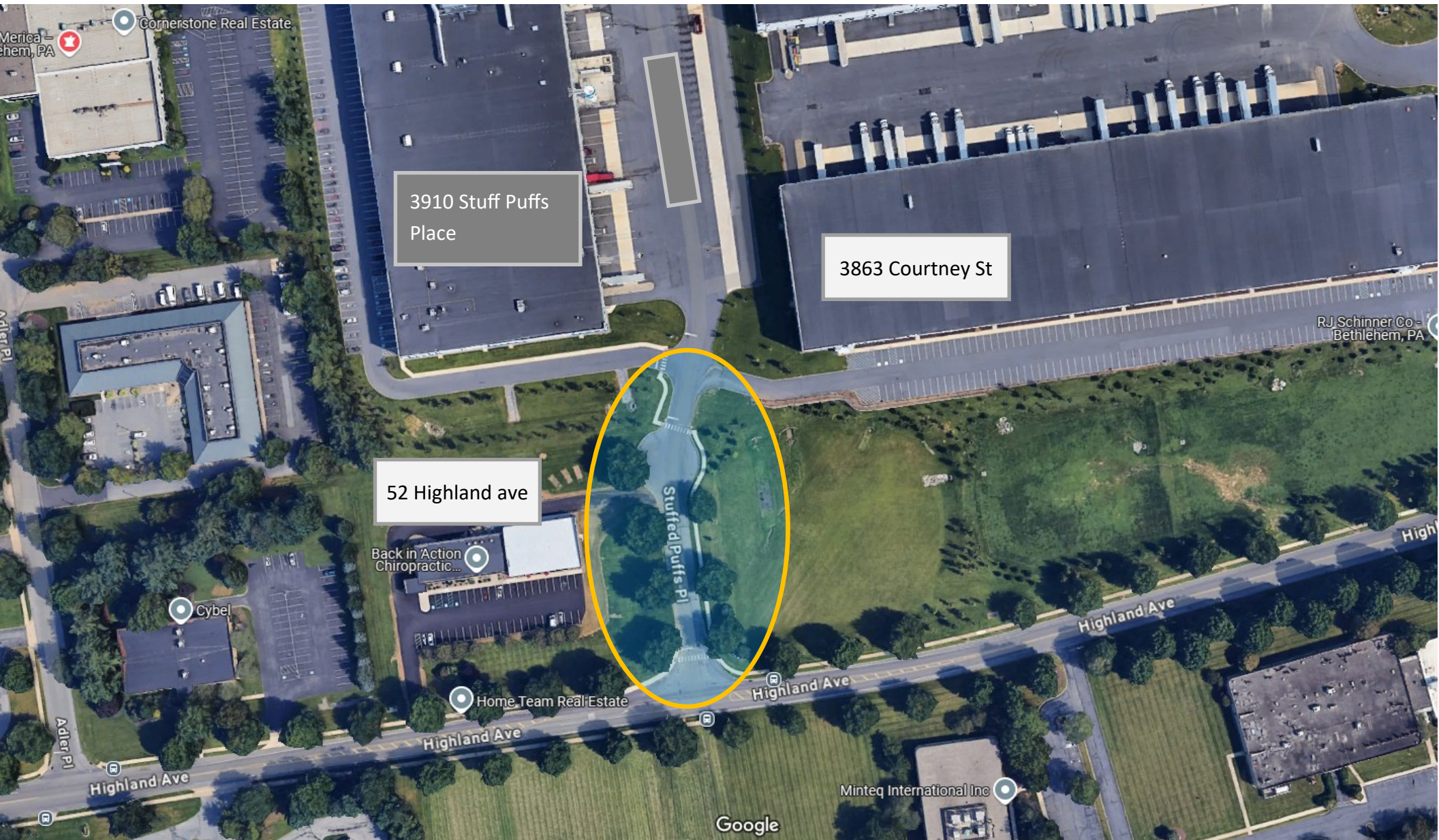
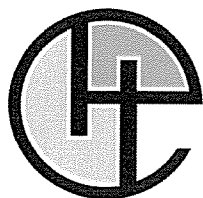


## Request to change the name of Stuffs Puffs Place





# HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944  
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

March 6, 2025

Mr. Mark Hudson  
Township Manager  
Hanover Township  
Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9302

RE: Arcadia Development Corporation – Proposed  
Industrial Development  
300 Gateway Drive  
Preliminary/Record Lot Consolidation and Land  
Development Plan  
Seventh Submission  
Received December 5, 2024  
Hanover Project H23-21

Dear Mark:

We have reviewed the above-referenced seventh submission for the Preliminary/Record Lot Consolidation and Land Development Plan submission, for conformance to the Hanover Township Zoning Ordinance, Subdivision and Land Development Ordinance and other appropriate Ordinances as found in the code of the Township of Hanover, as amended. We offer the following comments for the Township's consideration.

All planning issues are indicated by an asterisk (\*).

## **A. GENERAL COMMENTS**

1. This is the seventh submission and consists of a thirty-four (34) sheet Preliminary/Record Lot Consolidation and Land Development Plan, ten (10) sheet Soil Erosion and Sedimentation Control Plan, six (6) sheet Post-Construction Stormwater Management Plan, eight (8) sheet Irrigation System Plan, six (6) sheet Landscaping and Lighting Plan, and forty (40) Sheet PennDOT HOP Plan for the approximately 20.25-acre site zoned Planned Industrial/Business Park District (PIBD).
2. The site is located at the eastern end of Gateway Drive, a private road. The site is bordered on the north by an existing office building and vacant lot in the PIBD, on the west by an existing hotel, on the east by an existing building in the PIBD, and on the south by Route 22. The site currently contains an existing hotel and undeveloped lot.

3. The Applicant proposes to consolidate the two (2) existing lots to create a single, 20.25-acre lot, demolish the existing hotel, and construct a 250,290 square-foot warehouse building. The Applicant proposes to modify the existing Gateway Drive private road and also construct associated parking lots, utilities, lighting, and landscaping.

**C. ZONING ORDINANCE – CHAPTER 185**

- \* Sections 185-14.C.(3) and G – No structures shall be placed between the setback line and the existing highway right-of-way line, except lamp posts, driveways, mailboxes, sidewalks, and utility lines, or such incidental items as may be agreed to by the Board of Supervisors during the site or land development plan review. The Applicant proposes on-site drive aisles, a truck snow scraper, and stormwater management facility within the 150 feet functional setback from Route 22, and the Township shall determine the acceptability of these features within the required setback.
- \* Section 185-17.A.(1) – Signage and pavement markings shall be provided to direct and prohibit truck and other employee/visitor traffic throughout the site.
  1. Pavement markings, type and color, shall be indicated and labeled on plans to be recorded, including transition areas, truck queueing and ADA parking spaces.
  2. Directional arrow signage shall supplement truck and passenger vehicle informational signage. Verify sign “M” placement in advance of intersection.
- \* Section 185-17.B – Off-street parking shall be provided in accordance with this section. **A deferral of 78 parking spaces has been requested.**
- \* Section 185-17. F – All parking areas of more than twenty-five (25) spaces shall be landscaped subject to approval of the Board of Supervisors.

