

BOARD OF SUPERVISORS
Zoning & Code Enforcement
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302
610.866.1140
Fax 610.758.9116

Mark Hudson, Township Manager
Tracy Lussier, Zoning & Code Enforcement
Officer – B.C.O.

Wednesday, April 10, 2025

To: Board of Supervisors
Mark L. Hudson
Kimberly Lymanstall
Barbara Baldo
Rashmi Sheth
Henry Guarriello
Brian Dillman
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 25 ZHB-01
Applicant: Jesse & Lauren Chapella
Property location: 640 W Macada Rd
Zoning District: R1-S

Enclosed is a copy of the application received March 25, 2025, from Jesse & Lauren Chapella, requesting to construct an inground pool and accessory structures and requires a variance from the maximum lot coverage provisions of ordinance.

Meeting is tentatively scheduled for Thursday April 24, 2025.

Mark Hudson

NOTICE OF HEARING OF THE
ZONING HEARING BOARD OF HANOVER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

Notice is hereby given that the Hanover Township Zoning Hearing Board of Northampton County of PA will hold hearings commencing at 7pm at the municipal building at 3630 Jacksonville Road, Hanover Township, on Thursday, April 24th, 2025, on the petition of Jesse and Lauren Chupella on property owned by them at 640 W. Macada Road in a R1S Residential Suburban Zoning District. Petitioner desires to construct an inground swimming pool and accessory structures and requires a variance from the maximum lot coverage provisions of the ordinance.

All those wishing to be heard concerning said petition should be present at the time and place of the hearing.

Theodore R. Lewis, Solicitor
Zoning Hearing Board of
Hanover Township



HANOVER TOWNSHIP, Northampton County
3630 Jacksonville Rd, Bethlehem PA 18017
Phone 610-866-1140 Fax 610-758-9116

Hanover Township
Application
25-ZHB-01

PETITION

NOTICE: This Petition, in order to be acted upon by the Zoning Hearing Board must be fully completed in accordance with the "instructions to applicant." Failure to do so will result in a denial of the Petition without refund of your filing fee.

Application is made this 25th day of March, 20 25

I. PROPERTY INFORMATION (location and existing conditions for which a special permit is being applied):

1. Address of property for which a special permit is requested: 640 W Macadam Rd
2. Tax Parcel No.: N6NW2 3 19 0214
3. Current Zoning Classification: R1-S
4. The Dimension of the land area are: approx 147' x 207'
5. The real estate contains 28,800 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
Residential
(a) The real estate is presently used for the purpose of: Residential
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):
Single family home

II. OWNER INFORMATION

1. Owner of property: Jesse + Lauren Chupella Telephone 484-550-2530
(all parties to the title must be listed, attach additional page if needed)
Address 640 W Macadam Rd
Bethlehem PA 18017

III. APPLICANT INFORMATION (herein after known as the "Petitioner")

1. Applicant ("Petitioner(s)") Jesse Chupella Telephone 484-550-2530
(all parties must be listed, attach additional page if needed)
Address 640 W Macadam Rd
Bethlehem PA 18017
2. Petitioner is the (check one or more)
☒ Owner ☐ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): n/a Telephone _____
Address _____
4. Petitioner: (check appropriate action)
☐ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on n/a, 20 25, which was as follows: (quote, or if insufficient space, attach additional page). Impervious Coverage

6. Petitioner claims that the variance, exception, or other relief should be granted as herein requested under the following sections of the Hanover Township Zoning Ordinance. (cite all sections supporting your position, or relevant to the consideration of your Petition) _____

185-76 F(2) - maximum coverage

7. The variance or exception requested and the new improvements desired to be made as follows:

(a) Building(s) to be erected: Swimming Pool in gravel, patio, future
pavilion site

(b) Building(s) to be changed: _____

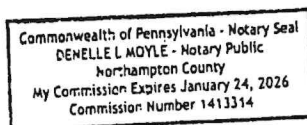
(c) Building(s) to be used for: _____

8. The plot plan, drawings, sketches and other exhibits attached hereto are made a part hereof. Please include 22 copies of the petition and all these attachments.
9. Petitioner believes that the exceptions, variance, Conditional Use or other relief requested should be granted for the following reasons: (attach additional sheet if necessary)
10. Petitioner agrees to comply with all provisions of the Hanover Township Zoning Ordinance and is aware that the Ordinance provides for penalties for violations of its provisions.
11. The Petitioner further acknowledges that the Board does not have to consider any application until all information requested by the Board of Supervisors is submitted by said applicant, and that in the event this information is not submitted in full within twenty (20) days from the date of the initial Board of Supervisors Hearing, then the Board may deny such application, with or without prejudice to the applicant.
12. Wherever additional information is requested by the Zoning Hearing Board, and leave to submit additional information is specifically granted by the chairman of the Zoning Hearing Board, then in consideration of the Board's forbearance in not refusing the application at the conclusion of the hearing, the Petitioner agrees to extend the time for consideration of the application by the Zoning Board for the number of days after the date of decision specified in any Ordinance of the Township, by the same number of days which the Zoning Hearing Board's consideration of the Petition was delayed by failure on the part of Petitioner to submit additional information requested.

NOTE: All Petitioners must sign
at least one must sign in the
presence of a person capable
of administering an oath (see below)

[Signature]
Petitioner

[Signature] (SEAL)



____ (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)

NOTE: The following affidavit must be taken before a Notary Public or other appropriate official by one of the Petitioners.

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF NORTHAMPTON) ss:

ON THIS, the 25th day of MARCH, 2025, before me, Denelle L. MOYLE the undersigned officer,

personally appeared, Jesse Chopella,
known to me (or satisfactorily proven) to be the person whose name (is)(are) subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein.

