

**MOUNT JOY TOWNSHIP  
SUPERVISORS MINUTES  
Thursday, August 21, 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 6 p.m.

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

**Absent:** Chad Yingling

**Also Present:** Issac Wakefield, Solicitor; Eric Vranich, Engineer, Sheri Moyer, Secretary/RTK Officer

**Conditional Use Hearing:** Conditional Use Application of R. Difatta, LLC, who maintains a registered office of 700 Leppo Rd., Westminster, MD 21158 ("Applicant"). The Applicant intends to use property located in the Township at 3557 Baltimore Pike, Littlestown, PA 17340, Parcel ID 30H-13-0061B--000 ("Property") as a Motor Vehicle Repair Facility and Office pursuant to Sections 110-301 Article IV of the Township's Zoning Ordinance, and describes the use as a car repair, body shop and office. The Property is located in the Township's Baltimore Pike Corridor (BPC) Zoning District.

The Board went into Executive session at 6:38 to deliberate and returned at 6:53 p.m.

Supervisor Mazer stated the conditions for approval. These conditions will be stated in detail in a formal letter to the property owner. The conditions include:

- The back office and signs will be removed from the current plan; the owner will follow permitting through the usual township process
- Owner will provide a photometric map
- Additional glare shields will be employed on external lights
- Automatic timer will be used to extinguish lights 30 minutes after closing
- Handicap parking will be moved to a location that is acceptable to the township engineer and zoning officer
- Owner will contact PennDOT and comply with their requirements
- Plan will be updated to show line of sight of 100 feet.

Supervisor Mazer moved, seconded by Supervisor McCauslin, to approve the Conditional Use with conditions. Motion carried unanimously.

Regular Meeting Convened: 7:03 p.m.

**Chairman Comment:** Chair Demas stated that some horses got loose near Mud College School House, they crossed Route 97 and ended up in the school's field. With help from neighbors and state police, the horses were safely returned to their owner.

The Chair announced the Township has launched a completely revamped website featuring improved cybersecurity, user-friendly navigation, and updated, streamlined online forms for different actions. Residents can now contact the Township more easily, and the quick community

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response has shown the upgrade was a worthwhile investment, improving both efficiency and accessibility. Her final announcement is next week is Labor Day and the office will be closed on Monday September first to observe the holiday.

**Public Comment:** James Turner, Baltimore Pike questioned the Dollar General privacy fencing and lighting. Eric Vranich, Township Engineer, said the final inspection has not been completed, and all these issues will be addressed during the inspection which is prior to the Use & Occupancy being issued

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

Motion included acceptance of the following reports: BOS Regular Meeting Minutes, July 17, 2025, BOS Workshop Meeting, July 24, 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 McCauslin, to approve the Omnibus Motion, with a note there was no Police Report this month. Motion carried unanimously.

***ACTION ITEMS:***

- Signal Service quote for generator cabinets and cable for the traffic lights located at the Outlets: Supervisor Mazer moved, seconded by Supervisor Yerger, to approve the purchase of generator cabinets and repairs in the amount of \$11,678.00 for traffic lights located at the Outlets. Motion carried unanimously.
  
- Disposition of Records Resolution: Supervisor Mazer moved, seconded by Supervisor Yerger, to adopt Resolution 17 of 2025 for the disposition of Septic System Pumping and Inspection forms for the years 2011 – 2018. Motion carried unanimously.

**Adjournment:** With no further business to be discussed by the Board, Supervisor McCauslin moved, seconded by Supervisor Yerger, to adjourn the meeting. Motion carried. The Meeting adjourned 7:16 p.m.

**Executive Session:** None

Respectfully submitted,

Sheri Moyer  
Township Secretary