes August 21, 2025:** Supervisor Mazer moved, seconded by Supervisor McCauslin, to approve the minutes from the August 21, 2025 meeting. Motion carried (4-0). Supervisor Yingling abstained because he did not attend the meeting.

- **David Kinsella Minor Subdivision Plan:** Mr. Vranich introduced Scott from Beyond All Boundaries, the surveyor for the project, who was present to answer any Board questions. He explained that the subdivision plan is a recombination of two large lots at 365 and 375 Bowers Road, one 28 acres and the other 85 acres, into a single lot. The 85-acre lot currently contains three dwellings, and the 28-acre lot contains one. The plan has been reviewed by himself, Ms. Livelsberger, and the County Planning and Development. He also noted that a non-building waiver is being requested, as no new buildings or sewage facilities are proposed, which is standard when lot lines are changed but no new development is planned.

Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the sewage facilities non-building waiver once it is approved by the planning commission. Motion carried unanimously.

Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the final minor subdivision plan review for the Kinsella Living Trust subject to the satisfaction of the letters outlined by the zoning officer and engineering officer dated September 11, 2025. Motion carried unanimously.

- **David Reed Minor Subdivision Plan:** Mr. Vranich said Beyond All Boundaries submitted an extension letter to the township granting a thirty (30) day extension. The extension was needed because the review by Adams County Planning Office had not been completed. The 30-day extension would extend the action deadline to the October meeting. Supervisor Mazer moved, seconded by Supervisor Yerger, to accept time extension for David Reed Minor Subdivision Plan. Motion carried unanimously.

- **Local Share Resolution:** Chair Demas stated this is a resolution required to apply for a Local Share Grant to fund a parking lot at the Mud College Schoolhouse. The parking lot is

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intended to improve safety for students and teachers and requires special design adjustments due to nearby wetlands, increasing the project cost. The grant amount requested is \$105,350. Supervisor Yerger moved, seconded by Supervisor Mazer, to accept the resolution to apply for the local share grant for Mud College Schoolhouse. 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 7:29 p.m.

Executive Session: Started at: 7:35 p.m. Ended: 8:15 p.m. Topic: Wheels of Liberation Litigation

Respectfully submitted,

Sheri Moyer
Township Secretary