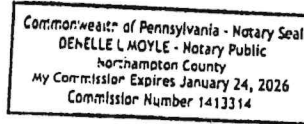
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature] (SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This 25th day of MARCH 2025

[Signature]
NOTARY PUBLIC



FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF _____) ss:

ON THIS, the _____ day of _____, 20____, before me, _____ the undersigned officer,

personally appeared, _____ of
who acknowledged _____ self to be the _____
a corporation, and that he as such _____ being
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by _____ self as _____.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This _____ day of _____ 20__.

NOTARY PUBLIC

ZONING DATA

PROPERTY ADDRESS - 640 WEST MACADA ROAD
BETHLEHEM, HANOVER TOWNSHIP, PA
NORTHAMPTON COUNTY
ZONING DISTRICT - R1-S (RESIDENTIAL/SUBURBAN)
PARCEL ID - N6NW2 3 19 0214

MINIMUM LOT AREA - 12,000 SQUARE FEET (SF)
MINIMUM LOT WIDTH - 90'

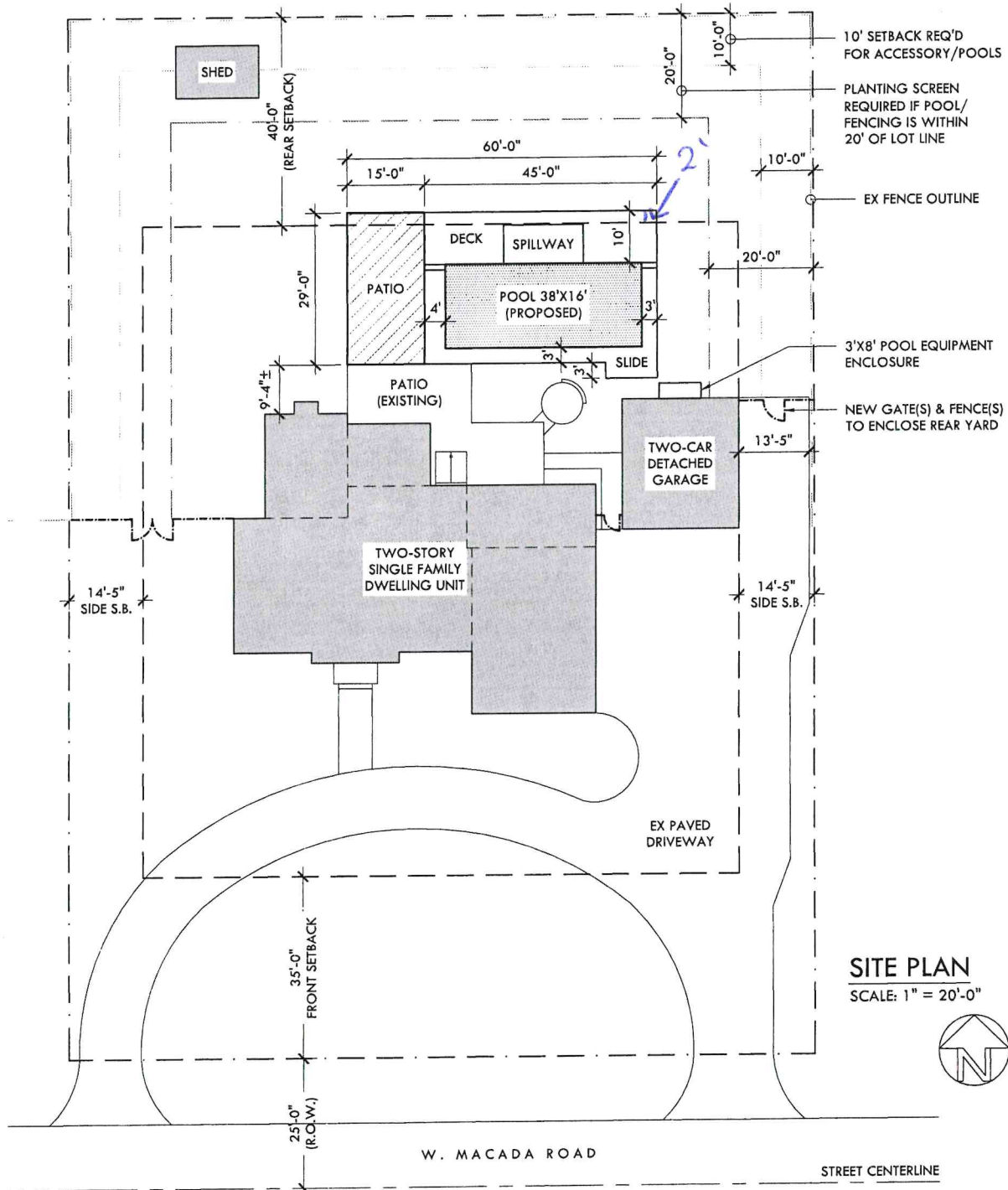
MINIMUM YARD REQUIREMENTS:
FRONT - 35'
REAR - 40'
SIDE - 10% LOT WIDTH (EACH SIDE)
ACCESSORY/POOL - 10'

MAXIMUM LOT COVERAGE - 33%

EXISTING LOT AREA - 28,800 SF (.6612 AC)
EXISTING LOT COVERAGE - 9,670± SF (33.6%)

PROPOSED LOT COVERAGE:
EXISTING COVERAGE - 9,670± SF
PROPOSED POOL & PATIO - 1,340± SF
TOTAL COVERAGE - *11,010± SF (38.2%)

*REQUESTING A VARIANCE FROM THE LOT COVERAGE
REQUIREMENT OF 33% TO 40.6%



SITE PLAN

SCALE: 1" = 20'-0"