Section 185-22.E.(6) – The applicant shall continue to provide plans (Signal/HOPs), for Township review and concurrence, as needed for all physical improvements.

Section 185-22.E.(7) – The applicant shall update all cost estimates associated with the proposed roadway and access construction.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159**

- \* Sections 159-11.W and 159-24 – The existing streetlights in the vicinity of the Gateway Drive/Route 512 intersection have been identified on the Plans, and the Township shall determine whether additional streetlights shall be provided.
- \* Sections 159-13 – The Township shall determine whether sidewalks shall be provided along Gateway Drive. Proposed sidewalk locations shall be identified on the Plans, and a sidewalk construction detail shall be provided on the Plans. **A deferral of sidewalk has been requested along Gateway Drive.**
- \* Section 159-15.F – Where lots abut other uses with an adverse effect upon adjacent properties, a planting screen and associated planting screen easement at least ten (10) feet wide shall be provided along the abutting side with no right of access onto or through said screen, provided, however, that this section shall not apply unless otherwise determined by



the Board of Supervisors to be necessary for public safety, convenience or well-being on frontages of nonresidential lots which are used to provide required access or egress. We note this property abuts an existing hotel to the west and an office building to the north.

- \* Sections 159-15.I.(1), 73-4.D, 73-6.D, and 73-7.D.(2) – The following comments regarding the proposed driveway and access to the site shall be satisfactorily addressed:
  2. The maximum radius for a commercial driveway is fifty-five (55) feet. The Applicant proposes a sixty-three (63) feet curb radius. **A waiver has been requested.**

- \* Sections 159-15.I.(5) and 73-7.E.(1).(b) – Driveways for all nonresidential subdivisions shall not exceed 30 feet in width. **A waiver has been requested.**

Section 159-16.D – The Township shall determine whether the Applicant will be required to meet the Township Recreation and Open Space Area requirements or whether this requirement was addressed with the previously approved subdivision and/or land development of this property.

- \* Section 159-25 – When a land development abuts U.S. Route 22, a noise study shall be prepared, and if necessary, a noise barrier shall be provided. **The Applicant requests a waiver of this requirement.**

Section 159-29.C.(5) – The Applicant shall obtain approval from PPL for the proposed improvements with their easement along the southern portion of the site.

Section 159-29.D.(13) – Revised access and sanitary sewer easement agreements shall be provided and clearly specify the ownership, operations, and maintenance requirements associated with the easements to the satisfaction of the Solicitor.

Sections 159-29.F.(8) and 159-30.D.(2) – The Applicant shall provide copies of all Highway Occupancy Permit (HOP) submissions to PennDOT, along with any corresponding review and approval correspondence, to the Township and our office.

- \* Sections 159-30 and 159-34 – Preliminary Plan approval is required prior to submission of a Record Plan. **The Applicant requests a waiver to allow a joint Preliminary/Record Plan submission.**

Sections 159-30.D.(5) and 159-36.F.(1) – The Applicant shall execute an Improvements Agreement and provide financial security for the proposed improvements in an amount approved by the Township Engineer.

Sections 159-30.D.(6) and 159-36.F.(2) – The Applicant shall execute a Maintenance Agreement and provide financial security for the maintenance of the improvements dedicated to the Township.

Sections 159-30.E.(9), 159-36.I and 159-37 – Deeds of dedication, with a plot plan and metes and bounds description, shall be provided, and executed.

Section 159-44 – Upon approval by the Board of Supervisors, a note shall be added to the Plan listing all waivers and deferrals, along with any conditions and the meeting date of the Board of Supervisors action.

**D. STORMWATER MANAGEMENT ORDINANCE – CHAPTER 152,  
ORDINANCE NO. 19-1**

Sections 152-9.1.E and G and 152-15.C.(3) – The following comments regarding the Preliminary Stormwater Infiltration & Carbonate Assessment Report shall be satisfactorily addressed:

1. The testing detailed in this Report addresses the preliminary site investigation requirements; however, it is noted that our office did not observe this testing.
2. In Section 3.4 of the Report, the consultant states “Further investigation to determine the extent of the active karst features should be completed in conjunction with additional stormwater and/or geotechnical investigations.” All additional site investigation and testing shall be coordinated with this office for witnessing. A minimum of seventy-two (72) hours notice shall be provided.
7. The consultant reports that bedrock was encountered within the basin footprint in Boring B5 at elevation 333’. The consultant shall provide specifications for the material to be installed in place of the removed bedrock, etc.

Sections 152-10.B, 152-15.B.(13) and 152-24.4 – The following comments regarding the proposed drainage easements shall be satisfactorily addressed:

1. Easements shall be provided along all detention basins.
2. Land Development Note 22 on Sheet 3 specifies a non-exclusive access easement over the property for Hanover Township. The Township Solicitor shall determine the acceptability of the proposed access easement.

Section 152-10.E – The Applicant shall provide the Township with a notarized statement satisfactory to the Township Solicitor, stating that the Township shall be held harmless against any claim of damage from the downstream property owners that may result from the proposed development.

- \* Sections 152-10.I.(6) and (7) – The proposed detention basin shall meet the maximum depth of detained runoff requirements of these Sections. **The Applicant requests waivers of these Sections.**

Section 152-10.M – The Developer shall provide a covenant running with the land to identify the property owner’s responsibilities for the ownership and maintenance of the private stormwater collection, conveyance, control, and BMP facilities.

Section 152-12.B and C – The developer is required to install or improve the Township interceptor system, by the value of at least \$1.80 per square yard of impervious cover.

Section 152-24.3 – The property owner shall sign a Declaration of Covenant and Agreement for Maintenance of Stormwater Management Facilities and BMP(s) (the “Maintenance Agreement”) with the Township covering all stormwater BMPs that are to be privately owned. The Maintenance Agreement shall be substantially the same as the agreement in Appendix E of this Chapter. Other items may be included in the Maintenance Agreement where determined by the Township to be reasonable or necessary to guarantee the satisfactory operations and maintenance of all permanent stormwater BMPs. The Maintenance Agreement shall be subject to the review and approval of the Township.