SP1

PROJECT:
WEST MACADA ROAD
POOL ADDITION
640 W. MACADA RD
BETHLEHEM, PA 18017

DATE: 4-4-2025
REVISION: **/**/

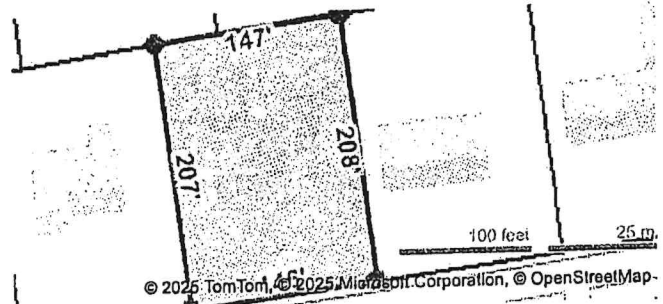
DRAWING:
PROPOSED SITE PLAN

SCALE: AS NOTED

1 OF 1

Tuesday, March 25, 2025

LOCATION	
Property Address	640 W Macada Rd Bethlehem, PA 18017-2419
Subdivision	Macada Farms
County	Northampton County, PA
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Single Family, Residential
Improvement Type	Colonial
Square Feet	3664
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	N6NW2 3 19 0214
Alternate Parcel ID	4862-02-9733-3097
Municipality	Hanover Township
District/Ward	
2020 Census Tract/Blk	177.03/1
Assessor Roll Year	2023



CURRENT OWNER	
Name	Chupella Jesse J Chupella Lauren T
Mailing Address	640 W Macada Rd Bethlehem, PA 18017-2419
SCHOOL ZONE INFORMATION	
Asa Packer Elementary School	1.2 mi Distance
Elementary: Pre K to 5	2.0 mi Distance
Nitschmann Middle School	1.9 mi Distance
Middle: 6 to 8	
Liberty High School	
High: 9 to 12	

SALES HISTORY THROUGH 02/24/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/16/2024	\$705,000	Chupella Jesse J & Chupella Lauren T	Milham Scott R	Warranty Deed		2024-1/152220 2024017191
11/13/2008	\$1	Milham Scott R				2008-1/303930
8/16/2000	\$370,000	Milham Richard E & Shirley				2000-1/105408
11/1/1997	\$359,900	Weed Robert T & Florence W				

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023	Hanover Township	3.9
Appraised Land	\$99,800	Assessed Land	\$49,900	County Of Northampton	10.8
Appraised Improvements	\$290,400	Assessed Improvements	\$145,200	Bethlehem Area School District	59.99
Total Tax Appraisal	\$390,200	Total Assessment	\$195,100		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2024	\$760.89	\$2,107.08	\$11,704.05	\$14,572.02
2023	\$760.89	\$2,107.08	\$11,354.82	\$14,222.79
2022	\$760.89	\$2,107.08	\$11,403.60	\$14,271.57
2021	\$760.89	\$2,302.18	\$11,268.98	\$14,332.05
2020	\$760.89	\$2,302.18	\$10,958.77	\$14,021.84
2019	\$760.89	\$2,302.18	\$10,976.33	\$14,039.40
2018	\$760.89	\$2,302.18	\$10,919.75	\$13,982.82
2017	\$760.89	\$2,302.18	\$10,642.71	\$13,705.78
2016	\$760.89	\$2,302.18	\$10,244.70	\$13,307.77
2014	\$760.89	\$2,107.08	\$9,948.15	\$12,816.12

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/28/2024	\$550,000	Chupella Jesse J Chupella Lauren T	Embassy Bank For The Lehigh Valley	2024-1/216166 2024024013
08/16/2024	\$550,000	Chupella Jesse J Chupella Lauren T	Embassy Bank For The Lehigh Valley	2024-1/152225 2024017192

PROPERTY CHARACTERISTICS: BUILDING

Building # 1		Units	
Type	Colonial	Stories	2
Year Built	1987	Rooms	9
BRs	4		
Total Sq. Ft.	3,664		
Building Square Feet (Living Space)		Building Square Feet (Other)	
		Basement (unfinished)	
		Attached Garage 768	
		Detached Garage (finished) 550	

CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation	Full Bmt	Interior Finish	
Floor System	Brick	Air Conditioning	Central
Exterior Wall		Heat Type	Forced Air Unit
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	
OTHER		Building Data Source	
Occupancy			

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.



owner 1	mailing address	city name	state	zip code
BLYSKAL STANLEY J	102 WEDGEWOOD RD	BETHLEHEM	PA	18017-3777
JAGOTA ANAND & SUJATA	112 WEDGEWOOD RD	BETHLEHEM	PA	18017-3778
GUPTA PARVEEN & PRAMILA	122 WEDGEWOOD RD	BETHLEHEM	PA	18017
GARDINER J BRUCE & KATHLEEN R	525 WEDGEWOOD RD	BETHLEHEM	PA	18017-2426
GENOVA JOHN M & JEAN E	550 W MACADA RD	BETHLEHEM	PA	18017
BENNER JEFFREY B	570 WEDGEWOOD RD	BETHLEHEM	PA	18017-2427
DEFRANCISCO ANTHONY J & MICHELE	575 WEDGEWOOD RD	BETHLEHEM	PA	18017-2426
KODZA NASER	580 W MACADA RD	BETHLEHEM	PA	18017
STOERRLE WILLIAM T JR &	595 ANGELO DR	BETHLEHEM	PA	18017-3705
PAPASSO VNCENT T	596 ANGELO DR	BETHLEHEM	PA	18017-3734
TRILLI MONICA J	600 WEDGEWOOD RD	BETHLEHEM	PA	18017-2429
BAGGE CHRISTOPHER & JESSICA L HAILE	605 WEDGEWOOD RD	BETHLEHEM	PA	18017-2428
ZIMMERMAN THOMAS L & LINDA L	610 W MACADA RD	BETHLEHEM	PA	18017
PACHECO JOSEPH ANTHONY & APRIL LEA	625 MACADA RD	BETHLEHEM	PA	18017-2419
CHUPELLA JESSE J & LAUREN T	640 MACADA RD W	BETHLEHEM	PA	18017-2419
KLEPEISS FREDERICK D	640 WEDGEWOOD RD	BETHLEHEM	PA	18017-2429
SILVERBLATT DAVID J & JOYCE G	645 WEDGEWOOD RD	BETHLEHEM	PA	18017
DIXON NATHAN J &	655 YORKSHIRE RD	BETHLEHEM	PA	18017-3007
FOLTZ MARY CATHERINE &	680 MACADA RD	BETHLEHEM	PA	18017-2419
SHERIFF ROBERT H & BEATRICE	680 WEDGEWOOD RD	BETHLEHEM	PA	18018
STERN ROGER C & CECILE B	685 WEDGEWOOD RD	BETHLEHEM	PA	18017-2428
KACHMAR KATHRYN F	700 YORKSHIRE RD	BETHLEHEM	PA	18017-3010
LICSKO CHAD &	701 MACADA RD	BETHLEHEM	PA	18017-2420
DONAHER DEAN M & DIANE D	710 WEDGEWOOD RD	BETHLEHEM	PA	18017-2431
CALIGIURI FRANK A & TARA T	725 WEDGEWOOD RD	BETHLEHEM	PA	18017-2430
KANDIANIS PETER W & SUSAN M	737 W MACADA RD	BETHLEHEM	PA	18017-2420
BUCK NICHOLAS JEFFREY &	750 W MACADA RD	BETHLEHEM	PA	18017-2421
SIKLER ZACHARY	755 WEDGEWOOD RD	BETHLEHEM	PA	18017-2430
KOSTEVA CHARLES A & DONNA R	765 W MACADA RD	BETHLEHEM	PA	18017
BAYLES H JAMES & LORRAINE A	BOX 54	NAZARETH	PA	18064