Section 152-24.5 - The Owner/Developer of any land upon which permanent BMPs will be placed, constructed or implemented as described in the BMP operations and maintenance plan, shall record the following documents in the Office of the Recorder of Deeds for Northampton County, as applicable, within ninety (90) days of approval of the BMP operations and maintenance plan by the Township: the Operations and Maintenance Plan or a summary thereof, Maintenance Agreements under Section 152-24.3 of this Chapter and Easements under Section 152-24.4 of this Chapter.

Section 152-24.6 – Persons installing stormwater BMPs shall be required to pay a specific amount (\$5,000.00) to the Township Stormwater BMP Operations and Maintenance Fund to help defray costs of operations and maintenance activities. If the BMP is to be privately-owned and maintained, the amount shall cover the cost of periodic inspections by the municipality in perpetuity, as determined by the Township.

**E. IMPACT FEE – CHAPTER 102**

The Applicant shall pay \$19,894.00 for the Traffic Impact Fee (\$343.00/per PM peak hour trip).

**F. TAPPING AND CONNECTION FEE – CHAPTER 140**

The Applicant will be required to pay Connection (\$472.50 each) and Customer Facilities (\$330.00 each) Fees at the time of building permit issuance.

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE  
Township Engineer

brk:jlw2/jcn/jam

S:\Projects\Municipal\HanoverTwp\H23-21-ArcadiaDevelopmentCorporationIndustrialDevelopment\Docs\03-06-25-ArcadiaDevCorpIndDev-PrelimRecordPlanReviewLtr-SeventhSubmissionReviewLtr.doc

Enclosure

cc: Hanover Township Board of Supervisors  
Ms. Tracy Luisser, Zoning Administrator (via e-mail)  
Michael Corriere, Esquire (via e-mail)  
East Upland Associates & East Upland Associates III  
Mr. Richard Thulin, President, Arcadia Development Corporation (via e-mail)  
Mr. Ronald Gawlik, The Pidcock Company (via e-mail)

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
Telephone: 610-791-2252  
Telefacsimile: 610-791-1256  
E-mail: [info@pidcockcompany.com](mailto:info@pidcockcompany.com)  
Website: [www.pidcockcompany.com](http://www.pidcockcompany.com)

*Established 1924*  
J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP  
Brian A. Dillman, P.E.  
Ronald J. Gawlik, P.E.  
Brian E. Harman, P.E., PTOE  
James A. Rothdeutsch, P.E., LEED AP  
John R. Russek, Jr., P.E.  
Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.  
William G. Kmetz, P.L.S.  
Jeffrey R. Matyus  
John M. McRoberts, P.E.  
Brent D. Shriver, P.E.  
Todd L. Sonntag, R.A., LEED AP  
Anthony F. Tallarida, P.E.  
Ryan R. Troutman, P.E.

*G. Edwin Pidcock, P.E., P.L.S. 1924-1967*  
*John S. Pidcock, P.E., P.L.S. 1954-1999*  
*Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)*

May 15, 2023  
REVISED September 11, 2023  
REVISED October 2, 2023  
REVISED August 12, 2024  
REVISED February 26, 2025

HAND DELIVERED

Mr. Mark L. Hudson  
Township Manager  
Hanover Township, Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017

Re: Arcadia Development Corporation  
Proposed Industrial Development  
Preliminary/Record Plan Submission  
Waivers/Deferral Request

Dear Mr. Hudson:

Arcadia Development Corporation has resubmitted a Preliminary/Record Plan for the Proposed Industrial Development. The previous waiver request letters are superseded by this revised request.

This updated request is the result of minor plan revisions previewed during a design review meeting with you and Hanover Engineering Associates, Inc. on July 29, 2024. There are no additional Waivers / Deferrals being requested since the previous Planning Commission Recommendation at the September 9, 2024 meeting. The only modifications, through ongoing discussions with the Township Engineer, is that we have eliminated the need for previously requested waivers (cul-de-sac requirements & topographic features within 200-feet), and we have reduced the quantity of deferred parking spaces from 111 spaces to only deferring 78 spaces.

Mr. Mark L. Hudson

May 15, 2023

REVISED September 11, 2023

REVISED October 2, 2023

REVISED August 12, 2024

REVISED February 26, 2025

We respectfully request that the Board of Supervisors grant Waivers and Deferrals to the following sections of the Hanover Township Ordinances:

1. SALDO Section 159-13. Deferral from requirement to provide sidewalk along Gateway Drive.

There is no existing sidewalk along Gateway Drive and no existing sidewalk along Route 512 to connect to. Additionally, current PennDOT intersection signage prohibits pedestrians from crossing Route 512 at Gateway Drive. A Deferral is requested from providing sidewalk until such time as it is appropriate. Sidewalk is provided in the pedestrian access easement to the Highland Avenue LANTA bus stop.

2. Driveway Ordinance 73-7.D.(2). Waiver from the maximum curb return radii.

As demonstrated by the Truck Turning Movements Plan, the radii on the driveways must exceed 55' so that anticipated truck traffic can negotiate turns within the paved cartway.

3. SALDO Section 159-15.I.(5) and Driveway Ordinance 73-7.E.(1).(b). Waiver from the 30-foot maximum driveway width dimension.

To allow for adequate truck circulation and to provide area for truck queuing on-site, a 36-foot-wide driveway is proposed. This width allows for two travel lanes and a parking lane along the access driveway.

4. SALDO Section 159-25. Waiver from Noise Protection of a Land Development abutting Route 22.

The intended use of the building as a warehouse facility does not warrant the need to reduce the sound generated by Route 22 traffic, and the current site has been developed adjacent to Route 22 without sound barriers. A Waiver is requested from performing a noise study, and providing sound barriers and a ten-foot-wide access right-of-way dedicated to the Township.



Mr. Mark L. Hudson

May 15, 2023

REVISED September 11, 2023

REVISED October 2, 2023

REVISED August 12, 2024

REVISED February 26, 2025

5. SALDO Sections 159-30 and 159-34. Waiver from the Preliminary Plan approval requirement to submit a Record Plan.

Given the straightforward scope of the site design, the requirements for Preliminary and Record Plans can be addressed in a single, combined Preliminary/Record Plan Submission.

6. SMO Sections 152-10.I.(6) and 152-10.I.(7). Waiver from the maximum basin depth and interior side slope of 5:1 horizontal to vertical.

Due to property configuration, limited area is available for a detention basin. In order for the proposed development to comply with the requirements of Act 167 and NPDES volume control, the proposed interior basin slope is 4:1 and the following are the proposed basin impoundment depths:

- a. 5.50 feet in the 2-year design storm;
- b. 6.25 feet in the 10-year design storm; and
- c. 8.25 feet in the 100-year design storm.

The depths required for the wet pond and required volume storage provide additional pollutant removal and water quality benefits, which benefit the downstream property owners.

Additionally, the proposed basin will be owned and maintained by the owner of the property and the basin will be surrounded by a durable permanent 4' high fence to preclude inadvertent entry.

7. Zoning Section 185-17.B Planning Commission Recommendation for the request of the Board of Supervisors to defer construction of a portion of the required off-street parking lot.

The proposed Site Plans depict 283 total parking spaces, which is the Ordinance-required number of spaces for the proposed Industrial Building. Arcadia Development Corporation requests that the Planning Commission recommend and that the Board of Supervisors allow the denoted 78 parking spaces be deferred, and not be constructed initially. The net reduced number of parking spaces – 205 – eliminates unnecessary additional pavement area, and still meets the

Mr. Mark L. Hudson

May 15, 2023

REVISED September 11, 2023

REVISED October 2, 2023

REVISED August 12, 2024

REVISED February 26, 2025

industry-standard parking requirement. Arcadia understands that the 78 deferred spaces will be constructed if deemed necessary based on actual future need. The pavement area for the 78 deferred spaces has been included in the design of the stormwater management facilities.

Thank you for your consideration of these Waivers and Deferrals.

Very truly yours,

THE PIDCOCK COMPANY

A handwritten signature in black ink, appearing to read 'R. Gawlik', with a stylized flourish at the end.

Ronald J. Gawlik, PE

Director, Municipal Engineering and Planning

mjs/jlc

xc: Mr. Richard E. Thulin, Principal

Arcadia Development Corporation via e-mail

Matthew J. Deschler, Esq.

Shay, Santee, Kelhart & Deschler LLC via email

Mr. James A. Milot, TSOS, TOPS, Traffic Coordinator

Hanover Engineering Associates, Inc. via e-mail

STOKE PARK ROAD

HIGHLAND AVENUE

SR 602 (LEHIGH VALLEY THRUWAY)

WIGGANS DRIVE

PROPOSED BUILDING  
250,290 SQ. FT.  
(F.F. ELEV. 340.0)  
PROPOSED BUILDING TO HAVE  
HIGHLAND AVENUE ADDRESS

NEW MONUMENT  
SIGN TO BE  
PROVIDED

EXISTING  
DRIVEWAY  
TO REMAIN

GATEWAY DRIVE  
(EXISTING)

GATEWAY DRIVE  
IMPROVEMENTS FOR  
COMMON ACCESS

MODIFIED  
GATEWAY DRIVE  
ACCESS TO SITE

OVERHEAD BARRIER TO PRECLUDE TRUCKS  
FROM ENTERING VEHICLE PARKING AREAS  
AND ACCESS DRIVEWAYS.  
13' CLEARANCE OR AS OTHERWISE  
APPROVED BY HANOVER TOWNSHIP.  
(DESIGN TO BE PROVIDED BY OTHER DESIGN  
PROFESSIONAL) (SHOWN FOR  
COORDINATION PURPOSES ONLY)

SIGN "ALL TRUCKS  
ARE REQUIRED TO EXIT  
TO HIGHLAND AVENUE"

SIGN "ALL TRUCKS  
ARE REQUIRED TO EXIT  
TO HIGHLAND AVENUE"

PRIVATE ACCESS DRIVEWAY

STANDARD  
TRAFFIC  
SIGNAL  
PLACEMENT

1

2

3

250,200 SQ. FT.  
(F.F. ELEV. 340.0)

PROPOSED BUILDING TO HAVE  
HIGHLAND AVENUE ADDRESS

**NEW MONUMENT  
SIGN TO BE  
PROVIDED**

EXISTING —  
DRIVEWAY  
TO REMAIN

OVERHEAD BARRIER TO PRECLUDE TRUCKS  
FROM ENTERING VEHICLE PARKING AREAS  
AND ACCESS DRIVEWAYS.  
13' CLEARANCE OR AS OTHERWISE  
APPROVED BY HANOVER TOWNSHIP.  
(DESIGN TO BE PROVIDED BY OTHER DESIGN  
PROFESSIONAL) (SHOWN FOR  
COORDINATION PURPOSES ONLY)

SIGN "ALL TRUCKS  
ARE REQUIRED TO EXIT  
TO HIGHLAND AVENUE"