**HOLD HARMLESS
INDEMNIFICATION AGREEMENT**

THIS AGREEMENT, made this _____ day of _____ 2025, by and between HANOVER TOWNSHIP, a second class township of Northampton County, Pennsylvania, with an address at 3630 Jacksonville Road, Bethlehem, Pennsylvania, 18017 (“Township”) and **JEREMY LEE KING** an adult residing at 6898 Gwenmawr Road, Bethlehem, Hanover Township, Northampton County, Pennsylvania, 18017 (“Owner”).

RECITALS

A. Owner proposes to install a fence (the “Structure”) on the property located at 6898 Gwenmawr Road, Bethlehem, Pennsylvania also known as tax parcel number L5-18-2G-21-0214 (the “Premises”).

B. A plot plan of the Premises and the proposed location of the Structure is attached as Exhibit “A”.

C. The proposed Structure will encroach into the twenty (20) foot Drainage and Utility Easement in the rear yard located on the Premises (the “Easement”).

D. In order to place the Structure within the Easement, the Owners need the permission of the Township. The Township is willing to consent to the placement of the Structure in the Easement, upon satisfaction by Owner of the conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, AND INTENDING TO BE LEGALLY BOUND, the parties hereto agree as follows:

1. All "RECITALS" are hereby incorporated by reference as if the same were fully set forth here.

2. The Township hereby agrees to consent to the placement of the Structure in the Easement of the Premises upon the satisfaction of the conditions set forth below.

3. As a condition for approval and consent by the Township as set forth in paragraph 2 above, Owners, for themselves and their heirs, successors, executors, administrators and assigns, hereby agree to hold the Township harmless and indemnify the Township from and against any and all claims, actions, damages, suits, expenses (including attorney's fees), liabilities and the like, in law or in equity, and of any kind and nature, in connection with loss of life, personal injury and/or damage to property to any person arising from or in any way, directly or indirectly, associated with or caused by Owners' placement of or the existence of the Structure in the Easement of the Premises, including, but not limited to, loss of life, personal injury and/or damage to property caused by the improper construction and/or maintenance of the Structure.

4. In the event the Township is made a party to any litigation commenced by or against the Owners in connection with the placement of or the existence of the Structure, then the Owners shall protect and hold harmless the Township and shall pay all costs, expenses, and attorney's fees incurred or paid by the Township in connection with any such litigation.

5. The parties hereto acknowledge and agree that the Township's consent is conditioned upon the consent to the placement of the Structure by any and all utilities utilizing the Easement.

6. The parties hereto acknowledge that this Agreement is conditioned upon Owners obtaining the permission of adjacent landowners as to the placement of the structure, as may be required under the current Township Ordinance.

7. The parties hereto acknowledge that the Township retains discretion to require the removal of the Structure, in whole or in part, from the easement of the Premises if, in the sole opinion of the Township, the structure interferes with drainage on the Premises or on the Property of surrounding landowners.

8. This Agreement shall run with the land and shall be binding upon the Owners, their heirs, successors, executors, administrators and assigns, and shall inure to the benefit of the Township.

9. This Agreement, or any part thereof, shall not be construed against any party hereto, due solely to the fact that the Agreement, or any part thereof, was drafted by such party.

10. Owners shall immediately upon request pay all Township costs in connection with the Owners' request, including, but not limited to, attorney's fees, engineering fees and administrative expenses.

IN WITNESS WHEREOF, the parties hereto have set forth their hands and seals
on the date first above written.

ATTEST:

HANOVER TOWNSHIP, Northampton County,
Pennsylvania, a second class township

By: _____

By: _____

SUSAN A LAWLESS,ESQ, Chair
Board of Supervisors

WITNESS:

By: _____

JEREMY LEE KING

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF NORTHAMPTON)

ON THIS, the _____ day of _____, 2025, before me, the subscriber, a Notary Public in and for the said County and State, the undersigned officer, personally appeared **SUSAN A LAWLESS, ESQ** who acknowledged himself to be the Chair of the Board of Supervisors of Hanover Township and that she as such Chair, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chairman.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF NORTHAMPTON)

ON THIS, the ____ day of _____, 2025, before me a notary public, the undersigned officer, personally appeared **JEREMY LEE KING**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

PREPARED BY AND RETURN TO:

Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 W. Hamilton Street, Suite 800
Allentown, PA 18101
610-797-9000

Tax Parcel ID: M6SW2 2 1 0214 (Bath Pike, Hanover Township)

PERMANENT TRAFFIC SIGNAL EASEMENT AGREEMENT

THIS INDENTURE is made this _____ day of _____, 2025 (the “Effective Date”), by and between **WEGMANS FOOD MARKETS, INC.**, a New York corporation, having its principal office at 1500 Brooks Avenue, P.O. Box 30844, Rochester, New York 14603-0844 (hereinafter, “Grantor”), and **HANOVER TOWNSHIP**, a Township of the Second Class, organized and existing under and pursuant to the Laws of the Commonwealth of Pennsylvania and constituting a political subdivision of the Commonwealth of Pennsylvania and County of Northampton, with a mailing address of 3630 Jacksonville Road, Bethlehem, Pennsylvania 18017 (hereinafter, “Grantee”).

WHEREAS, Grantor is the owner of a tract of land located in Hanover Township, Northampton County, Pennsylvania, and identified as Northampton County Tax Parcel M6SW2 2 1 0214 (hereinafter referred to as the “Premises”).

WHEREAS, Grantee desires to acquire a permanent traffic signal easement from Grantor which would traverse a portion of Grantor’s Premises.

WHEREAS, Grantee seeks to acquire the subject easement for the construction and maintenance of traffic signal supports and underground conduit, the purpose of which would be to provide traffic signal control of the intersection located at Bath Pike (S.R. 0512), Highland Avenue, and Stoke Park Road.

NOW THEREFORE, WITNESSETH: That Grantor hereby grants, bargains, sells and conveys unto Grantee, its successors and assigns, the free and uninterrupted use, liberty and privilege of a permanent traffic signal easement for the construction and maintenance of traffic signal supports and underground conduit, in, over, upon and across that portion of the Premises as described on the attached Exhibit “A” and as depicted in and upon the attached Exhibit “B” prepared by Benchmark Civil Engineering Services, Inc., dated June 27, 2024 (such portion of the Premises as described and depicted is hereinafter referred to as the “Easement Area”).

TOGETHER WITH, the non-exclusive right of ingress, egress, regress and access unto and along the same at all times hereinafter or ever in common with the Grantor, its successors and assigns, for the purpose of installing, inspecting, maintaining, repairing, improving, operating, removing, replacing and rebuilding said traffic signal support within the Easement Area; provided, however, that Grantee, shall, at all times, after doing any work or activity in connection with the

said signal support, promptly restore, at Grantee's sole cost and expense, the Premises to the condition in which the same were found before such work or thing were undertaken, and provided, further, however, that no buildings shall be erected, no trees shall be planted and no regrading shall occur over and on the Easement Area, and Grantor, its successors and assigns, shall not permit, cause or suffer any obstruction, temporary or permanent, to be placed upon the Easement Area, which would interfere with Grantee's installation, construction, inspection, maintenance, repair, improvement, operation, removal, replacement and rebuilding of said traffic signal support within the Easement Area.

TO HAVE AND TO HOLD all and singular the privileges aforesaid unto the said Grantee, its successors and assigns, to and for the proper use and behoof of the said Grantee, its successors and assigns, forever, in common with it, the said Grantor, its successors and assigns, as aforesaid.

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor and Grantee, intending to be legally bound hereby, have caused this Permanent Traffic Signal Easement Agreement to be duly executed the day and year first above written.

WITNESS:

WEGMANS FOOD MARKETS, INC.

By: _____

Name: Daniel J. Aken

Title: Vice President, Real Estate and Store
Planning

WITNESS:

HANOVER TOWNSHIP

By: _____

Name: _____

Title: _____

STATE OF NEW YORK

:

SS:

:

COUNTY OF MONROE

:

On the _____ day of _____ in the year 2025, before me, the undersigned, a notary public in and for said State, personally appeared DANIEL J. AKEN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed this instrument.

_____[SEAL]
Notary Public

COMMONWEALTH OF PENNSYLVANIA

:

SS:

:

COUNTY OF _____

:

On this _____ day of _____ 2025, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of HANOVER TOWNSHIP, a Township of the First Class, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

_____[SEAL]
Notary Public

My Commission Expires:

Exhibit "A"

065004 – 12/18/2024

Prepared by:
Benchmark Civil Engineering Services, Inc.

**LEGAL DESCRIPTION
OF LANDS TO BE TRANSFERRED AS A TRAFFIC SIGNAL EASEMENT
FROM
WEGMANS FOOD MARKETS, INC.
TO
THE TOWNSHIP OF HANOVER,
NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA**

ALL THAT CERTAIN tract of land located in Hanover Township, County of Northampton, Commonwealth of Pennsylvania, as shown on a Plot Plan titled "DRAWING DEPICTING RIGHT-OF-WAY TO BE DEEDED TO THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION UNDER HOP APPLICATION NO. 282387", being more particularly described as follows to wit:

BEGINNING at a point on the Western Legal Right-of-Way of S.R. 0512 (BATH PIKE) Sta. 141+15.00 (30.00' from center), said point also being the southeastern most corner of lands N/F of the Grantor, Wegmans Food Markets, Inc. M6SW2-2-1 and along lands N/F of Wegmans Food Markets, Inc. M6SW2-2-2;

THENCE along said lands N/F of Wegmans Food Markets, Inc. M6SW2-2-2 S 89°22'30" W a distance of 5.00 feet to a point;

THENCE through lands N/F of the Grantor, Wegmans Food Markets, Inc. M6SW2-2-1 the following three (3) courses and distances:

1. N 37°17'50"W a distance of 33.52 feet to a point;
2. S 89°20'03" W a distance of 10.00 feet to a point;
3. N 00° 39'57" W a distance of 2.00 feet to a point on the Southern Legal Right-Of-Way of Stoke Park Road (66.50 feet from center);

THENCE along said Southern Legal Right-Of-Way of Stoke Park Road, N 89°22'30" E a distance of 35.00 feet to a point on the aforementioned Western Legal Right-of-Way of S.R. 0512 (BATH PIKE);

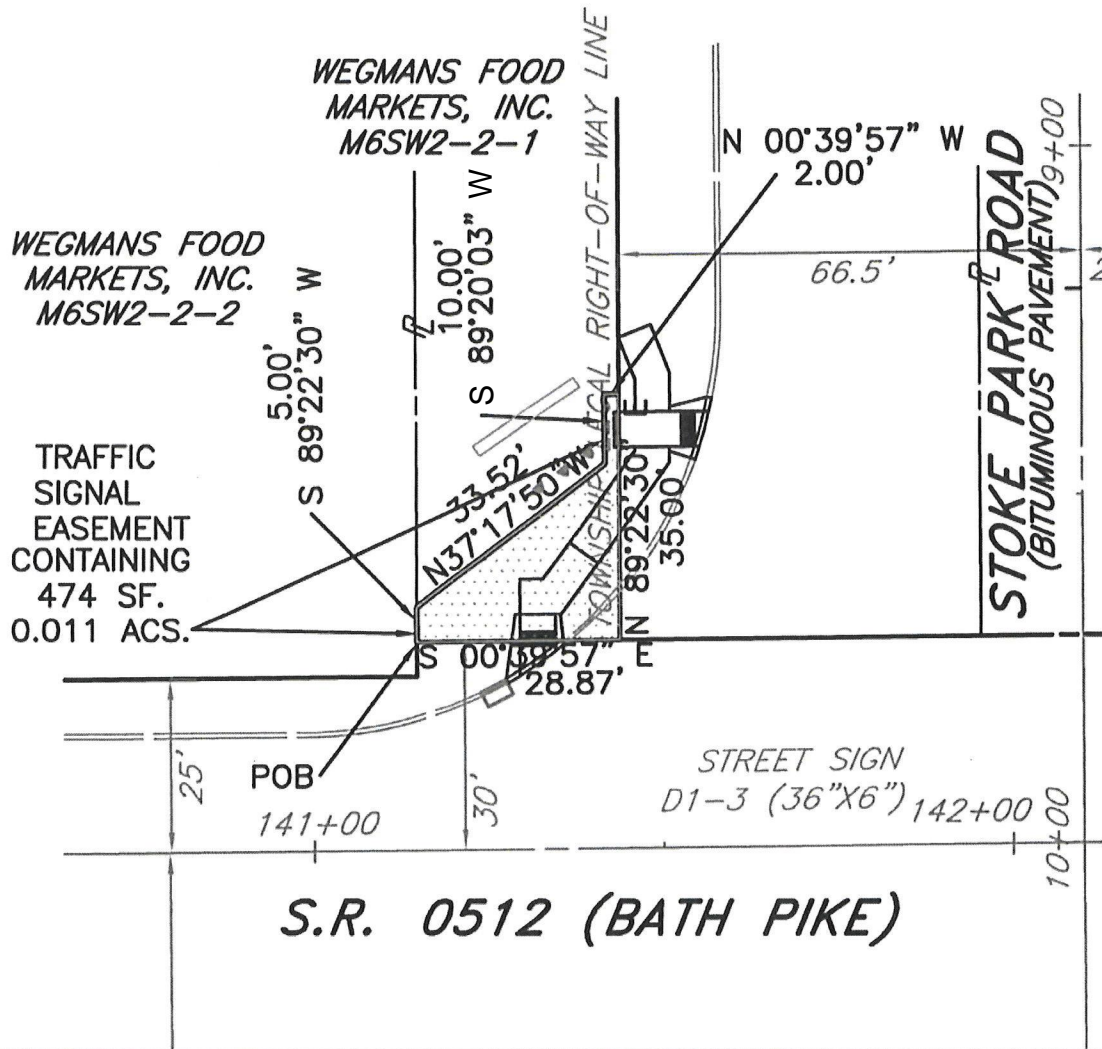
THENCE along said Western Legal Right-of-Way of S.R. 0512 (BATH PIKE), S 00°39'57" E a distance of 28.87 feet to a point, **THE POINT OF BEGINNING;**

CONTAINING 474 sq. ft. or 0.011 acres more or less.

Exhibit “B”

Depiction of Traffic Signal Easement Area

See attached.



TITLE: **TRAFFIC SIGNAL EASEMENT PLAT**

90 HIGHLAND LLC
3150 COFFEETOWN ROAD
OREFIELD, PENNSYLVANIA 180691

Benchmark
CIVIL ENGINEERING SERVICES, INC.
1727 JONATHAN STREET
ALLENTOWN, PA 18104
610.776.6700 610.776.1190 FAX
www.bencivil.com

HANOVER TOWNSHIP
S.R. 0512 (BATH PIKE)
HANOVER TWP., NORTHAMPTON CO., PA

SCALE: 1" = 25'

DWG. FILE: 065004

PLAN DATE: 6/27/24

DWG. NO.:

SHT. NO.: 1 OF 1

E-1

1110 American Parkway
Building 10, Suite F-200B
Allentown, PA 18109
Main: 610-868-4201



Via Email
April 5, 2025

Hanover Township – Northampton County
3630 Jacksonville Road, Bethlehem, PA 18017

Attention: Kimberly Lymanstall, Township Secretary/Assistant Treasurer

Reference: Northgate 1: 2 Lot Subdivision, Northgate 1: Land Development, Northgate 1: Lot Consolidation Plan, 4000 – 4030 Airport Road Lot Consolidation & Land Development Plan

CED #: 21007876A

Subject: Municipalities Planning Code (MPC) Time Extension

Dear Ms. Lymanstall,

On behalf of the Applicant, 4300 Airport Road, LLC, we are providing a MPC extension for the following items:

- Northgate 1- 2-lot Subdivision – Improvements Deadline (H05-61)
- Northgate 1 Land Development – MPC Deadline (H06-46)
- Northgate 1 Lot Consolidation Plan – Record Plans Conditions Deadline (H06-49)

The extensions are granted up to and including October 31, 2025.

If you have any questions or need additional information, please do not hesitate to contact me at 484-547-0207 (direct office) or david.wilson@collierseng.com.

Sincerely,
Colliers Engineering & Design, Inc.

A handwritten signature in blue ink that reads "David F. Wilson".

David F. Wilson, P.E, CPESC
Associate / Geographic Discipline Lead

DFW:

R:\Projects\2021\21007876A\Correspondence\OUT\250405_Beth Twp_Extension Request Letter\250405 4000-4030 Airport Rd - MPC Time Extension.docx

LAW OFFICES

CORRIERE and ANDRES, LLC

433 EAST BROAD STREET
POST OFFICE BOX 1217
BETHLEHEM, PENNSYLVANIA 18016-1217

MICHAEL F. CORRIERE
EDWARD J. ANDRES

TELEPHONE
610-865-5566

FAX
610-865-3889

April 16, 2025

VIA ELECTRONIC MAIL ONLY

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

Re: Quote for Tax Opinion

Dear Mark:

Per your email dated April 2, 2025 and per the documents submitted by Supervisor Lawless on April 9, 2025, I have reviewed the documents and estimate I could prepare an opinion regarding the future real estate tax liability for the 340 acres currently owned by the Lehigh Northampton Airport Authority upon leasing the property to be developed into private commercial businesses for a maximum fee of \$660.00. This fee estimates a maximum of four (4) hours total time to review the enclosed documents, research the applicable law, and draft a Memorandum for the Supervisor's review. The fee would not exceed \$660.00 but based on my actual time records could be less than that fee, depending on the length of the research.

If this is acceptable, please advise and I will start working on the opinion.

Should you have any questions please call.

Michael F. Corriere

MFC|amf



HanoverEngineering

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

April 16, 2025

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

RE: Hanover Township Pump Track
Bid Results
Hanover Project H24-21

Dear Mark:

Please be advised that we received one (1) bid for the above referenced project. The bid was from Dirt Sculpt, LLC. Please find attached the bid submission from PennBid for your and Attorney Broughal's review.

Please be advised that the bidder entered an incorrect figure in the contingency item for excavation. We received an e-mail from Dirt Sculpt, LLC. and the revised bid tabulation is attached. With the bidder's correction (resulting in a price reduction), the total bid priced for the project is \$277,100.00.

If you have any questions or need additional information, do not hesitate to call this office.

Respectfully,

HANOVER ENGINEERING

Brien R. Kocher, PE
Township Engineer

brk:jlw2.

S:\Projects\Municipal\HanoverTwp\H24-21-TownshipSkateTrack\Docs\04-16-25-BidResultsLtr.doc

Enclosure(s)

cc: Kimberly Lymanstall, Hanover Township (via e-mail)
James L. Broughal, Esquire (via e-mail)

HANOVER TOWNSHIP NORTHAMPTON COUNTY

PROCLAMATION NO. 2025 - 1

A PROCLAMATION ARBOR DAY

WHEREAS, Arbor Day, the celebration of trees has been observed since 1872; and

WHEREAS, trees, a renewable resource must be managed and protected, we the Shade Tree Advisory Board, dedicate ourselves to the important role of helping to protect this wonderful resource. Trees play a role in the lives of each and every American, regardless of where they live. Trees provide shelter, cooling, protection from wind, rain and snow, and add beauty to our lives. They help stop erosion and save our precious topsoil; and

FURTHER, we will continue to educate youth and others by field days, education programs, books, and tree planting opportunities. We will continue to work with all agencies and others that wish to reduce and correct fragmentation, to enhance our water quality by planting tree buffers, to help the property owner learn how to choose and plant a tree in his/her own back yard and find the value of trees in his/her yard and his/her life; and

THEREFORE, we will work with our township, county, and others all around the world to enhance the earth with trees, to continue to educate, to help people realize the gift trees can be in our lives; and

WHEREAS, Hanover Township will continue to strive to plant, protect, and maintain our trees; and

NOW THEREFORE, we the Shade Tree Advisory Board with the Board of Supervisors, proclaim Arbor Day in Hanover Township as April 26, 2025.

APPROVED and adopted this 22nd day of April 2025.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

KIMBERLY R. LYMANSTALL,
Secretary – Board of Supervisors

SUSAN A. LAWLESS, ESQ.,
Chair – Board of Supervisors

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2025 - 2

**A PROCLAMATION
ARMED FORCES DAY 2025**

WHEREAS, the Armed Forces of the United States of America embody the highest ideals of our Nation. Serving at home and at posts around the world, our service men and women represent America as ambassadors of our principals. They display honor, duty and discipline of the finest fighting force the world has ever known. These brave men and women are willing to sacrifice their lives for the security and the freedoms we have as Americans. We are humbled by their call to service and their continued resolve to respond to the call of duty and defense of America and its people; and

WHEREAS, as a grateful nation, we are indebted to the members of the Armed Forces for their service, and we support each and every one of them in each mission they are tasked to accomplish. From our earliest days as a fledgling republic, the United States has relied on the unwavering courage and patriotism of the men and women in uniform to sustain us through wars, emergencies and challenges at home and abroad; and

WHEREAS, Hanover Township officially dedicated Armed Services Park on June 14, 2011, in honor of all who have served, are serving and will serve as members of the United States Armed Services.

NOW, THEREFORE, WE, THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP - NORTHAMPTON COUNTY, do hereby call upon all citizens of Hanover Township to join the Board of Supervisors in celebrating Armed Forces Day, Saturday, May 17, 2025, at Armed Services Park at 11:00 a.m.

FURTHER, LET IT BE RESOLVED THAT, WE THE BOARD OF SUPERVISORS do hereby proclaim Saturday, May 17, 2025 as "*Armed Services Day*" in Hanover Township – Northampton County.

APPROVED and adopted this 22nd day of April 2025.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

KIMBERLY R. LYMANSTALL,
Secretary – Board of Supervisors

SUSAN A. LAWLESS, ESQ.,
Chair – Board of Supervisors

Mark Hudson

From: Monica Trilli <
Sent: Thursday, April 17, 2025 9:17 AM
To: Mark Hudson
Subject: Permit Refund

To whom it may concern,
I am requesting a refund for permit # 25-0088, for work that was to be completed at

The contractor stated that the timeline for receiving the permit back from review /approval was too long and interfered with his being able to schedule his workers to complete the job in the timeline that was needed for us.

We have now requested a full refund from the contractor, and we are also requesting a full refund, minus the fee for reviewing the plans, from Hanover Township.

Please contact me if there are any issues with this request.

Thank you,
Monica Trilli



HANOVER TOWNSHIP
Northampton County
3630 Jacksonville Road, Bethlehem, PA 18017
Phone 610.866.1140 Fax: 610.758.9116

INVOICE

Trilli, Monica J

Invoice Number: 25-0189
Invoice Date: March 26, 2025
Account Number: 2364909331

Invoice Questions?
Phone: 610-866-1140

PROPERTY ADDRESS:

Invoice Due Date: March 26, 2025
Record Number: Permit 25-0088

Date	Description	Paid Date	Amount	Paid Balance
March 26, 2025	Plan Review Fee Deposit (Residential) non-refundable		\$85.00	
March 26, 2025	Residential -Reno/Repair		\$200.00	
March 26, 2025	Plumbing -Residential alteration/repair		\$125.00	
March 26, 2025	Assessed Fee		\$4.50	
	TOTAL: Permit Fees		\$414.50	\$414.50

\$ 329.50
Refund.

Please Note! We do not accept partial payments

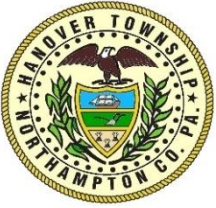
Remittance Advice

Your payment is due by **March 26, 2025**

Invoice Number	Account Number	Total Due This Invoice
25-0189	2364909331	\$414.50

Trilli, Monica J

Hanover Township
3630 Jacksonville Road
Bethlehem, PA 18018



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

April 22, 2025

PennDOT
Special Event Permit
Engineering District 5-0
1002 Hamilton Street
Allentown, PA 18101

RE: Hold the Green Light, May 31 Motorcycle Ride Request

Dear PennDOT,

Hanover Township is in support of the Lehigh Valley Hospital Muhlenberg Trauma Motorcycle Ride. We approve the Hold the Green Lights Request for the ride to be held on May 31 beginning at 12:30pm. The lights that would be affected in Hanover Township are:

Hanover Twp. - Schoenersville

- @ industrial
- @Cityline
- @Stoke Park
- @Airport

Best Regards,

Mark Hudson
Hanover Township, Township Manager

**HANOVER TOWNSHIP, NORTHAMPTON COUNTY
RESOLUTION 2025 - 10**

**A RESOLUTION OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA,
PERMITTING THE DISPOSAL OF MUNICIPAL ASSETS**

WHEREAS, Hanover Township owns assets to perform the general operational functions of a municipal government; and

WHEREAS, from time to time these assets become expendable due to the cost of repair; and

WHEREAS, the Township wishes to dispose of these assets with value, through posted public bidding, sealed bid, or auction for listed items; and

WHEREAS, the Township wishes to properly dispose of property having value.

ITEMS

Fitness Equipment			
2015	Ford	Explorer Police Interceptor	VIN: 1FM5K8AR9FGB98794
2009	Ford	Escape	VIN: 1FMCU92799KB31084

NOW THEREFORE, BE IT RESOLVED AND IT IS HEREWITH RESOLVED, as follows:

SECTION 1. All “whereas” clauses are incorporated herein by reference.

SECTION II. The following is a list of property, with no value, that is to be properly disposed of:

APPROVED AND ADOPTED as a Resolution of the Township of Hanover this 22ND day of April 2025.

ATTEST:

HANOVER TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Kimberly R. Lymanstall, Secretary
Board of Supervisors

By: _____
Susan A. Lawless, Esq., Chair
Board of Supervisors

2025 PAVING BID OPENING MINUTES

April 15, 2025

The Bids for the Hanover Township Road Paving Work were opened at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, 18017 at 2:00 P.M.

Present for the opening were the Township Manager, Mark Hudson, Public Works Director, Martin Limpar, Township Secretary, Kimberly Lymanstall, and a Barker and Barker Representative, Vincent.

It was noted that the Bids have been duly advertised and the Secretary has proof of publication.

The following bids were opened:

1. New Enterprise Stone & Lime Co., Inc.: 167 New Enterprise Drive, Leesport, PA 19533
 - a. 10% Bid Bond enclosed
 - b. Total bid price: \$218,361.23
2. Bracalente Construction, Inc: 700 Savage Rd. Suite 15, Northampton, PA 18067
 - a. 10% Bid Bond enclosed
 - b. Total bid price: \$225,240.60
3. Barker & Barker Paving & Excavating: 910 14th Ave. Bethlehem, PA 18018
 - a. 10% Bid Bond enclosed
 - b. Total bid price: \$237,743.60

The bids have been tabled until they are reviewed by the Board of Supervisors, Township Solicitor and Township Manager.

The bid opening concluded at 2:05 P.M.

Mark Hudson
Township Manager