3

100

1

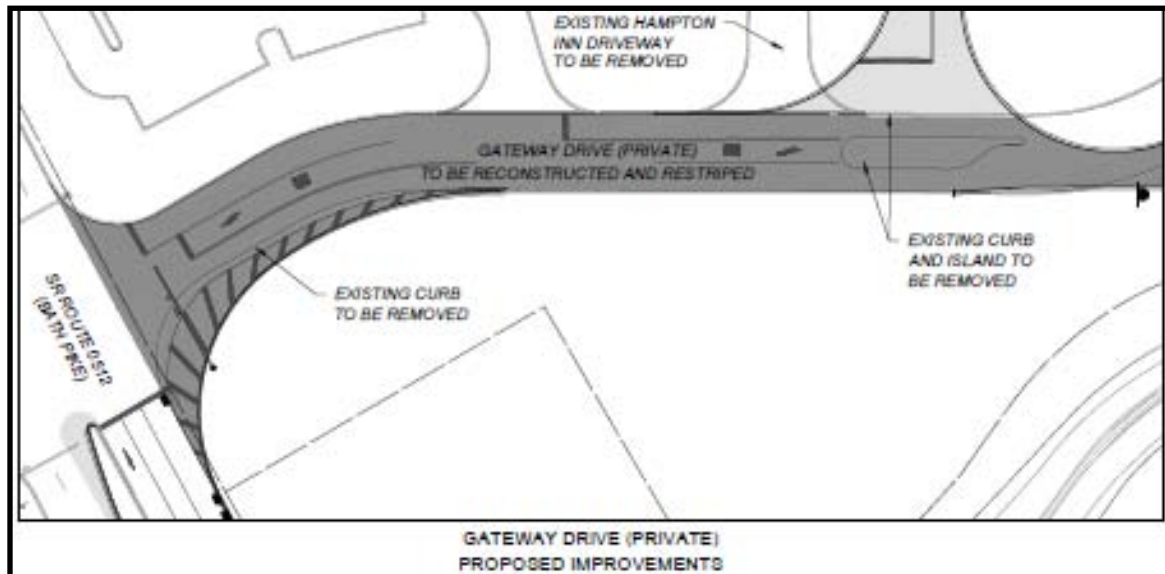
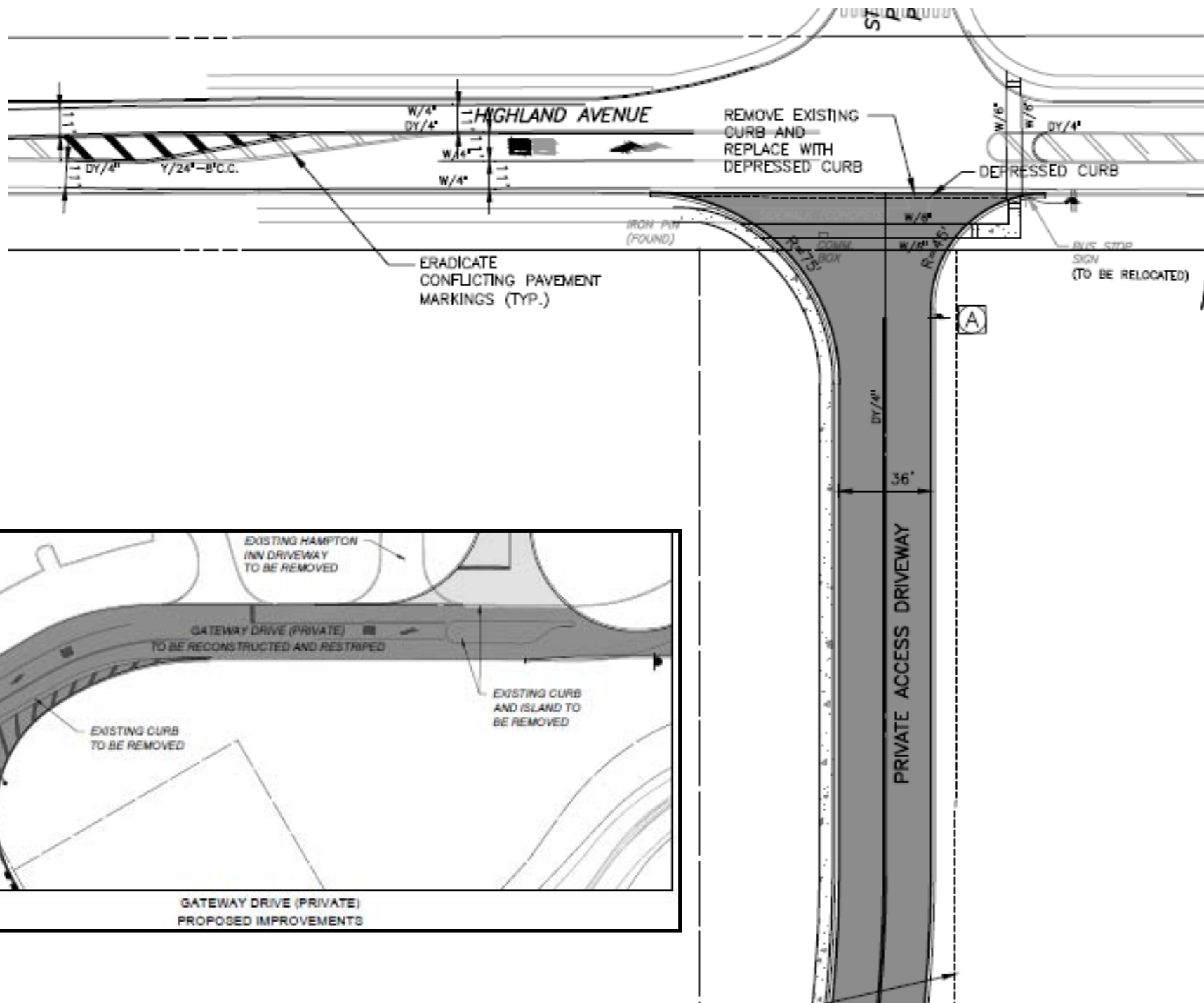
②

GATEWAY DRIVE  
IMPROVEMENTS FOR  
COMMON ACCESS

MODIFIED  
GATEWAY DRIVE  
ACCESS TO SITE

SIGN "ALL TRUCKS  
ARE REQUIRED TO EXIT  
TO HIGHLAND AVENUE"

SR 0020 LEHIGH VALLEY THRUWAY






**CIVIL ENGINEERS & SURVEYORS**

5012 Medical Center Circle, Suite 1, Allentown, PA 18106 | 610-395-0971 | www.KCEinc.com

Bethlehem | Allentown | Kresgeville

March 4, 2025

Hanover Township  
Board of Supervisors  
3630 Jacksonville Road  
Bethlehem, PA 18017

RE: Farmhouse Village

Gentlemen:

The Board of Supervisors conditionally approved the Farmhouse Village Major and Minor Subdivisions on April 25, 2023 with a requirement to record the plans by April 25, 2024. The Board subsequently approved extension requests requiring the plans to be recorded by April 19, 2025. We are hereby requesting a 90-day extension to record the plans. The reasons for the request are generally the substantially more complex final stage coordination between the Townships, their attorneys, engineers, advisors and needing to assure that each is satisfied, some of which items are as follows:

- The requirement to coordinate the review and approval process between both municipalities, Hanover and East Allen Townships.
- The preparation, review and approval of supplementary documents for each Township.
- Time to prepare and obtain review and approval of municipal required items, such as legal descriptions.
- Negotiations among the parties regarding sale of the project to another developer.

Please note that the Minor Subdivision is anticipated to be recorded within the next week or two. Although the minor and major subdivision plans have been approved by the Township Engineer, we continue to work with the Township professionals to finalize the other documents required for plan recording.

We look forward to your favorable consideration of this request and will await notification of the date of the Board meeting at which this will be discussed.

Sincerely,

Keystone Consulting Engineers

A handwritten signature in black ink that reads 'William A. Erdman'.

William A. Erdman, P.E.

WAE/sas

PC: Mark Hudson, Township Manager, **via e-mail**  
James Broughal, Esq, Township Solicitor, **via e-mail**  
Brian Kocher, Township Engineer, **via e-mail**  
Abraham Atiyeh, **via e-mail**  
Joel Wiener, **via e-mail**

W:\2021\CW21-060 Farmhouse Village, 6292 Hanoverville Rd., Hanover Township, Northampton County\CW21-060 doc\25-03-04 Ltr to Hanover Township BOS.docx



FITZPATRICK  
LENTZ & BUBBA  
ATTORNEYS AT LAW

eschock@flblaw.com  
Direct Dial: 610-797-9000 ext 355

March 5, 2025

**VIA E-MAIL (klymanstall@hanovertwp-nc.org)**

Board of Supervisors  
Hanover Township – Northampton County  
3630 Jacksonville Road  
Bethlehem PA 18017-9302  
Attn: Ms. Kimberly Lymanstall, Township Secretary

**Re: Land Development Approval  
Expansion Plan—3865 Adler Place**

Dear Board:

We represent 90 Highland, LLC (“Owner”), which acquired the above property in September 2021. The property had previously been approved for an expansion of the existing office building. My client’s understanding is that unless extended that approval expires on March 31, 2025.

As the Board is aware, Owner is in the process of redeveloping the adjacent property to 3865 Adler Place, which plan will incorporate the above property. While efforts continue to finalize that plan, Owner does wish to extend the approval for above expansion. Accordingly, Owner requests an extension of that approval through September 30, 2025.

Please place this matter on an upcoming agenda of the Board of Supervisors, at which time a representative can appear to answer any questions, if necessary. Thank you for your consideration.

Very truly yours,

Erich J. Schock

EJS/jw

cc: 90 Highland, LLC (via email)



FITZPATRICK  
LENTZ & BUBBA  
ATTORNEYS AT LAW

eschock@flblaw.com  
Direct Dial: 610-797-9000 ext 355

March 5, 2025

**VIA E-MAIL (klymanstall@hanovertwp-nc.org)**

Board of Supervisors  
Hanover Township – Northampton County  
3630 Jacksonville Road  
Bethlehem PA 18017-9302  
Attn: Ms. Kimberly Lymanstall, Township Secretary

**Re: Jaindl Land Company – Proposed Commercial Development  
90 Highland Avenue  
Recording Deadline Extension**

Dear Board:

My office represents Jaindl Land Company developer of the land which is the subject of the above-referenced preliminary/record land development plan. There is an upcoming deadline of March 31, 2025, for recording of the above plan. As the Township is aware, my client continues to work to finalize the outside agency approvals. I am writing to advise that Jaindl Land Company requests an extension for recording through September 30, 2025.

If you require anything further, please advise.

Very truly yours,

Erich J. Schock

cc: Jaindl Land Company (via email)  
Bohler Engineering (via email)  
Benchmark Consulting Engineers (via email)





# APPARATUS CONTRACT PRICE QUOTE

Bid Date: February 17, 2025

**Price valid for, 30 days**

Class or Item	Qty	Unit	HANOVER TOWNSHIP VOL FIRE COMPANY Description	Unit Price
A	1	Set	<b><u>PIERCE® BID #791</u></b> 2029 ENFORCER RESCUE PUMPER  <b>CONTRACT PRICE</b>	<b>\$1,453,203.00</b>
B			<b><u>APPARATUS OPTIONS</u></b> This unit is subject to the following discount if the chassis cost of \$659,734.00 is paid 90 days prior to the final inspection at Pierce.	<b>\$19,792.00</b>
C			This unit is subject to the following discount if the "contract price" is paid in full within 30 days of acceptance of the P.O./agreement at the factory.	<b>\$207,641.00</b>
D			Performance Bond based on contract price is included in the final price. Pricing also includes two trips to Pierce for seven members for two different inspections during the apparatus manufacturing.	<b>\$3,932.00</b>

## NOTES & CONDITIONS:

- 1) Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, but not to exceed **48 to 52** months after acceptance of this order. Commercial chassis price increases enacted by the OEM supplier after execution of the contract shall be passed along to the purchaser. Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of order, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.
- 2) Dealer supplied loose equipment or equipment mounting is not included in the apparatus leadtime, if applicable, and may increase the delivery leadtime which cannot affect or delay the payment terms of the apparatus.
- 3) Additional options and changes made by the purchaser may affect the delivery lead time of the apparatus.
- 4) All stock units are subject to availability, if applicable. Check with your Pierce Account Manager for availability prior to ordering.
- 5) Transit coating will be applied on each vehicle shipping between Nov 15 - Apr 1.
- 6) Subject to manufacturers update without notice; such as lighting, tires, etc., not affecting the intent of these specifications.
- 7) This apparatus meets the current NFPA 1901 requirements at the time of the bid.
- 8) Late or untimely payments are subject to a fee of 1.5% of total balance due per month or 18% APR. All penalties are based on the actual delivery and acceptance date.
- 9) Upon delivery to the customer location, the said apparatus cannot be placed into service, operated, driven, modified, or mounting of customer equipment, until all debts are settled.
- 10) Proposal price is valid for 30 days, barring any major OEM component price increases prior to contract signing. Major OEM components include engine, transmission, pump, hydraulics and axle.





**610-867-8349**

<http://www.dhpro.com>

**Dj's For All Occasions**

**\* P.O. Box 22062 \* Lehigh Valley PA, 18002-2062**

1. Hanover Township Northampton County has agreed to these terms set by D.H. Productions for a Perfect Package and a "Guaranteed Price Lock" of \$300.00 on June 5, 2025 from 6:00 pm to 8:00 pm. This agreement may not be modified, changed in whole or in part except in writing signed by both parties. Hanover Township Northampton County must cancel within seven (7) business days of January 28, 2025, failure to give seven (7) business days notice of cancellation will be subject to a fifty dollar (\$50) service charge. The "D.H. Productions copy" of this signed contract is due no later than January 28, 2025 or this contract will be void.

2. Equipment will be set up within one hour prior to the start of the occasion, unless prearranged by Hanover Township Northampton County and D.H. Productions. The balance of \$300.00 by **Credit Card (3.5% Convenience fee applies) or check is due one week prior to event date. Payment in the form of cash or money order may be made upon the arrival of the disc jockey on June 5, 2025** Overtime is subject to availability at Seventy-Five dollars (\$75) per one half hour.

3. Entertainers are not permitted to drink alcoholic beverages during the hours of the occasion and are solely responsible for their actions.

4. D.H. Productions is not liable for and not limited to any damages, injuries, and acts of God. (Example: property damage, personal injury, \* power loss, \*\*weather, etc.). Harassment and/or injury will terminate the entertainment with no refunds.

\* D.H. Productions will make every effort to rectify any acts of God within its' powers, however if rectification does not correct the problem, D.H. Productions will not be held liable and there will be no refunds.

\*\* In the event of bad weather, Hanover Township Northampton County must cancel within three (3) hours of the start of the occasion, and can reschedule for another date, agreeable to both D.H. Productions and Hanover Township Northampton County, with no additional charge. Without cancellation within three (3) hours there will be no refunds.

5. Patrons of the event will be held responsible for their actions such as but not limited to damage to equipment and / or individuals interfering with performing duties. If such a situation arises, Hanover Township will attempt to collect information such as license plate number or personal information to be turned over to Colonial Regional Police Department and D.H. Productions for the purpose of further investigation & or prosecution.

Please make all checks / money orders payable to **D.H. PRODUCTIONS**

Credit Card Payments are subject to a 3.5% convenience fee,  
please notify us if you prefer to pay with credit card; an invoice will be sent via email

Enclose coupon or certificate with signed contract; Limit one per occasion.

**There is a \$35.00 charge for any returned check**

Total Amount :		\$450.00
Loyalty Discount	<b>SAVINGS OF:</b>	<u>\$-150.00</u>
Grand Total:		\$300.00
Full Balance Due By June 5, 2025:		<b>\$300.00</b>
Date of Occasion:		June 5, 2025
Time of Occasion:		6:00 pm to 8:00 pm

\_\_\_\_\_  
Authorized signature of Hanover Township Northampton County

Return this "D.H. Productions copy"

**THANK YOU.**

\_\_\_\_\_  
January 14, 2025

Date of contract

**D.H. Productions \* P.O. Box 22062 Lehigh Valley, PA 18002-2062 \* 610.867.8349**

**\* <http://www.dhpro.com>**



**610-867-8349**

<http://www.dhpro.com>

**Dj's For All Occasions**

**\* P.O. Box 22062 \* Lehigh Valley PA, 18002-2062**

1. Hanover Township Northampton County has agreed to these terms set by D.H. Productions for a Perfect Package and a "Guaranteed Price Lock" of \$450.00 on October 4, 2025 from 2:00 pm to 5:00 pm. This agreement may not be modified, changed in whole or in part except in writing signed by both parties. Hanover Township Northampton County must cancel within seven (7) business days of January 28, 2025, failure to give seven (7) business days notice of cancellation will be subject to a fifty dollar (\$50) service charge. The "D.H. Productions copy" of this signed contract is due no later than January 28, 2025 or this contract will be void.

2. Equipment will be set up within one hour prior to the start of the occasion, unless prearranged by Hanover Township Northampton County and D.H. Productions. The balance of \$450.00 by **Credit Card (3.5% Convenience fee applies) or check is due one week prior to event date. Payment in the form of cash or money order may be made upon the arrival of the disc jockey on October 4, 2025** Overtime is subject to availability at Seventy-Five dollars (\$75) per one half hour.

3. Entertainers are not permitted to drink alcoholic beverages during the hours of the occasion and are solely responsible for their actions.

4. D.H. Productions is not liable for and not limited to any damages, injuries, and acts of God. (Example: property damage, personal injury, \* power loss, \*\*weather, etc.). Harassment and/or injury will terminate the entertainment with no refunds.

\* D.H. Productions will make every effort to rectify any acts of God within its' powers, however if rectification does not correct the problem, D.H. Productions will not be held liable and there will be no refunds.

\*\* In the event of bad weather, Hanover Township Northampton County must cancel within three (3) hours of the start of the occasion, and can reschedule for another date, agreeable to both D.H. Productions and Hanover Township Northampton County, with no additional charge. Without cancellation within three (3) hours there will be no refunds.

5. Patrons of the event will be held responsible for their actions such as but not limited to damage to equipment and / or individuals interfering with performing duties. If such a situation arises, Hanover Township will attempt to collect information such as license plate number or personal information to be turned over to Colonial Regional Police Department and D.H. Productions for the purpose of further investigation & or prosecution.

Please make all checks / money orders payable to **D.H. PRODUCTIONS**

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please notify us if you prefer to pay with credit card; an invoice will be sent via email

Enclose coupon or certificate with signed contract; Limit one per occasion.

**There is a \$35.00 charge for any returned check**

Total Amount :		\$600.00
Loyalty Discount	<b>SAVINGS OF:</b>	<u>\$-150.00</u>
Grand Total:		\$450.00
Full Balance Due By October 4, 2025:		<b>\$450.00</b>
Date of Occasion:		October 4, 2025
Time of Occasion:		2:00 pm to 5:00 pm

\_\_\_\_\_  
Authorized signature of Hanover Township Northampton County

**Return this "D.H. Productions copy"**

**THANK YOU.**

January 14, 2025

Date of contract

**D.H. Productions \* P.O. Box 22062 Lehigh Valley, PA 18002-2062 \* 610.867.8349**

**\* <http://www.dhpro.com>**



**610-867-8349**

<http://www.dhpro.com>

**Dj's For All Occasions**

**\* P.O. Box 22062 \* Lehigh Valley PA, 18002-2062**

1. Hanover Township Northampton County has agreed to these terms set by D.H. Productions for a Dip-N-Dance (TM) Package and a "Guaranteed Price Lock" of \$300.00 on July 12, 2025 from 1:00 pm to 3:00 pm. This agreement may not be modified, changed in whole or in part except in writing signed by both parties. Hanover Township Northampton County must cancel within seven (7) business days of January 28, 2025, failure to give seven (7) business days notice of cancellation will be subject to a fifty dollar (\$50) service charge. The "D.H. Productions copy" of this signed contract is due no later than January 28, 2025 or this contract will be void.

2. Equipment will be set up within one hour prior to the start of the occasion, unless prearranged by Hanover Township Northampton County and D.H. Productions. The balance of \$300.00 by **Credit Card (3.5% Convenience fee applies) or check is due one week prior to event date. Payment in the form of cash or money order may be made upon the arrival of the disc jockey on July 12, 2025** Overtime is subject to availability at Seventy-Five dollars (\$75) per one half hour.

3. Entertainers are not permitted to drink alcoholic beverages during the hours of the occasion and are solely responsible for their actions.

4. D.H. Productions is not liable for and not limited to any damages, injuries, and acts of God. (Example: property damage, personal injury, \* power loss, \*\*weather, etc.). Harassment and/or injury will terminate the entertainment with no refunds.

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please notify us if you prefer to pay with credit card; an invoice will be sent via email

Enclose coupon or certificate with signed contract; Limit one per occasion.

**There is a \$35.00 charge for any returned check**

Total Amount :		\$450.00
Loyalty Discount	<b>SAVINGS OF:</b>	<u>\$-150.00</u>
Grand Total:		\$300.00
Full Balance Due By July 12, 2025 :		<b>\$300.00</b>
Date of Occasion:		July 12, 2025
Time of Occasion:		1:00 pm to 3:00 pm

\_\_\_\_\_  
Authorized signature of Hanover Township Northampton County

Return this "D.H. Productions copy"

**THANK YOU.**

January 14, 2025

Date of contract





**610-867-8349**

<http://www.dhpro.com>

**Dj's For All Occasions**

**\* P.O. Box 22062 \* Lehigh Valley PA, 18002-2062**

1. Hanover Township Northampton County has agreed to these terms set by D.H. Productions for a Dip-N-Dance (TM) Package and a "Guaranteed Price Lock" of \$300.00 on June 21, 2025 from 1:00 pm to 3:00 pm. This agreement may not be modified, changed in whole or in part except in writing signed by both parties. Hanover Township Northampton County must cancel within seven (7) business days of January 28, 2025, failure to give seven (7) business days notice of cancellation will be subject to a fifty dollar (\$50) service charge. The "D.H. Productions copy" of this signed contract is due no later than January 28, 2025 or this contract will be void.

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Total Amount :		\$450.00
Loyalty Discount	<b>SAVINGS OF:</b>	<u>\$-150.00</u>
Grand Total:		\$300.00
Full Balance Due By June 21, 2025:		<b>\$300.00</b>
Date of Occasion:		June 21, 2025
Time of Occasion:		1:00 pm to 3:00 pm

\_\_\_\_\_  
Authorized signature of Hanover Township Northampton County

Return this "D.H. Productions copy"

**THANK YOU.**

\_\_\_\_\_  
January 14, 2025

Date of contract

**D.H. Productions \* P.O. Box 22062 Lehigh Valley, PA 18002-2062 \* 610.867.8349**

**\* <http://www.dhpro.com>**



**610-867-8349**

<http://www.dhpro.com>

**Dj's For All Occasions**

**\* P.O. Box 22062 \* Lehigh Valley PA, 18002-2062**

1. Hanover Township Northampton County has agreed to these terms set by D.H. Productions for a Dip-N-Dance (TM) Package and a "Guaranteed Price Lock" of \$450.00 on August 5, 2025 from 5:00 pm to 8:00 pm. This agreement may not be modified, changed in whole or in part except in writing signed by both parties. Hanover Township Northampton County must cancel within seven (7) business days of January 28, 2025, failure to give seven (7) business days notice of cancellation will be subject to a fifty dollar (\$50) service charge. The "D.H. Productions copy" of this signed contract is due no later than January 28, 2025 or this contract will be void.

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Total Amount :		\$600.00
Loyalty Discount	<b>SAVINGS OF:</b>	<u>\$-150.00</u>
Grand Total:		\$450.00
Full Balance Due By August 5, 2025 :		<b>\$450.00</b>
Date of Occasion:		August 5, 2025
Time of Occasion:		5:00 pm to 8:00 pm

\_\_\_\_\_  
Authorized signature of Hanover Township Northampton County

Return this "D.H. Productions copy"

**THANK YOU.**

January 14, 2025

Date of contract

**D.H. Productions \* P.O. Box 22062 Lehigh Valley, PA 18002-2062 \* 610.867.8349**

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**Dj's For All Occasions**

**\* P.O. Box 22062 \* Lehigh Valley PA, 18002-2062**

1. Hanover Township Northampton County has agreed to these terms set by D.H. Productions for a Perfect Package and a "Guaranteed Price Lock" of \$300.00 on December 5, 2025 from 6:00 pm to 8:00 pm. This agreement may not be modified, changed in whole or in part except in writing signed by both parties. Hanover Township Northampton County must cancel within seven (7) business days of January 28, 2025, failure to give seven (7) business days notice of cancellation will be subject to a fifty dollar (\$50) service charge. The "D.H. Productions copy" of this signed contract is due no later than January 28, 2025 or this contract will be void.

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please notify us if you prefer to pay with credit card; an invoice will be sent via email

Enclose coupon or certificate with signed contract; Limit one per occasion.

**There is a \$35.00 charge for any returned check**

Total Amount :		\$450.00
Loyalty Discount	<b>SAVINGS OF:</b>	<u>\$150.00</u>
Grand Total:		\$300.00
Full Balance Due By December 5, 2025:		<b>\$300.00</b>
Date of Occasion:		December 5, 2025
Time of Occasion:		6:00 pm to 8:00 pm

\_\_\_\_\_  
Authorized signature of Hanover Township Northampton County

Return this "D.H. Productions copy"

**THANK YOU.**

January 14, 2025

Date of contract

**D.H. Productions \* P.O. Box 22062 Lehigh Valley, PA 18002-2062 \* 610.867.8349**

**\* <http://www.dhpro.com>**



**BOARD OF SUPERVISORS**  
*Hanover Township Northampton County*  
3630 Jacksonville Road  
Bethlehem, Pennsylvania 18017-9302  
610.866.1140  
Fax 610.758.9116

Susan A. Lawless, Esq., Chair  
908.963.6085

Jean Versteeg, Vice Chair  
610.739.8369

John N. Diacogiannis  
610.865.4410

Michael J. Prendeville  
484.788.8403

Stephen M. Gross  
484.553.8940

Mark L. Hudson  
Township Manager

Beth A. Bucko  
Township Treasurer

Kimberly R. Lymanstall  
Township Secretary

<http://www.hanovertwp-nc.org>

[hanover@hanovertwp-nc.org](mailto:hanover@hanovertwp-nc.org)

March 11, 2025

Lower Nazareth Township  
Attn: Lori A. Stauffer, Township Manager  
623 Municipal Drive  
Nazareth, PA 18064

RE: Lower Nazareth Township  
Livable Landscapes Open Space Acquisition Grant  
Hanoverville Road

Dear Ms. Stauffer:

Please accept this correspondence as evidence of our support for Lower Nazareth Township's application to Northampton County under the Livable Landscapes program in the amount of \$300,000 for the purchase of 15.491 acres of land on Hanoverville Road for future park expansion.

With the population growth in local municipalities, there is more pressure to provide ample and high-quality recreational opportunities for our current and future constituents. The opportunity to purchase land for this purpose is a rare chance that should be taken. We applaud your efforts to take advantage of this opportunity at this moment. The preservation of this area of the Monocacy Creek and protection of the floodplain make this purchase a very worthy venture.

Therefore, Hanover Township supports your application for \$300,000 to Northampton County Livable Landscapes for the purchase of the property on Hanoverville Road for future park expansion. On behalf of Hanover Township, we urge Northampton County to fund this project.

Sincerely,

Susan Lawless  
Hanover Township  
Board of Supervisors, Chair



# Whitehall Turf Equipment

3691 Eberhart Road  
Whitehall, PA 18052  
Phone: (610) 432-0299

## Working Invoice

**140222**

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. Receipt required for full credit.

Bill To				Ship To			
Hanover Township 3630 Jacksonville Rd. Bethlehem, PA 18017							
Customer	Contact	Customer Tax Number	Phone	Cell Phone	Transaction	PO Number	
1227	Ext 224 Marty Publ		(610) 866-1140	(610) 390-2175	Charge		
Counter Person	Sales Person	Date Printed	Reference	Email Address		Department	
Dick	Dick	03/03/25	140222	mlimpar@hanovertwp-nc.org		Counter	

Model	Line	Description	Ordered	B/O'd	Shipped	List	Net	Amount
LRX820AKA726Q1	EXEW	KAW EFI 72" LAZER X 34.5HP	2			\$19,399.00	\$15,150.00	\$30,300.00

### Note

Pa State Contract # 4400028330

Invoice Total	\$30,300.00
Sales Tax	\$0.00
Grand Total	\$30,300.00

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. Receipt required for full credit. Restocking fee of 10% on all electrical parts.

Notes:



Customer acknowledges receipt thereof: