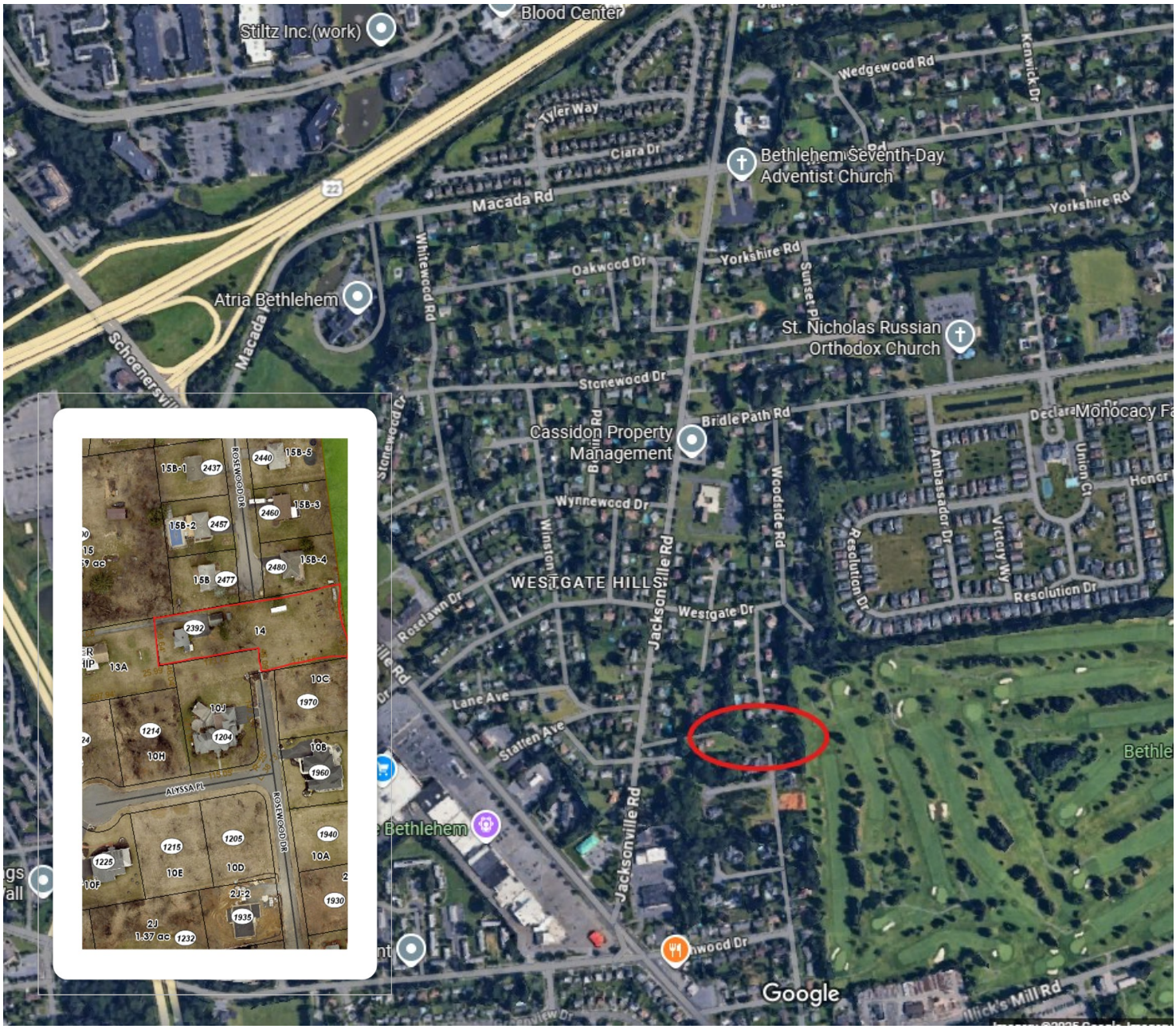
Hanover Township

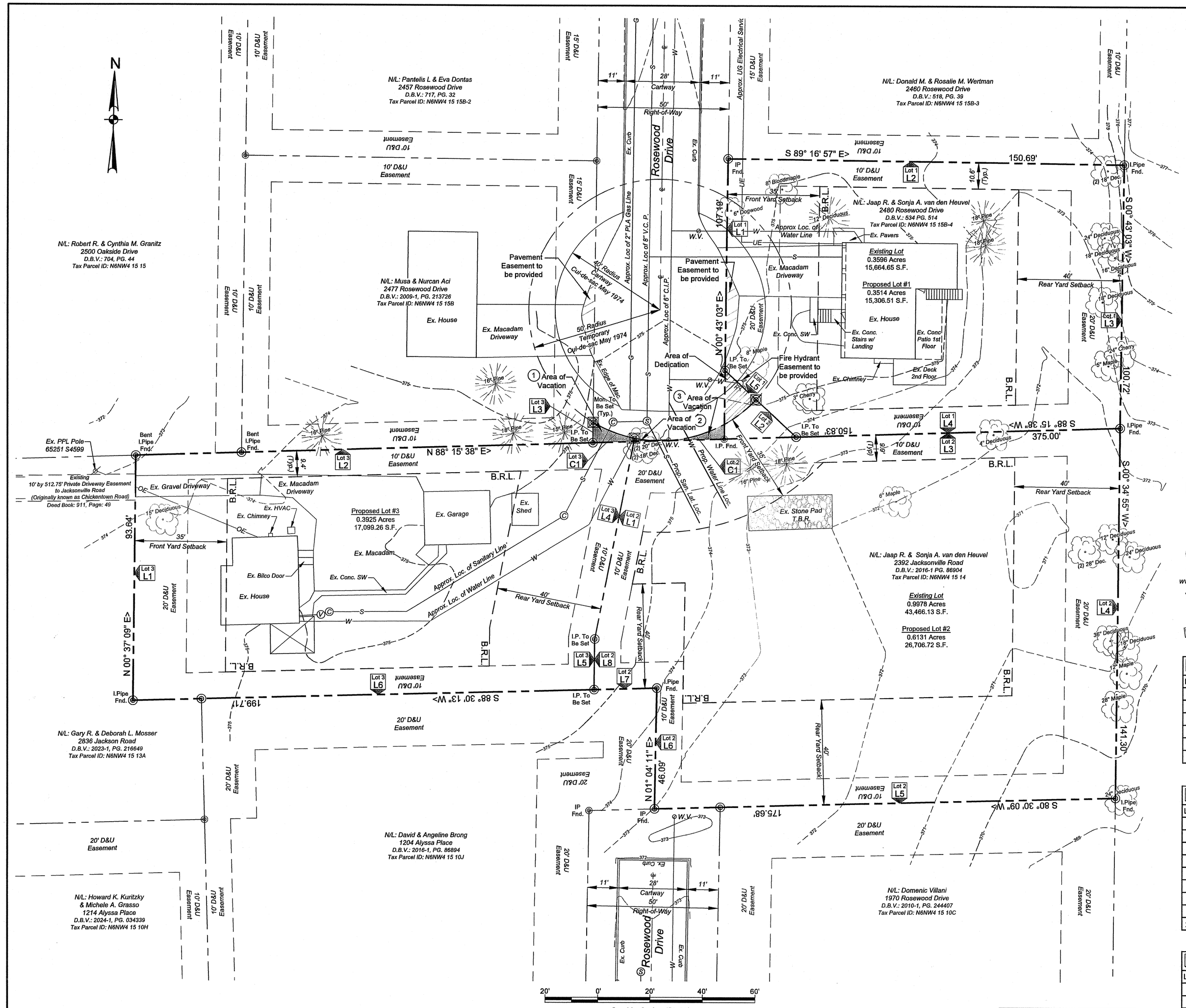
Northampton County

Subdivision / Land Development Submission

Submission By: Van Den Heuvel

Location: 2480 Rosewood Drive, Bethlehem, PA 18017





Notes:

1. Sonja A. and Jaap R. van den Heuvel's property located at 2480 Rosewood Drive, also known as proposed Lot #1, has a property width of 105.69 at the front building setback line, measured thirty-five (35) feet from the property line along the cul-de-sac of Rosewood Drive.
2. Sonja A. and Jaap R. van den Heuvel's property located at 2392 Jacksonville Road, proposed Lot #2 has a property width of 99.23 measured along an arc at the front building setback line, measured thirty-five (35) feet from the proposed property line along the cul-de-sac of Rosewood Drive.
3. Sonja A. and Jaap R. van den Heuvel's property located at 2392 Jacksonville Road, proposed Lot #3 being an existing flag lot and will continue as such, has a property width of 93.79 at the front building setback line, measured thirty-five (35) feet from the property line along the property owned by the now or late Gary R. and Deborah L. Mosser at 2836 Jacksonville Road.
4. Existing bearings and distances for 2480 Rosewood and 2392 Jacksonville Road are shown on drawing. For proposed bearings and distances see charts below.
5. Pursuant to §159-15L. of the Township of Hanover's Subdivision and Land Development Ordinance, Lot pins. All lot corner markers shall be permanently located and shall be at least three-quarter-inch metal pin or pipe with a minimum length of 30 inches, located in the ground to existing grade. Lot pins shall be placed upon approval of this subdivision.
6. Pursuant to §159-15M. of the Township of Hanover's Subdivision and Land Development Ordinance, Monuments. Monuments shall be located on street right-of-way lines, one at all exterior corner points on the boundary of tract.
7. Pursuant to §159-18A. of the Township of Hanover's Subdivision and Land Development Ordinance, All subdivision and land developments shall be designed, constructed and maintained in full compliance with the stormwater management requirements described in Chapter 152, Stormwater Management, and/or any amendments thereafter.
8. Pursuant to §159-20B. of the Township of Hanover's Subdivision and Land Development Ordinance, connection to a public sanitary sewer system shall be required in accordance with Township and City of Bethlehem standards.
9. Pursuant to §159-21A. of the Township of Hanover's Subdivision and Land Development Ordinance, connection to a central water system shall be required in accordance with Township and City of Bethlehem standards.

Drainage Easement and Emergency access Easement Note:

"All drainage and emergency access easements shown on this plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the approved development plans for this project. All these easements shall be kept free of all obstructions, including but not limited to such obstructions as fill, temporary or permanent structures, and plants (other than grass). The maintenance of all such easements shall be the responsibility of the future lot owners. It is intended that this easement and conditions imposed hereunder shall be a covenant running with the land and enforceable against all future owners."

Legend

- North Arrow
- Property Corner
- Property Corner w/ Monument
- Adjoining Property Corner
- Ex. Utility Pole
- Ex. Sanitary Manhole
- Ex. Sanitary Cleanout
- Ex. Pine Tree
- Ex. Deciduous Tree
- Ex. Water Valve
- Ex. Fire Hydrant
- Ex. Telecommunications Box
- Ex. Stormwater Inlet
- Centerline of Road
- *Existing Stormwater*
- *Existing Overhead Utility*
- *Existing Underground Utility*
- *Existing Sanitary Line*
- *Existing Water Supply Line*
- *Existing Gas*
- Proposed Sanitary Line
- Proposed Water Supply Line
- *Existing Property Line*
- Proposed Property Line
- *Existing Adjoiner Property Line*
- Township Right-of-Way
- Building Restriction Line
- Utility Easement
- *Existing Minor Contour Line*
- *Existing Major Contour Line*

Lot 1 L1 Proposed Lot #1		
Line	Bearing	Distance
L1	N 00° 43' 03" E	81.05'
L2	S 89° 16' 57" E	150.68'
L3	S 00° 43' 03" W	100.72'
L4	S 88° 15' 38" W	123.46'
L5	N 46° 52' 37" W	37.02'
15,306.51 S.F. / 0.3514 Ac.		

Proposed Impervious Coverage

Lot #1

Lot Area: 15,306.51 S.F.
Ex. House: 1,531.02 S.F.
Ex. Driveway: 820.25 S.F.
Ex. Sidewalk & Stairs: 73.70 S.F.
Ex. Conc. Patio 300.62 S.F.
Ex. Pavers 68.13 S.F.

Total Impervious Area: 2,793.72 S.F.
Total Impervious Coverage: 18.28%

Lot 2 L1 Proposed Lot #2							
Line	Bearing	Distance	Curve	Arc	Radius	Chord Length	Chord Bearing
L1	N 11° 10' 42" E	78.17'	C1	50.66'	50.00'	48.52'	N 72° 09' 02" E
L2	S 46° 52' 37" E	20.88'					
L3	N 88° 15' 38" E	123.46'					
L4	S 00° 34' 55" W	141.30'					
L5	S 88° 30' 09" W	175.68'					
L6	N 01° 04' 11" E	46.09'					
L7	S 88° 30' 13" W	24.04'					
L8	N 00° 43' 03" E	19.39'					
26,706.72 S.F. / 0.6131 Ac.							

Lot 3 L1 Proposed Lot #3							
Line	Bearing	Distance	Curve	Arc	Radius	Chord Length	Chord Bearing
L1	N 00° 37' 09" E	93.64'	C1	17.05'	50.00'	16.97'	S 69° 03' 08" E
L2	N 88° 15' 38" E	174.13'					
L3	N 00° 43' 03" E	7.81'					
L4	S 11° 10' 42" W	78.17'					
L5	S 00° 43' 03" W	19.39'					
L6	S 88° 30' 13" W	175.67'					
17,099.26 S.F. / 0.3925 Ac.							

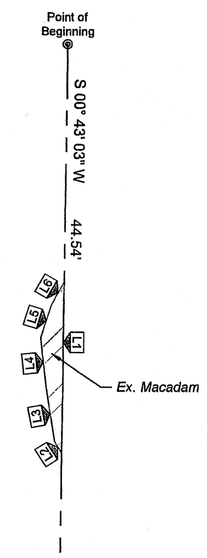
Proposed Impervious Coverage

Lot #3

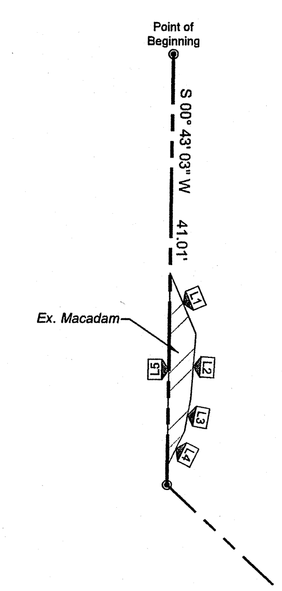
Lot Area: 17,099.26 S.F.
Ex. House: 973.45 S.F.
Ex. Driveway Macadam: 1,979.58 S.F.
Ex. Driveway Gravel: 384.88 S.F.
Ex. Sidewalk: 136.65 S.F.
Ex. Garage: 514.62 S.F.
Ex. Shed: 120.00 S.F.

Total Impervious Area: 4,109.18 S.F.
Total Impervious Coverage: 24.03%

L1 2477 Rosewood Prop. Pavement Easement		
Line	Bearing	Distance
L1	S 00° 43' 03" W	32.08'
L2	N 30° 54' 04" W	2.60'
L3	N 08° 52' 39" W	10.34'
L4	N 06° 14' 08" W	9.14'
L5	N 17° 48' 08" E	6.61'
L6	N 28° 30' 26" E	4.83'
Total Paving Area = 82.42 S.F.		

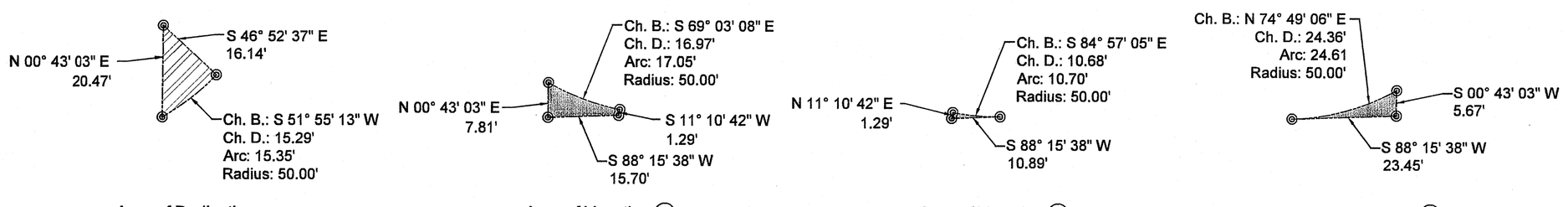


2477 Rosewood
Proposed Pavement Easement
82.42 S.F.
Scale: 1" = 20'



2480 Rosewood
Proposed Pavement Easement
117.98 S.F.
Scale: 1" = 20'

L1 2480 Rosewood Prop. Pavement Easement		
Line	Bearing	Distance
L1	S 23° 08' 38" E	12.43'
L2	S 04° 31' 01" W	12.16'
L3	S 10° 22' 10" W	6.27'
L4	S 26° 26' 09" W	7.30'
L5	N 00° 43' 03" E	36.27'
Total Paving Area = 117.98 S.F.		



Area of Dedication
127.99 S.F.
Scale: 1" = 20'

Area of Vacation 1
63.90 S.F.
Scale: 1" = 20'

Area of Vacation 2
4.84 S.F.
Scale: 1" = 20'

Area of Vacation 3
41.87 S.F.
Scale: 1" = 20'

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
1-800-242-1776

S.N. 20250573643

Recorded plan.

"Recorded this _____ day of _____, 20____, in the office for the Recording of Deeds, etc., in and for the County of Northampton, Pennsylvania, in Plan Book No. _____, Page _____."

Both Sheets 1 and 2 of this Plan shall be recorded.

Rev. A	5/13/25	Revisions from Sketch Plan
Rev. B	6/02/25	Revisions from Twp. Comments
Rev. C	6/09/25	Added 2477 Rosewood Detail
Rev. D	6/23/25	Revisions to Pavement Easements

Record Plan

van den Heuvel

Minor Subdivision and Lot Line Adjustment Plan

Hanover Township, Northampton County, Pennsylvania

MARTIN BRADBURY & GRIFFITH, INC.
LAND DEVELOPMENT CONSULTANTS
LAND SURVEYORS
PLANNERS
(610) 437-6300 — Fax (610) 437-1320
Email: mbg.mab@gmail.com
1201 Washington Street — Allentown, PA 18102

DATE	SCALE	DRAWN BY	PLAN NO.	SHEET NO.
3/06/25	1" = 20'	WJL	3630	2 of 2

HanoverEngineering

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

July 23, 2025

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

RE: Jaap R. & Sonja A. Van Den Heuvel
2392 Jacksonville Road
Preliminary/Record Plan Review
Fourth Submission
Received June 24, 2025
Hanover Project H24-19

Dear Mark:

We have reviewed the submission of the above-referenced Plan, prepared by Martin, Bradburry & Griffith, Inc.

A. GENERAL COMMENTS

1. This is the fourth submission and consists of the items listed in our distribution letter. The Applicant proposes a lot line adjustment and subdivision between two existing lots to create three residential lots, two with existing homes, within the R1-S Zoning District.

2. The one current parcel, proposed Lot 3, accesses Jacksonville Road via an access easement for the driveway. The developer does not intend to change the access to the existing 2392 Jacksonville Road property.

3. The Board of Supervisors, at the meeting on October 8, 2024, approved a waiver from connecting the two existing portions of Rosewood Drive.

B. STORMWATER MANAGEMENT ORDINANCE– CHAPTER 152

* Section 152 – The developer shall provide stormwater management in accordance with this section in the ordinance. There is currently no development proposed; therefore, **the Applicant requests a deferral of this section.**

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159

* Section 159-11.D – Cul-de sacs shall have a minimum radius of fifty feet (50') for right-of-way and a curb radius of forty feet (40'). The existing Rosewood Drive does not meet cul-de-sac requirements and currently has no curb or sidewalk. The township may wish to consider formal dedication of the full right-of-way and installation of curbing. Currently the neighborhood does not have sidewalk. In addition to the dedication of additional right-of-

way, the Township shall make a determination to accept the proposed areas of right-of-way and vacation. **The Applicant requests a deferral of this requirement.**

* Section 159-11.H & J – All cartway and curb construction shall be in accordance with these sections. The existing Rosewood Drive has some existing curb, but none within the existing stub portion terminus of the roadway. **The Applicant requests a deferral of this requirement.**

* Section 159-12 – The applicant shall clarify/verify/update drainage, utility and other easements pending Township concurrence of areas of dedication and vacation. Pending Township concurrence of proposed areas for easements, vacation and dedication, the applicant shall provide these areas on Sheet 1 of the plan set and prepare legal descriptions and plats to the satisfaction of the Township Solicitor.

* Section 159-13 – To provide adequate and proper nonmotorized traffic movement, sidewalks or pathways may be required within any subdivision by the Township. The existing roadway currently does not provide sidewalks. **The Applicant requests a deferral of this requirement.**

* Section 159-15.D – All residential lots shall abut on a public street. Lot 3 does not have required frontage on a public street.

* Section 159-15.G – Side lot lines shall be substantially at right angles or radial to street lines.

* Section 159-16.C – At the request of the Township Planning Commission and/or the Township Board of Supervisors, any developer shall be required to dedicate land to the Township for future street widening, for the purposes of the protection and preservation of the public's health and safety, and to conform with local and/or regional comprehensive street plans.

* Section 159-16.D(5) – The Board of Supervisors reserves the right to accept fees in lieu of land for open space and recreation requirements.

* Section 159-17.C – Shade trees shall be planted in all subdivisions and land developments including land abutting existing streets as required herein. The existing property contains several trees along the roadway. **The Applicant proposes a fee in lieu of providing street trees.**

Section 159-18.A – All subdivision and land developments shall be designed, constructed and maintained in full compliance with the stormwater management requirements described in Chapter 152, Stormwater Management, and/or any amendments thereafter.

Section 159-20.B – Connection to a public sanitary sewer system shall be required in accordance with Township and City of Bethlehem standards. The applicant shall revise the proposed lateral to tie-in to the main, not the existing manhole.

Section 159-21.A – Connection to a central water system shall be required in accordance with Township and Community Utilities of PA standards.

* Section 159-24 – The Township shall determine if streetlights are to be provided.

Section 159-29.D(6) – The offer for dedication plan notation shall be updated upon Township concurrence of dedicated improvements.

Section 159-30.C.(9) – The Applicant shall include a date set for the completion of all proposed and required improvements. It is noted all improvements shall be installed or secured in a manner acceptable to the Township Solicitor prior to plan recording.

Section 159-30.D.(4) – A copy of the correspondence with sewer (City of Bethlehem) and water (Community Utilities of PA) indicating specific approval for each proposed extension shall be provided to the Township.

Section 159-34 – The Applicant shall clarify whether this is supposed to be a preliminary plan review or a Preliminary/Record plan review. If it is intended to be a Preliminary/Record plan review, a waiver of an approved preliminary plan is required. Also, the plan title shall be changed to "Preliminary/Record."

Section 159-44 – All requests for modification (waiver or deferral) shall be submitted in writing and include a justification for each request. Upon approval by the Board of Supervisors, a note shall be added to the Plan listing all waivers, deferrals and Zoning Ordinance design approvals, along with any conditions and the meeting date of the Board of Supervisors action.

D. ZONING ORDINANCE – CHAPTER 185

Section 185-12.C. – Lot 3 does not appear to have a front lot line along public right-of-way.

Section 185-12.C. – The Zoning Officer shall review the lot configurations/building restriction layouts.

Section 185-26.F.(2) – The minimum front yard setback for a dwelling within the R1-S Zoning District is 35 feet. The existing dwelling on Lot 3 encroaches within the front yard setback.

Section 185-44.A – A zoning permit shall be required prior to the erection, construction, or alteration of any building, structure or any portion thereof.

E. TECHNICAL COMMENTS

1. The Township shall consider any additional comments provided by the Township Zoning Officer, Township Solicitor, Public Works, Emergency Services, etc.

    a. The Fire Marshall requests the new property address be in the 2400 range to avoid confusion due to the street not continuing thru to the south.
    b. The Fire Marshall notes the proposed lot will most likely not be accessible to the current ladder truck due to roadway configuration and turning radius.

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

Respectfully,

HANOVER ENGINEERING

Brien R. Kocher, PE
Township Engineer

brk:jam/jcn/jlw2
S:\Projects\Municipal\HanoverTwp\H24-19-VanDenHeuvelSubdivision\Docs\07-23-25 Van Den Heuvel Plan Review Letter 4.docx

Enclosure(s)

cc: Hanover Township Board of Supervisors
Hanover Township Planning Commission (via e-mail)
Ms. Tracy Luisser, Zoning Administrator (via e-mail)
James L. Broughal, Esquire (via e-mail)
Mr. Blair Bates, Hanover Township Shade Tree Advisory Board (via e-mail)
Mr. Michael W. Stasak Jr., Recreation Advisory Board (via e-mail)
Mr. Steve Elton, Hanover Township Fire Marshall (via e-mail)
Mr. Michael Alkhal, City of Bethlehem, Department of Public Works (via e-mail)
Mr. Robert Taylor, City of Bethlehem (Water) (via e-mail)
Mr. Adam J. Herbold, City of Bethlehem (Sewer) (via e-mail)
Mr. Craig D. Peiffer, AICP, City of Bethlehem (via e-mail)
Jaap Van Den Heuvel (via e-mail)
Mark Bradbury, Martin Bradbury & Griffith, Inc. (via e-mail)

Outlook

[Draft] Re: Supervisors meeting August 26,2025

From klymanstall@hanovertwp-nc.org
To jrvdh5144@rcn.com <jrvdh5144@rcn.com>

From: jrvdh5144@rcn.com <jrvdh5144@rcn.com>
Sent: Wednesday, August 6, 2025 12:05 PM
To: Kimberly Lymanstall <klymanstall@hanovertwp-nc.org>
Cc: Mark <mbg.mab@gmail.com>; Mark Hudson <mhudson@hanovertwp-nc.org>
Subject: Re: Supervisors meeting August 26,2025

Good Morning, Kim
Thank you for your reply. We acknowledge your request for an extension on the MPC (Municipal Planning Code) deadline after 8/31/25. We agree to an extension of 30 days beyond 8/31/25. However, it is important for us to be placed on the agenda of the Board of Supervisors meeting on 8/26/25 .
Thank you very much for your understanding and cooperation.
Jaap and Sonja van den Heuvel

LAND DEVELOPMENT 90-DAY EXTENSION REQUEST

To: **Hanover Township Board of Supervisors**
3630 Jacksonville Road
Bethlehem, PA 18017
(610) 866-1140
hanover@hanovertwp-nc.org

From: **Karl J. Leitner, PE Project Manager**
Entech Engineering Inc.
201 Penn Street,
Reading, PA 19601
(610) 373-6667
KLeitner@entecheng.com

Date: **August 11, 2025**

Subject: **Land Development 90-Day Extension Request – FreshPet Diversion Tank**

Request

On behalf of our client, FreshPet, we respectfully request a 90-day extension to the current land development review period for the FreshPet Diversion Tank Project, in accordance with the requirements of the Pennsylvania Municipalities Planning Code (MPC). The applicant is continuing to advance supporting documentation and agency coordination necessary for a complete land development submission, and the additional time will help ensure that all permitting materials are finalized and submitted in a manner that is comprehensive, consistent, and fully aligned with applicable municipal and regulatory standards.

We appreciate the Township's consideration of this request and respectfully ask that the extension be included on the agenda for the Board of Supervisors meeting scheduled for August 26, 2025. Should you require any additional information or documentation, please do not hesitate to contact our office.

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 **MICHELLE LAUDNSLAGER,** an adult residing at 1574 Harmor Lane, Bethlehem, Hanover Township, Northampton County, Pennsylvania, 18017 ("Owner").

RECITALS

A. Owner proposes to install a fence (the "Structure") on the property located at 1574 Harmor Lane, Bethlehem, Pennsylvania also known as tax parcel number M5SE3-10-9-0214 (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 six (6) 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: _____
MICHELLE LAUDENSLAGER

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 **MICHELLE LAUDENSLAGER**, 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

AFHBD

Complete Draft Ordinance 2025-XX

Including:

Definitions

Updates to 185-38 (AFHBD)

Adding Solar Farm Section (37)

ORDINANCE NO. 2025 - XX

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA AMENDING THE TEXT OF THE HANOVER TOWNSHIP ZONING ORDINANCE CHAPTER 185 SECTION 185-38 AFHBD-AIRCRAFT FLIGHTPATH HIGHWAY BUSINESS ZONING DISTRICT, 185-54 CONDITIONAL USES, AND DEFINITIONS RELATED THERETO

WHEREAS, The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the "Second Class Township Code" of Pennsylvania and the authority and procedures of the "Pennsylvania Municipalities Planning Code", as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendment to the text of the Hanover Township Zoning Ordinance;

WHEREAS, the Board of Supervisors of Hanover Township desire to amend its Zoning Ordinance by amending regulations applicable to AFHBD - Aircraft Flightpath Highway Business Zoning District, providing new Conditional Use criteria applicable to solar energy farms, and providing new and amended definitions related thereto;

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1: The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the "Second Class Township Code" and the "Pennsylvania Municipalities Planning Code", as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby ordain and enact the following amendments to the text of the Hanover Township Zoning Ordinance Chapter 185, as amended.

SECTION 2: The Hanover Township Zoning Ordinance Chapter 185 is hereby amended by amending Section 185-12 Definitions, to add new definitions to read as follows:

DRAFT

BAR/TAVERN - A public establishment primarily intended for sale and consumption of alcoholic beverages and food on the premises.

BUILDING MATERIAL SALES AND STORAGE - An establishment that participates in the sale of goods and materials which are commonly used in the construction industry, which often includes the storage of such materials on site as well.

BUSINESS OFFICE - A business establishment which does not offer, on the premises, a product or merchandise for sales to the public but offers a service to the public. However, personal services, such as barber and beauty shops, and repair services are not to be included within the definition of "business office."

BUTCHER SHOP - An establishment where meat, poultry and/or fish are cooked, cured, cut or otherwise prepared and are offered for retail sale, but does not include the smoking of meats, meat products plant, stock-yard, abattoir, tannery or hide processing plant, poultry-killing establishment, animal food factory, or animal by-products plant.

CAR RENTAL AGENCY - A company that rents cars to the public for a short period of time, usually for a few hours to a few weeks.

CATERING SERVICE - An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.

CHURCH OR PLACE OF WORSHIP - A building, structure, or group of buildings or structures, including accessory uses, designed or intended for public worship. This definition shall include rectories, convents, and church-related educational and/or day care facilities.

COLD STORAGE FACILITY - A specialized storage facility equipped with temperature-controlled environments to store temperature-sensitive products, often perishable goods like fresh produce, frozen foods, pharmaceutical products, and more, ensuring their quality, proper air temperature, and extending their shelf life.

CONVALESCENT HOME - An establishment providing nursing, dietary and other similar personal services to convalescents, invalids, or aged persons, but excluding mental cases, cases of contagious or communicable disease, surgery, or other treatments which are customarily provided in sanitariums and hospitals.

DATA CENTER - A facility (including but not limited to a server farm, bitcoin mining farm, or AI data center) established for the primary purpose of housing data servers and/or similar equipment for the purpose of processing, storing, securing and/or transmitting digital data.

DRY CLEANER/LAUNDRY - An establishment which launders or dry cleans articles dropped off on the premises.

DRAFT

DRY CLEANER/LAUNDRY PICKUP POINT - An establishment where articles to be laundered or dry cleaned are dropped off or picked up on the premises directly by the customer, but where laundering or cleaning is done elsewhere.

FOOD MARKET - An establishment for retail sales of food and beverages for off-site preparation and consumption. Typical uses include supermarkets, specialty food stores, or delicatessens or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.

FULL CUTOFF – A term used by the lighting industry to describe a lighting fixture from which no light output is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp's light intensity is emitted at an angle 10 degrees below that horizontal plane, at all lateral angles around the fixture. Implicit in the definition is a fixture that is aimed straight down and has a flat lens.

GOLF COURSE - A tract of land for playing golf, improved with trees, greens, fairways, hazards, and which may include clubhouses and shag ranges, driving ranges or miniature golf courses.

1. GOLF COURSE, MINIATURE - A novelty version of golf played with a putter and golf ball on a miniature course, typically with artificial playing surfaces, and including obstacles such as bridges and tunnels.

2. GOLF DRIVING RANGE - A facility arranged with golf tees and used for longer range play of golf balls where balls are supplied for a fee. It may also include a putting green.

INDOOR AGRICULTURE - The practice of growing crops in a controlled environment, such as a greenhouse, basement, warehouse, or shipping container, using artificial lights and technology. It's also known as indoor farming or indoor vertical farming.

INDUSTRIAL ACTIVITIES – Any industrial activity involving manufacturing, processing, assembling, packaging, printing, publishing and binding, production, refining, testing of materials, goods and products, textile, industrial laundries, and repair of large appliances and equipment, including machine shops and welding shops.

INSURANCE COMPANY - A business that sells insurance policies to people or other businesses.

LABORATORY, MEDICAL - An indoor establishment that includes laboratories and/or experimental equipment for medical testing, prototype design and development, and product testing.

LABORATORY, SCIENTIFIC/INDUSTRIAL/RESEARCH - An establishment that engages in research, testing or evaluation of materials or products, but not medical related.

DRAFT

LANDSCAPING BUSINESS - A company that provides services related to the design, installation, and maintenance of outdoor spaces, including lawns, trees, shrubs, gardens, patios, and other features, by planting, constructing hardscaping elements like walkways and retaining walls, and performing regular upkeep like mowing, weeding, and pruning.

LAUNDROMAT – A business premises equipped with individual clothes washing and/or drying machines for the use of retail customers, exclusive of laundry facilities provided as an accessory use in an apartment, house, hotel or other similar use.

LAWN AND GARDEN SALES AND SERVICE - The distribution, sale and/or servicing of new and used lawn and garden equipment and machinery and the sale of lawn and garden supplies.

LIBRARY - A room or building where a collection of books, newspapers, periodicals, maps and/or musical scores on any audio, visual or written media is kept for either public, quasi-public or community use/access.

LIGHT ASSEMBLY - The process where previously processed components or manufactured parts produced off-site are fitted together into a complete machine or blended together to form a non-combustible and non-explosive product. Light assembly also includes product packaging, including bottling, canning, packing, wrapping, and boxing of products assembled or manufactured offsite. The assembling or packaging shall not produce noise, vibration, hazardous waste materials, or particulate that create significant negative impacts to adjacent land uses.

LITHOGRAPHIC PRINTING PLANT - a facility that uses lithographic printing to create images on paper or other materials.

MINI-WAREHOUSE - A building and/or series of buildings divided into separate storage units for personal property and/or property associated with some business or other organization. These units shall be used solely for dead storage and no processing, manufacturing, sales, research and development testing, service and repair, or other non-storage activities shall be permitted.

NURSERY - A place where plants are propagated and grown to usable size. They include retail nurseries which sell to the general public, wholesale nurseries which sell only to businesses such as other nurseries and to commercial gardeners, and private nurseries which supply the needs of institutions or private estates. Some retail and wholesale nurseries sell by mail.

NURSING, REST OR RETIREMENT HOMES - Facilities designed for the housing, boarding, and dining associated with some level of nursing care.

PARCEL HUB/PACKAGE SORTING FACILITY - A central location where packages are received, sorted, and distributed, functioning as a regional or local hub in a parcel delivery network. These facilities typically involve high-frequency truck and delivery van movements, with operations focused on rapid inbound sorting and outbound redistribution to delivery vehicles.

DRAFT

PARKING LOT, COMMERCIAL - A parcel of land or portion thereof used for the parking or storage of motor vehicles as a commercial enterprise for which any fee is charged independently of any other use of the premises.

PERSONAL SERVICE SHOP - A place primarily providing services which do not involve retail sales or professional services. Personal service shops are oriented to serving personal needs, such as barber and beauty shops, shoe repair shops, household appliance repair shops, dry-cleaning and laundry pickups, shoeshine parlors and other similar establishments.

PLANNED INDUSTRIAL/BUSINESS PARK - A tract of land: (1) organized and laid out in accordance with a Unified Site Plan for a community of industries and businesses, including the servicing of these industries and businesses; and (2) designed to promote compatibility between the industrial and business operations in the park and the surrounding area through devices codified in 185-38M, such as landscaping, architectural design features, setbacks, large buffers with raised berms, vehicular access limitations, dedication of a special open area to the township, and use requirements.

PRINTING PLANT - A business that produces images or writing on paper or other materials.

PROFESSIONAL OFFICE -An office occupied by a person or persons (together with related staff) who have received professional training, to include doctors, lawyers, engineers, certified public accountants, psychologists and similar occupations.

PUBLISHING PLANT - A business that creates and distributes printed works, such as newspapers, magazines, comic books, and books.

REAL ESTATE OFFICE - A business that manages, rents, or sells real estate (also known as a realty office or estate agency).

REPAIR SERVICE SHOP - Includes such uses as radio, television and appliance repair shops, plumbing shops, carpenter shops, and shoe repair shops.

RESTAURANT - An establishment that serves prepared food primarily on non-disposable tableware but can provide for incidental carry-out service.

RESTAURANT, DRIVE IN OR FAST FOOD - An establishment that serves prepared food generally packaged in paper wrappers and/or disposable plates and containers. Such food can be consumed either on or off of the site.

RETAIL STORE - Shops and stores for the sale of antiques, books, beverages, confections, drugs, dry goods, flowers, foodstuff, gifts, garden supplies, hardware, household appliances, jewelry, notions, periodicals, stationery, business machine sales and service, tobacco, paint and wearing apparel and other similar goods to the consumer, excluding adult-related retail.

DRAFT

PUBLIC SCHOOL - A school licensed by the Department of Education for the purpose of providing elementary, secondary, and adult education and operated by the School District.

SHOWROOM - A room or rooms where merchandise is exhibited for sale or where samples are displayed.

SPECIALITY TRADE CONTRACTOR - A business primarily involved in providing contract repairs and services to meet industrial or residential needs. This includes businesses that provide the following or similar services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

SOLAR ENERGY FARM - An installation of a solar array, and all related structures and equipment, typically designed as the primary land use of a parcel and including multiple solar energy collectors on mounting systems, from which the energy generated is sold for use on an energy grid system rather than being consumed on site.

TIMBER HARVESTING, TREE HARVESTING or LOGGING - That part of forestry involving cutting down trees and removing logs from the forest for the primary purpose of sale or commercial processing into wood products. This definition excludes cutting of trees by landowners and/or agents working on behalf of landowners for use solely by the landowner for non-commercial purposes; the cutting of dead, diseased, invasive or dangerous vegetation; pre-commercial timber stand improvement; removal of trees from an orchard, Christmas tree farm or tree nursery; and the clearing of land for approved development, approved building, or farming.

TRUCK MAINTENANCE FACILITY - A facility principally used for the routine maintenance and repair of trucks, trailers, semi-trailers, and similar motor vehicles, including activities such as fluid changes, engine and transmission repair or replacement, trailer repair, and body work.

TRUCK FUELING FACILITY - A place where commercial vehicles can get fuel, such as a commercial fuel station or a fleet motor fuel-dispensing facility.

VEHICLE SALES - Any building or land devoted to the display or sale of new or used motor vehicles, recreation vehicles, or boats in operable condition, and where no major repair work is done.

WAREHOUSE – Any building or structure whose exterior elevation view, as viewed from any side, contains 30% or less of the perimeter linear feet of wall as doors, at or near ground level and whose primary purpose is short- or long-term storing or warehousing. This does not include Warehouse-Planned Industrial Business Park General or Warehouse-Planned Industrial Business Park High Cube

WAREHOUSE - PLANNED INDUSTRIAL BUSINESS PARK GENERAL - A building or facility primarily devoted to the storage and/or consolidation of manufactured goods, merchandise or raw materials, prior to their distribution to retail locations, other warehouses and/or other businesses, and may also include office and maintenance. This use typically

DRAFT

involves limited human occupancy, with employees engaged mainly in storage, shipping, and receiving activities. Some limited assembly and repackaging may occur within the facility. Vehicular trip generation is typically represented by the ITE manual as land use code 150.

WAREHOUSE - PLANNED INDUSTRIAL BUSINESS PARK HIGH-CUBE - A building or facility that typically has at least 200,000 gross square feet of floor area, the height does not exceed that permitted by § 185-38.I(2)Note 2, and is used primarily for the storage and/or consolidation of manufactured goods and merchandise (and to a lesser extent, raw materials) prior to their distribution to retail locations, other warehouses and/or other businesses, and may also include office and maintenance. A typical facility has automation and logistics management which enable highly-efficient processing of items through the building. Some limited assembly and repackaging may occur within the facility. Vehicular trip generation is typically represented by the ITE manual as land use code 154.

WAREHOUSE - E-COMMERCE FULFILLMENT - A building or facility that typically has at least 200,000 gross square feet of floor area, designed and operated as a fulfillment center for the receipt, storage, order picking, packing, and direct distribution of e-commerce products to individual consumers, involving automated material handling systems, high employment and a high volume of parcel shipments. Vehicular trip generation is typically represented by the ITE manual as land use code 155.

WHOLESALE TRADE - An establishment or business engaged in selling merchandise to retailers, commercial, industrial, institutional, professional or business users or other wholesalers. Wholesale trade may also include agents or brokers and buying merchandise or selling merchandise to such individuals or companies.

SECTION 3: The Hanover Township Zoning Ordinance Chapter 185 is hereby amended by amending Section 185-12 Definitions, to amend the following definition in its entirety to read as follows:

UNIFIED SITE PLAN - Plan depicting an entire development within a Planned Industrial/Business District, a Planned Office, Research and Residential District, an Office and Institutional District or the commercial districts, or a planned industrial/business park development within an Aircraft Flightpath Highway Business District, which is intended to be initially developed, either at one time or in phases, by a single owner or by a group of related entities, which plan may be supplemented and amended from time-to-time to add additional land to the development or to modify the elements of such development.

SECTION 4: The Hanover Township Zoning Ordinance Chapter 185 is hereby amended by amending Section 185-35 Regulations applicable to the AFHBD Aircraft Flightpath Highway Business District in its entirety, to read as follows:

DRAFT

§ 185-38. Regulations applicable to AFHBD Aircraft Flightpath Highway Business District.

A. General. The purpose of this district is to allow the design and development of carefully selected businesses, business parks and recreation/entertainment facilities along portions of arterial and collector highways within the LVI Airport aircraft flightpath; to provide planned development of this area of the Township that is compatible with the existing LVI Airport aircraft flightpath and that serves existing and foreseeable needs of the Township and surrounding areas; and to encourage the planning and utilization of the land and the harmonious design, erection and use of buildings within the aircraft flightpath in a diversified nonresidential area of the community that will contribute to the economic base of the Township. This development shall conform to Chapter 159, Subdivision and Land Development, as it is applicable. Further, it shall conform to all applicable Federal Aviation Administration regulations, including Part 77, Objects Affecting Navigable Airspace.

B. No Aircraft Flightpath Highway Business District use shall be permitted unless evidence has been submitted to the satisfaction of the Board of Supervisors that such use is or will be in compliance with § 185-20 of this chapter and all other sections of this chapter.

C. A site plan review by the Planning Commission and Board of Supervisors and approval by the Board of Supervisors is required for all proposed uses. Site plans shall be submitted showing location, size and orientation of the buildings within the lot and in accordance with § 185-22C, Site plan, of this chapter. A planned industrial/business development shall be designed, developed, and constructed according to a unified site plan which shall be reviewed by the Planning Commission and approved by the Board of Supervisors before a zoning permit may be issued. This development shall conform to Chapter 159, Subdivision and Land Development, as it is applicable.

D. Permitted uses. Only the following building types or uses shall be permitted in this district, except nonconforming uses or buildings as provided for in Article XI:

(1) Forestry.

(2) Golf courses/driving ranges. This specifically does not include miniature golf.

(3) General service and repair shops, such as office equipment, computer, printer, telephone, watch, radio, television and other home appliance shops, of 10,000 square feet in size or smaller.

(4) Agriculture, including orchards and sod farms, but excluding animal husbandry and commercial logging.

(5) Professional practice offices, such as law, medicine (but not a hospital, nursing home, group home or similar use), veterinary, architecture, engineering and the like.

(6) Business offices, defined as workplaces established for administrative, sales, executive or other general business functions performed by office employees.

DRAFT

(7) Real estate offices.

(8) Insurance offices.

(9) Printing, publishing and lithographic plants.

(10) Light assembly, consisting of assembly of previously manufactured components such as furniture, clothing, computers, phones, copiers, electronic devices, office equipment, scientific instruments, watches, clocks, photographic and optical goods or similar products; excepting, however, the manufacturing of and/or assembly of chemicals or chemical components.

(11) Light industrial, light manufacturing plant; excepting, however, those whose primary uses involve chemical manufacturing or whose primary use involves hazardous chemicals or materials.

(12) Beverage/bottling works.

(13) Showroom space accessory to a permitted light assembly, light manufacturing or light industrial use.

(14) Indoor agricultural grower/processor facility, excluding marijuana grower/processor.

(15) Specialty trade contractors.

(16) Food service stores, including restaurants, bakery, confectionery, catering services and food markets.

(17) Brew pub, microbrewery, distillery, limited distillery, winery or limited winery, including food sales as allowed under the relevant PA Liquor Control Board and/or PA Department of Agriculture license(s).

(18) Planned industrial/business park allowing only the following businesses or uses:

(a) All permitted uses in § 185-38 D. except for §§ 185-38 D (1), (2), (3) and (4), which are not permitted in the planned industrial business park development.

(b) Warehouse - Planned Industrial Business Park General and Warehouse - Planned Industrial Business Park High-Cube (as defined in § 185-12), up to 100% of the square footage of a building.

(c) All permitted accessory uses in § 185-38 H.

(d) Only the conditional uses set forth in § 185-38 E (1) and (10).

E. Conditional uses. Only the following building types and uses shall be permitted pursuant to Board of Supervisors approval, in accordance with the review procedures and use restrictions described in § 185-54, Conditional uses, of this chapter and the use restrictions described therein:

DRAFT

(1) Research laboratories engaged in scientific investigation, testing or the production of factual information for industrial, commercial or institutional clients, where no physical or tangible product for general marketing is directly produced therein, and provided that the Board of Supervisors determines that no potential danger, hazard or nuisance shall exist to the employees, building occupants or surrounding areas, and provided that the Board of Supervisors determines that no waste other than normal domestic sewage is discharged into any sewage disposal system. Chemical or biochemical research, however, is specifically prohibited.

(2) Landscaping businesses, including wholesale/retail centers and nurseries and lawn and garden equipment sales and services.

(3) Building materials sales and storage, providing that storage space shall not exceed 50% of the square footage of the building.

(4) Mini storage facilities for the specific purpose of storing the property of individuals or businesses within individual storage areas within closed buildings; excepting, however, the storage of any chemicals, liquids or gases which shall be prohibited.

(5) Wellness center.

(6) Hotel convention center.

(7) Private entertainment/recreation complex.

(8) Grower/processor facility.

(9) Warehouse and storage facilities, except as permitted by § 185-38D(18)(b), as an accessory use to store supplies utilized in the manufacturing and/or assembly process on site or finished goods manufactured on site in excess of 25% of the square footage of the building but not greater than 50% of the square footage of the building.

(10) Solar energy farms.

F. Special exceptions. Only the following building types or uses shall be permitted, pursuant to Zoning Hearing Board review requirements of Article XIV:

(1) Retail shops as an accessory use to a permitted or conditional use, provided that such retail uses shall be limited to 25% of the total floor area of the permitted or conditional use if found in association with a permitted or conditional use, up to a limit of a combined total of 10,000 square feet of floor area for these retail uses.

(2) Personal service shops, including dry-cleaning and laundry pickup establishments, laundromat, barbershop and beauty parlor, and shoe repair shop, provided that such uses shall be limited to 25% of the total floor area of the permitted or conditional use if found in association with a permitted or

DRAFT

conditional use, up to a limit of a combined total of 10,000 square feet of floor area for these personal service uses.

G. Prohibited uses. The following are strictly prohibited within the AFHBD District:

(1) Residential buildings.

(2) Commercial parking lots.

(3) Truck terminals or truck maintenance/fueling facilities.

(4) Hospitals, nursing homes, convalescent homes, homes for the elderly.

(5) Group homes.

(6) Day-care centers.

(7) Churches or other places of worship.

(8) Public or private schools

(9) Libraries.

(10) Car rental agencies.

(11) Full-service gasoline service station, automobile service shop, or car wash.

(12) Sales of vehicles which require a driver's license or boating certificate to operate.

(13) Adult entertainment facilities.

(14) Betting parlors.

(15) Parcel hub/package sorting facilities.

(16) Cold storage facilities.

(17) Warehouse - E-Commerce Fulfillment facilities (as defined in § 185-12).

(18) Warehouse or storage buildings as a principal use, except as permitted by § 185-38D(18)(b).

(19) Drive-in/drive-thru capabilities for any facilities, including but not limited to restaurants, banks, and drug stores.

(20) Data centers.

(21) All other uses not specifically permitted in the AFHBD District.

H. Accessory uses. Only the following accessory building types and uses shall be permitted in this district, except nonconforming uses or buildings as provided for in Article XI:

(1) Parking areas or loading areas, pursuant to §§ 185-17, 185-18 and 185-33C, which specifically does not include a parking garage or parking deck.

DRAFT

(2) Warehouse and storage facilities where such uses are accessory to or serve a principal use, except as permitted by § 185-38D(18)(b). The warehouse or storage shall not exceed 25% of the square footage in a building.

(3) Customary accessory uses to a permitted principal use of the land, on the same parcel of land.

(4) Signs, pursuant to § 185-19, with the restriction that signs for any existing residential uses shall be regulated by the same restrictions on signs in an R1-S District.

(5) Vehicle charging stations.

(6) Solar energy systems, including rooftop, ground mounted and carport solar canopies, for on-site use.

I. Area and bulk regulation. The following requirements shall be observed:

(1) Minimum size of a planned industrial/business park development: 200 acres. Tracts comprising a planned industrial/business park development may be separated by a public road or roads.

(2) General criteria:

Minimum Lot Area (acres)	**Minimum Lot Width (feet)**	**Maximum Lot Coverage[3]**		**Maximum Building Height[1]**	
		Buildings Impervious	**Total**	**(stories)**	**(feet)**
5	275	30%	50%	4	45[2]

NOTES:

[1] All buildings must comply with Federal Aviation Administration regulations for the maximum building height within any portion of the AFHBD.

[2] In the case of a planned industrial/business park development, the maximum height (the vertical distance as measured from the interior floor elevation of the ground floor to the highest point of the roof) shall be 45 feet, but attachments to the top of the roof may extend five (5) feet above the highest point of the roof, or up to ten (10) feet above the highest point of the roof if screened.

[3] In the case of a planned industrial/business park development under a unified site plan where a single entity owns/leases all lots and has complete control over development on all lots: (I) the overall maximum impervious (paved areas and the footprint of any structure) coverage of all lots collectively, including buffers and required open areas, is 50%, and no individual lot may exceed 90% impervious coverage, and (II) individual legal lots may exceed 30% building coverage, but no greater than 45%, so long as the maximum overall building coverage of all lots collectively, including buffers and open areas, is 30%. Any development plan or permit application shall

DRAFT

contain a compilation of the impervious cover and building cover, as-built, on all lots collectively to demonstrate compliance.

J. Minimum yard requirements. The following yard requirements shall be observed:

	Side Yard		
Front Yard (feet)	**One (feet)**	**Combined (feet)**	**Rear Yard (feet)**
50	30[1]	80	50[1]

NOTES:

[1] A minimum thirty-foot parking setback shall be required for side and rear yard setbacks. Where buffer yards are required for side and/or rear yards, no parking may occur within the required buffer yard. In the case of a planned industrial/business park development, (i) no building may be closer than 500 feet from a residential zoning district, (ii) no setback of any kind (e.g. yard setback, parking setback, etc.) to the buffer or buffer property line shall be required, and (iii) subdivided legal lots do not have to front a public street so long as they have access to a public street via private roads and/or driveways.

K. Minimum distance between structures. The minimum distance between principal use structures on the same lot shall be 35 feet unless otherwise approved by the Board of Supervisors during the site plan review process.

L. Maximum length of a structure. The maximum length of a nonresidential structure shall be 400 feet unless otherwise approved by the Board of Supervisors during the site plan review process, except in a planned industrial/business park where the maximum footprint of any structure shall be 395,000 square feet, in which case, (1) building design should include "upgraded" design elements at the office entrance areas, which may include raised parapets, added score lines or reveal lines, accent paint treatment, and/or glass (for office windows), (2) main office entries should be designed for protection from the elements, such as a slight recess of the main office entry doors from the adjacent face of the building, and (3) overall design of the building should be sensitive to proper treatment of large expanses of the building walls, the look of which should be broken up by the use of design features such as pop-outs, articulation, parapets, accent painting and score lines or reveal lines.

M. Other regulations.

(1) Stormwater detention, as required to meet the release rates as published in the Monocacy Creek Watershed, Catasauqua Creek Watershed and Lehigh River Sub-Basin 4 Act 167 Stormwater Management Plans and as amended by Chapter 152, Stormwater Management, shall be provided either on-lot, regionally, as common facilities in a planned industrial/business park, or in a combination of the above. Stormwater management shall conform with DEP and Township regulations.

DRAFT

(2) Open air storage, where permitted, shall be within fenced or walled-in areas, and outside storage within a trailer(s) is specifically not permitted. Buildings shall be oriented to screen exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures to help make them compatible with neighboring properties. Maximum height of stored material is 10 feet. Open air storage is not permitted in required buffer yards.

(3) Preservation of landscape. The owner shall preserve the landscape in its natural state by minimizing tree and soil removal. The owner shall also insure that grade changes are compatible with the general appearance of neighboring developed areas. In a planned industrial/business park, the owner shall preserve the trees/tree rows/woodlands abutting adjacent residential zoning districts, but notwithstanding anything in § 185-22F, § 168 and § 159-17 to the contrary, may remove internal trees/tree rows/woodlands (e.g., to create the required berm in the 400' buffer, to grade the property for proper surface water drainage and stormwater management, etc.). The provisions of § 185-22G shall apply to all proposed uses in the AFHBD, except in planned industrial/business park, where: (i) an equivalent fair market value fee may be paid in lieu of planting landscaping that cannot fit on the building's lot, as reasonably determined by the Township, and (ii) the following plantings may be used to fulfill the landscape requirements: foundation plantings, parking lot plantings, shade trees, decorative planting beds, and plantings in the buffer areas beyond the required buffer plantings.

(4) Relation of proposed buildings to environment. The owner shall relate proposed structure(s) harmoniously to the terrain and to existing buildings that have a visual relationship to the proposed structure(s). The owner shall provide a favorable relationship between existing and proposed uses, create focal points with respect to avenues of approach, terrain, features of other buildings and relate open space between all existing and proposed buildings, when applicable.

(5) Drive, parking and circulation. For vehicular and pedestrian circulation, including walkways, interior drives and parking, the owner shall give special attention to the location and number of access points to public streets, width of interior drives and access to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of safe and convenient parking areas. The owner shall further design these vehicular and pedestrian areas to enhance the appearance of and access to the proposed buildings and structures and to the neighboring properties.

(6) Surface water drainage. The owner shall give special attention to proper site surface drainage to ensure that removal of surface water will not adversely affect either neighboring properties or the public storm drainage system. The owner shall remove and efficiently carry away all stormwater from all roofs, canopies and paved areas and collect surface water in all paved areas in such a

DRAFT

way that stormwater does not create a problem for vehicular and pedestrian movement.

(7) Utility service. The owner shall place electric and telephone lines underground. Locate, paint and undertake any other treatment to ensure that all utilities which remain above the ground will have a minimal adverse impact on neighboring properties.

(8) Advertising features. The owner shall ensure that the size, location, lighting and materials of all permanent signs and outdoor advertising structures or features will enhance rather than detract from the design of proposed buildings and structures and the neighboring properties.

(9) Special features. The owner shall provide needed setbacks, screen plantings and other screening methods for exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures to help make them compatible with the existing or contemplated site design and with neighboring properties.

(10) Solar access. Solar access to buildings should be considered in the proposed layout of buildings.

(11) Sound buffering noise of exterior origins. All portions of buildings which are to be occupied by employees more than two hours per day shall comply with all applicable OSHA requirements. Prior to issuance of a building permit and prior to issuance of an occupancy permit, the design architect, builder or owner must provide a certification letter to the Township Zoning Administrator indicating the building compliance with this criterion.

(12) Buffer yards. Buffer yards shall be required at specific locations within this district. A four-hundred-foot-wide raised berm buffer yard shall be constructed between any planned industrial/business park development within this district and any contiguous residentially zoned district, except where the adjoining property within any contiguous residentially zoned district is owned by the Lehigh Valley International Airport Authority. A one- hundred-fifty-foot-wide raised berm buffer yard shall be constructed between any proposed development within this district that is not in a planned industrial/business park and any contiguous residentially zoned district, except where the adjoining property within any contiguous residentially zoned district is owned by the Lehigh Valley International Airport Authority. A fifty-foot-wide raised berm buffer yard shall be constructed along any nonresidential development side and/or rear yard where the adjoining lot within the AFHBD Zoning District includes an existing nonconforming residential use or municipally owned facility. The buffer yards shall include a landscaped berm and shall comply with the following:

(a) The buffers shall consist of evergreen and deciduous trees, flowering trees, shrubs and raised berms.

(b) Four-hundred-foot buffer yards.

DRAFT

[1] This buffer yard shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line. The buffer yard may not be part of the street right-of-way but shall be in addition to that right-of-way. The buffer yard may include the required side or rear yards, and in case of conflict the larger yard shall apply.

[2] This buffer yard shall be a landscaped area free of roads, sidewalks, driveways, parking lots, storage, buildings and structures of any kind except for emergency access roads or pathways and/or sidewalks as may be required by Township ordinances or fire or safety regulations and/or as may be required and/or approved by the Board of Supervisors. Such buffer yard may contain storm water management features (e.g. basins (not in the berm), spray irrigation, underground piping, etc.) and a walking trail, and may be its own legal parcel(s) separate from any building.

[3] The raised berm in the buffer yard shall be a minimum height of 14 feet measured from finished grade under centerline of berm, or as otherwise approved by the Board of Supervisors during site or land development plan review. When requested, sections through the berm showing sight-lines shall be submitted to demonstrate screening to the satisfaction of the Board of Supervisors.

[4] The trees and shrubs shall be planted in the following minimum amounts per 100 linear feet of buffer, as measured parallel to the buffer yard (on average for the entire buffer length):

[a] Ten evergreens.

[b] Five deciduous trees.

[c] Three flowering trees.

[d] Ten shrubs.

[5] The toe of the slope of the berm shall begin, at a minimum, 20 feet away from any residentially zoned district.

[6] Berms shall not be constructed within side or rear yard drainage and utility easements.

[7] The berm shall have a minimum six-foot flat area at the top.

(c) One-hundred-fifty-foot buffer yards.

[1] This buffer yard shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line. The buffer yard may not be part of the street right-of-way but shall be in addition to that right-of-way. The buffer

DRAFT

yard may include the required side or rear yards, and in case of conflict the larger yard shall apply.

[2] This buffer yard shall be a landscaped area free of roads, sidewalks, driveways, parking lots, storage, buildings and structures of any kind except for emergency access roads or pathways and/or sidewalks as may be required by Township ordinances or fire or safety regulations and/or as may be required and/or approved by the Board of Supervisors.

[3] The raised berm in the buffer yard shall be a minimum height of 14 feet measured from existing grade or the finished first-floor grade of the closest AFHBD building, whichever is higher, or as otherwise approved by the Board of Supervisors during site or land development plan review.

[4] The trees and shrubs shall be planted in the following minimum amounts per 100 linear feet of buffer, as measured parallel to the buffer yard:

[a] Ten evergreens.

[b] Five deciduous trees.

[c] Three flowering trees.

[d] Ten shrubs.

[5] The toe of the slope of the berm shall begin, at a minimum, 25% of the width of the buffer yard away from any residentially zoned district.

[6] Berms shall not be constructed within side or rear yard drainage and utility easements.

[7] The berm shall have a minimum six-foot flat area at the top.

(d) Fifty-foot buffer yards.

[1] This buffer yard shall be measured from the property line. The buffer yard may not be part of the street right-of-way but shall be in addition to that right-of-way. The buffer yard may include the required side or rear yards, and in case of conflict the larger yard shall apply. The toe of the slope of the berm shall begin at a minimum 25% of the width of the buffer yard away from any residence or municipally owned facility within the AFHBD.

[2] This buffer yard shall be a landscaped area free of roads, sidewalks, driveways, parking lots, storage, buildings and structures of any kind except for emergency access roads or pathways and/or sidewalks as may be required by Township

DRAFT

ordinances or fire or safety regulations and/or as may be required and/or approved by the Board of Supervisors.

[3] The raised berm shall be a minimum average height of three feet measured from the existing grade or the finished first-floor grade of the closest AFHBD building, whichever is higher.

[4] The trees and shrubs shall be planted in the following minimum amounts per 100 lineal feet of buffer, as measured parallel to the buffer yard:

[a] Ten evergreens.

[b] Three deciduous trees.

[c] Two flowering trees.

[d] Five shrubs.

[5] Berms shall not be constructed within side or rear yard drainage and utility easements.

[6] The berm shall have a minimum three-foot flat area at the top.

(e) Plants shall be arranged on berms to provide a visual barrier. A minimum of 1/2 of the shrubbery and flowering trees shall be planted on the top and residential side of the berm.

(f) The height of evergreen trees shall be a minimum of eight feet at the time of planting, measured from finished grade. The average size of deciduous trees shall be two inches caliper measured three feet above finished grade, and deciduous trees shall also have a minimum height of 12 feet at the time of planting. Flowering trees shall be seven feet high at the time of planting. Shrubs shall be a minimum of 30 inches in height at the time of planting.

(g) Berms within the buffer yards shall have a maximum slope of 3:1.

(h) Variations in the sizes and shapes of the berms are strongly encouraged. The unnaturally graded appearance of uniform, linear mounding shall be avoided. As an alternative to the possibly linear appearance which could result from the minimum requirements, applicants are encouraged to provide innovative, freeform screening buffers which need not be located entirely within the required buffer.

(i) When abutting property is already effectively screened by existing topography or vegetation, located on AFHBD property, the Board of Supervisors may waive the above requirements. Where partial screening exists, the Board of Supervisors may require additional planting or berming to supplement the existing screen.

DRAFT

(j) In all buffer yards, even if separate non-buildable legal lot(s), the exterior width beyond the planting screen shall be planted with grass seed, sod or ground cover and shall be maintained and kept clean by the owner, including in the case of a planned industrial/business park development by the property owner (and ground lessee if applicable), of all debris, rubbish, weeds, and tall (no more than six inches) grass. All plant material which dies shall be replaced by the owner.

(13) Off-street parking regulations. The provisions of §§ 185-17 and 185-33C shall apply to all proposed uses in the AFHBD, except as modified as follows:

(a) For light assembly, light industrial and light manufacturing buildings there shall be no less than 1.94 car parking spaces per 1,000 square feet of building footprint.

(b) For buildings permitted by § 185-38D(18)(b) there shall be no less than 1.11 car parking spaces per 1,000 square feet of building footprint.

(c) The provisions of § 185-17F, that all car parking areas of more than 25 spaces shall include landscaped islands with no more than 25 parking spaces between, shall apply, except if such spaces are striped in a building's truck court in which case no landscape islands will be required.

(14) Off-street loading regulations. The provisions of §§ 185-18 and 185-33C shall apply to all proposed uses in the AFHBD, except as modified as follows:

(a) Off-street loading shall mean, for every 10,000 square feet of office space, a dock door or other paved areas measuring at least 12 feet by 40 feet, with a minimum vertical clearance of 14 feet.

(b) All buildings shall be oriented so that dock doors do not directly face any residentially zoned land.

(c) All dock doors shall be located at least 500 feet from residentially zoned land.

(15) Exterior lighting.

(a) Plan. Each building site shall have adequate exterior lighting for its intended use, minimizing glare and without creating lighting which would be annoying to other sites and meeting the requirements of § 185-20C(6).

(b) For lighting horizontal tasks such as roadways, sidewalks, paths, entrances and parking areas, fixtures meeting Illuminating Engineering Society of North America (IESNA) "full-cutoff" criteria shall be used. The use of floodlighting, spotlighting, wall-mounted fixtures, internally illuminated decorative globes and spheres and other fixtures not meeting IESNA "full-cutoff" criteria, shall be permitted only with the approval of

DRAFT

the Township, based upon acceptable justification and achievement of adequate glare control. Any light must be shaded, shielded or directed to prevent light from being distributed beyond an angle of 35 degrees from a vertical plane.

(c) Color; type. No neon lights and no traveling, flashing or intermittent lighting of any kind shall be permitted.

(d) Pole height. All pole-mounted exterior lighting fixtures shall be no higher than 16 feet on poles no higher than 16 feet unless otherwise approved by the Board of Supervisors during site plan review.

(e) Hours of operation. Except in parking areas and drives used between the hours of 12:00 midnight and 6:00 a.m., full exterior lighting may only be fully operated each night from dusk until 12:00 midnight and from 6:00 a.m. to dawn. Reasonable levels of lighting, for security only, may be operated all night.

(f) Underground wiring. All outside wiring for exterior lighting shall be installed underground.

(16) Special building setbacks. No nonresidential buildings shall be constructed within 100 feet of the property used for residential purposes at the time of filing of a preliminary plan application for the approval of such a nonresidential building.

(17) Special off-street loading area screening requirements.

(a) Any off-street loading area, truck storage or outdoor storage area proposed within 200 feet of an existing residentially used property (if such residential use exists at the time of the application of a preliminary plan for the approval of such off-street loading area) shall be totally screened from view from the residentially used property. This screening shall be accomplished with building orientation or a solid wall constructed in such a way as to block the entire view of the vehicles and loading dock areas from all existing residential dwelling units located on that adjacent residentially used property.

(b) For all nonresidential development, the site should be planned to minimize sound and adverse visual impact transfer between off-street loading and truck storage areas and residential districts or existing residentially used property.

(18) Driveways for uses and/or lots within a planned industrial/business park development shall not have direct access to Airport Road or Orchard Lane east of Airport Road except by an internal coordinated road system approved by the Board of Supervisors during the unified site plan review process.

DRAFT

(19) Vehicular access. A planned industrial/business park development shall not have access to Sydna Street, Kim Street, Lord Byron Drive, Gaspar Avenue or Orchard Lane east of Airport Road.

(20) Special open area requirement. A planned industrial/business park development shall provide the Township, at no cost to the Township, with exclusive use of open area of no less than 60 contiguous acres via easement or as otherwise acceptable to the Township Solicitor, for any park, recreational and/or other open space uses. The planned industrial/business park may use this open area acreage: (i) to comply with impervious requirements of §185-38.I, and (ii) to meet the recreational and open space requirements of §159-16.

(21) The provisions of §185-33 shall apply to a planned industrial/business park development, except for Subsection (F) which shall be as follows:

Each and every building in a planned industrial/business park primarily containing or converted to warehousing shall have amenities for the truck drivers using the facility in addition to any similar amenities provided to on-site employees ("amenity" or the "amenities"), as follows:

(1) The minimum number of amenities and amenity parking spaces shall be provided using the following criteria based on the building size.

(i) One amenity, and one truck parking space for each building with a footprint between 200,000 square feet and 395,000 square feet.

(ii) No amenities shall be required for buildings with a footprint less than 200,000 square feet.

(2) Each amenity shall include, at a minimum, a unisex restroom with a sink, and a minimum one hundred square foot lounge, including a minimum of five seats for drivers/operators. Each such amenity may also include vending machines and other facilities.

(3) Truck parking for each amenity shall be provided in close proximity to the amenity and in a suitable, safe, and defined location.

(4) Trucks parked in amenity parking spaces shall not leave engines idling unless required for safety or weather-related reasons.

(5) All trucks awaiting access to a loading/unloading dock/doorway shall park in the designated amenity parking spaces unless all such spaces are already occupied.

DRAFT

SECTION 5: The Hanover Township Zoning Ordinance Chapter 185 is hereby amended by amending Section 185-54.E Specific Standards for Conditional Uses to add new criteria related to solar energy farms, to read as follows:

(37) Solar energy farm.

(a) Solar energy farms shall be located on properties with a minimum lot size of five acres.

(b) The horizontal projection of the surface area of a solar panel, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.

(c) All other area and bulk regulations shall apply in the applicable zoning district.

(d) All above ground facilities of the solar energy farm must comply with all setback and height requirements for buildings in the zoning district where the solar energy farm is to be installed.

(e) All aboveground solar energy farm facilities shall be surrounded by a minimum eight-foot-high fence with a self-locking gate to prevent or restrict unauthorized persons or vehicles from entering the property on which the facility is located. Warning signs shall be placed on the fence, barrier, or system at the base of all pad-mounted transformers and substations to inform individuals of potential voltage hazards.

(f) The applicant shall demonstrate appropriate buffering and screening for the operation and demonstrate compliance with the requirements of § 185-38 of this Chapter.

(g) Landscaping regulations:

(a) A twenty-foot-wide landscaped planting strip shall be provided along all front, side and rear property lines except as otherwise required under Subsection (f) above.

(b) Except as regulated above, planting strips shall conform to Chapter 67, Construction Standards.

(h) The design of the solar energy farm facilities shall conform to applicable manufacturer standards.

(i) To the extent applicable, the solar energy farm facilities shall comply with the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, the National Electrical Code, and the regulations adopted by the Department of Labor and Industry. A building permit, with code review, will be required.

DRAFT

(j) All electrical wiring leading from a solar energy farm facility shall be located underground.

(k) All exterior electrical and/or plumbing lines must be buried below the surface of the ground.

(l) The applicant shall demonstrate that reasonable efforts have been taken to avoid any disruption, interference with, or loss of radio, telephone or similar signals and shall mitigate any such harm caused by the solar energy farm facilities.

(m) The design of solar energy farm facilities shall, to the extent reasonably possible, use materials, colors, textures, screening, and landscaping that will blend the facility into the natural setting and existing environment.

(n) Solar energy farm facilities shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners, and similar materials. The manufacturer's or installer's identification and any appropriate warning signs and placards may be displayed on the solar energy farm facilities, provided they comply with the Township's sign regulations.

(o) All solar energy farm facilities shall be designed by one or more engineers who are registered in the State of Pennsylvania, and all design drawings and calculations shall be supplied to the Township as part of the building and electrical permit application procedure.

(p) All solar energy farm facilities shall comply with all federal, state and local regulations. In case of conflict, the most-stringent requirements shall apply.

(q) A plan shall be provided for operation and maintenance, including safe access by maintenance and emergency personnel.

(r) The applicant shall provide an operations agreement to the Township, which shall set forth operations parameters, the name of the operator, inspection protocol, emergency procedures and general safety documentation.

(s) If the landowner and the proposed owner and/or operator of the facility are different entities, evidence of written agreement shall be provided demonstrating that the facility owner and/or operator has the permission of the landowner to apply for necessary permits or approvals for construction and operation of the facility ("participating landowner agreement").

(t) Notification will be provided to the Township Fire Department that the solar energy farm is proposed on the property. The owner of the facility shall provide a copy of the approved land development plan to the Fire Department. After construction, the property owner shall coordinate with the Fire Department to allow a site visit to document the system for its use in case of an emergency. Upon request, the owner shall cooperate with the local emergency providers to develop an emergency response plan.

DRAFT

(u) The solar energy farm is subject to all requirements for interconnection from PPL, or any other applicable utility company. No solar energy farm facility shall be constructed until proof is submitted that the utility company that operates the electrical grid where the installation is to be located has been informed of the applicant's intent to install an interconnected customer-owned generator, if such facility is planned for the supply of electricity to the grid.

(v) The construction of a solar energy farm will be considered a land development that is subject to review pursuant to the requirements of the Township Subdivision and Land Development Ordinance, Chapter 159 of the Township Code.

(w) Abandonment and removal. Where any solar energy farm is not in service for a period of 12 continuous months, the solar panels and all related equipment will be removed. Any solar panel (roof or ground) that has not been in active and continuous service for a period of 12 continuous months shall be removed from the property. The applicant shall demonstrate the manner of abandonment and removal of the solar panels and equipment that comprise the solar energy farm. In the event that any solar panels and equipment have not been removed within six months of the end of such twelve-month abandonment period, the Township shall give written notice to the landowner and/or facility owner and operator to accomplish the removal within 30 days. In order to secure the obligation of the Applicant to remove the solar panels and related equipment in accordance with the provisions of this Ordinance, Applicant will provide a bond or such other reasonable, acceptable financial assurance for the benefit of the Township to secure Applicant's removal and restoration obligations.

(x) All methods of shutting down the facility shall be clearly labeled.

(y) The owner of any solar energy farm facilities must configure his/her/its system in a manner that a backup source of electricity is available during times of outage of his/her/its facilities.

SECTION 6: SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provision of this zoning Amendment shall continue to be separately and fully effective.

SECTION 7: REPEALER. All provisions of Township ordinances and resolutions or parts thereof that me in conflict with the provisions of this Ordinance, are hereby repealed.

DRAFT

SECTION 8: ENACTMENT. This Amendment shall be effective five (5) days after the date of passage.

THIS ZONING ORDINANCE IS HEREBY ORDAINED AND ENACTED this _____ day of _____, 2025, by the Hanover Township Board of Supervisors.

ATTEST:

By:_____
KIMBERLY LYMANSTALL
Secretary

BOARD OF SUPERVISORS,
HANOVER TOWNSHIP,
NORTHAMPTON COUNTY,
PENNSYLVANIA

By: _____
SUSAN A. LAWLESS, ESQ.,
Chair

DRAFT

AFHBD

Draft Ordinance 2025-XX

Including:

Redline to 185-38 (AFHBD)

§ 185-38. Regulations applicable to AFHBD Aircraft Flightpath Highway Business District.

A. General. The purpose of this district is to allow the design and development of carefully selected businesses, business parks and recreation/entertainment facilities along portions of arterial and collector highways within the LVI Airport aircraft flightpath; to provide planned development of this area of the Township that is compatible with the existing LVI Airport aircraft flightpath and that serves existing and foreseeable needs of the Township and surrounding areas; and to encourage the planning and utilization of the land and the harmonious design, erection and use of buildings within the aircraft flightpath in a diversified nonresidential area of the community that will contribute to the economic base of the Township. This development shall conform to Chapter 159, Subdivision and Land Development, as it is applicable. Further, it shall conform to all applicable Federal Aviation Administration regulations, including Part 77, Objects Affecting Navigable Airspace.

B. No Aircraft Flightpath Highway Business District use shall be permitted unless evidence has been submitted to the satisfaction of the Board of Supervisors that such use is or will be in compliance with § 185-20 of this chapter and all other sections of this chapter.

C. A site plan review by the Planning Commission and Board of Supervisors and approval by the Board of Supervisors is required for all proposed uses. Site plans shall be submitted showing location, size and orientation of the buildings within the lot and in accordance with § 185-22C, Site plan, of this chapter. A planned industrial/business development shall be designed, developed, and constructed according to a unified site plan which shall be reviewed by the Planning Commission and approved by the Board of Supervisors before a zoning permit may be issued. This development shall conform to Chapter 159, Subdivision and Land Development, as it is applicable.

D. Permitted uses. Only the following building types or uses shall be permitted in this district, except nonconforming uses or buildings as provided for in Article XI:

(1) Forestry.

(2) Golf courses/driving ranges. This specifically does not include miniature golf.

(3) General service and repair shops, such as office equipment, computer, printer, telephone, watch, radio, television and other home appliance shops, of 10,000 square feet in size or smaller.

(4) Agriculture, including orchards and sod farms, but excluding animal husbandry and commercial logging.

(5) Professional practice offices, such as law, medicine (but not a hospital, nursing home, group home or similar use), veterinary, architecture, engineering and the like.

(6) Business offices, ~~consisting of~~defined as workplaces established for administrative, sales, executive ~~and~~or other general business ~~offices, including, but not limited to, computer and data processing facilities and other uses of the same general nature.~~functions performed by office employees.

(7) Real estate offices.

(8) Insurance offices.

(9) Printing, publishing and lithographic plants.

(10) Light assembly, consisting of assembly of previously manufactured components such as furniture, clothing, computers, phones, copiers, electronic devices, office equipment, scientific instruments, watches, clocks, photographic and optical goods or similar products; excepting, however, the manufacturing of and/or assembly of chemicals or chemical components.

~~(11) Business park allowing only the following businesses or uses:~~

~~(a) Printing, publishing and lithographic plants.~~

~~(b) Professional practice offices such as law, medicine (but not a hospital, medical clinic, nursing home, group home or similar uses) architecture, engineering and the like.~~

~~(c) Research laboratories engaged in scientific investigation, testing or the production of factual information for industrial, commercial or institutional clients, where no physical or tangible product for general marketing is directly produced therein, and provided that the Board of Supervisors determined that no potential danger, hazard or nuisance shall exist to the employees, building occupants or surrounding areas, and provided that the Board of Supervisors determine that no waste, other than normal domestic sewage, is discharged into any sewage disposal system. Chemical or biochemical research, however, are specifically prohibited.~~

~~(d) Light assembly consisting of assembly of previously manufactured components such as furniture, clothing, computers, phones, copiers, electronic devices, office equipment, scientific instruments, watches, clocks, photographic and optical goods or similar products, excepting, however, the manufacturing of and/or assembly of chemicals or chemical components. Hours of operation are from 6:00 a.m. until 10:00 p.m. unless otherwise approved by the Board of Supervisors.~~

~~(e) Business offices consisting of administrative, sales office, executive, other general business offices, including but not limited to computer and data processing facilities, sales and service of high technology business and medical equipment and other uses of the same general nature.~~

~~(f) Real estate offices.~~

~~(g) Insurance offices.~~

~~(12)~~(11) Light industrial, light manufacturing plant; excepting, however, those whose primary uses involve chemical manufacturing or whose primary use involves hazardous chemicals or materials.

~~(13)~~(12) Beverage/bottling works.

(13) Showroom space accessory to a permitted light assembly, light manufacturing or light industrial use.

(14) Indoor agricultural grower/processor facility, excluding marijuana grower/processor.

(15) Specialty trade contractors.

(16) Food service stores, including restaurants, bakery, confectionery, catering services and food markets.

(17) Brew pub, microbrewery, distillery, limited distillery, winery or limited winery, including food sales as allowed under the relevant PA Liquor Control Board and/or PA Department of Agriculture license(s).

(18) Planned industrial/business park allowing only the following businesses or uses:

(a) All permitted uses in § 185-38 D. except for §§ 185-38 D (1), (2), (3) and (4), which are not permitted in the planned industrial business park development.

(b) Warehouse - Planned Industrial Business Park General and Warehouse - Planned Industrial Business Park High-Cube (as defined in § 185-12), up to 100% of the square footage of a building.

(c) All permitted accessory uses in § 185-38 H.

(d) Only the conditional uses set forth in § 185-38 E (1) and (10).

E. Conditional uses. Only the following building types and uses shall be permitted pursuant to Board of Supervisors approval, in accordance with the review procedures and use restrictions described in § 185-54, Conditional uses, of this chapter and the use restrictions described therein:

(1) Research laboratories engaged in scientific investigation, testing or the production of factual information for industrial, commercial or institutional clients, where no physical or tangible product for general marketing is directly produced therein, and provided that the Board of Supervisors determines that no potential danger, hazard or nuisance shall exist to the employees, building occupants or surrounding areas, and provided that the Board of Supervisors determines that no waste other than normal domestic sewage is discharged into any sewage disposal system. Chemical or biochemical research, however, is specifically prohibited.

(2) Landscaping businesses, including wholesale/retail centers and nurseries and lawn and garden equipment sales and services.

(3) Building materials sales and storage, providing that storage space shall not exceed 50% of the square footage of the building.

(4) Mini storage facilities for the specific purpose of storing the property of individuals or businesses within individual storage areas within closed buildings; excepting, however, the storage of any chemicals, liquids or gases which shall be prohibited.

~~(5) Lawn and garden equipment sales and services.~~

~~(6)~~(5) Wellness center.

~~(7)~~(6) Hotel convention center.

~~(8)~~(7) Private entertainment/recreation complex.

~~(9)~~(8) Grower/processor facility.

~~(10) Medical marijuana delivery vehicle office. [Added 12-20-2016 by Ord. No. 16-08]~~

(9) Warehouse and storage facilities, except as permitted by § 185-38D(18)(b), as an accessory use to store supplies utilized in the manufacturing and/or assembly process on-site or finished goods manufactured on-site in excess of 25% of the square footage of the building but not greater than 50% of the square footage of the building.

(10) Solar energy farms.

F. Special exceptions. Only the following building types or uses shall be permitted, pursuant to Zoning Hearing Board review requirements of Article XIV:

(1) Retail shops as an accessory use to a permitted or conditional use, provided that such retail uses shall be limited to 25% of the total floor area of the permitted or conditional use if found in association with a permitted or conditional use, up to a limit of a combined total of 10,000 square feet of floor area for these retail uses.

(2) Personal service shops, including dry-cleaning and laundry pickup establishments, laundromat, barbershop and beauty parlor, and shoe repair shop, provided that such uses shall be limited to 25% of the total floor area of the permitted or conditional use if found in association with a permitted or conditional use, up to a limit of a combined total of 10,000 square feet of floor area for these personal service uses.

~~(3) Full service gasoline service station or automobile service shop, pursuant to § 185-21.~~

G. Prohibited uses. The following are strictly prohibited within the AFHBD District:

(1) Residential buildings.

(2) Commercial parking lots.

(3) Truck terminals ~~for storage or transit.~~or truck maintenance/fueling facilities.

(4) ~~Hospital~~Hospitals, nursing ~~home~~homes, convalescent ~~home, home~~homes, homes for the elderly.

(5) Group homes.

(6) Day-care centers.

(7) ~~Church~~Churches or other ~~place~~places of worship.

(8) Public or private ~~school.~~schools

(9) ~~Library~~Libraries.

(10) Car rental agencies.

~~(11) Stand-alone restaurant and/or bar unless it forms a part of the overall plan for a private entertainment/recreation complex or hotel convention center.~~

~~(12) Gasoline - convenience store.~~

(11) Full-service gasoline service station, automobile service shop, or car wash.

~~(13)~~(12) Sales of vehicles~~, campers, boats, etc~~ which require a driver's license or boating certificate to operate.

~~(14)~~(13) Adult entertainment ~~facility~~facilities.

~~(15)~~(14) Betting ~~parlor~~parlors.

(15) Parcel hub/package sorting facilities.

(16) Cold storage facilities.

(17) Warehouse - E-Commerce Fulfillment facilities (as defined in § 185-12).

(18) Warehouse or storage buildings as a principal use, except as permitted by § 185-38D(18)(b).

(19) Drive-in/drive-thru capabilities for any facilities, including but not limited to restaurants, banks, and drug stores.

(20) Data centers.

~~(16)~~(21) All other uses not specifically permitted in the AFHBD District.

H. Accessory uses. Only the following accessory building types and uses shall be permitted in this district, except nonconforming uses or buildings as provided for in Article XI:

(1) Parking areas or loading areas, pursuant to §§ 185-17, 185-18 and 185-33C, which specifically does not include a parking garage or parking deck.

(2) Warehouse and storage facilities where such uses are accessory to or serve a principal use~~.~~, except as permitted by § 185-38D(18)(b). The warehouse or storage shall not exceed 25% of the square footage in a building.

(3) Customary accessory uses to a permitted principal use of the land, on the same parcel of land.

(4) Signs, pursuant to § 185-19, with the restriction that signs for any existing residential uses shall be regulated by the same restrictions on signs in an R1-S District.

(5) Vehicle charging stations.

(6) Solar energy systems, including rooftop, ground mounted and carport solar canopies, for on-site use.

I. Area and bulk regulation. The following requirements shall be observed:

(1) Minimum size of a planned industrial/business park development: ~~50 acres~~200 acres. Tracts comprising a planned industrial/business park development may be separated by a public road or roads.

(2) General criteria:

Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage		Maximum Building Height[1]	
		Buildings	Total Impervious	(stories)	(feet)
5	275	30%	50%	4	45

Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage[3]		Maximum Building Height[1]	
		Buildings	Total Impervious	(stories)	(feet)
5	275	30%	50%	4	45[2]

NOTES:

[1] All buildings must comply with Federal Aviation Administration regulations for the maximum building height within any portion of the AFHBD.

[2] In the case of a planned industrial/business park development, the maximum height (the vertical distance as measured from the interior floor elevation of the ground floor to the highest point of the roof) shall be 45 feet, but attachments to the top of the roof may extend five (5) feet above the highest point of the roof, or up to ten (10) feet above the highest point of the roof if screened.

[3] In the case of a planned industrial/business park development under a unified site plan where a single entity owns/leases all lots and has complete control over development on all lots: (I) the overall maximum impervious (paved areas and the footprint of any structure) coverage of all lots collectively, including buffers and required open areas, is 50%, and no individual lot may exceed 90% impervious coverage, and (II) individual legal lots may exceed 30% building coverage, but no greater than 45%, so long as the maximum overall building coverage of all lots collectively, including buffers and open areas, is 30%. Any development plan or permit application shall contain a compilation of the impervious cover and building cover, as-built, on all lots collectively to demonstrate compliance.

J. Minimum yard requirements. The following yard requirements shall be observed:

	Side Yard		
Front Yard (feet)	One (feet)	Combined (feet)	Rear Yard (feet)
50	30[1]	80	50[1]

NOTES:

[1] A minimum thirty-foot parking setback shall be required for side and rear yard setbacks. Where buffer yards are required for side and/or rear yards, no parking may occur within the required buffer yard. In the case of a planned industrial/business park development, (i) no building may be closer than 500 feet from a residential zoning district, (ii) no setback of any kind (e.g. yard setback, parking setback, etc.) to the buffer or buffer property line shall be required, and (iii) subdivided legal lots do not have to front a public street so long as they have access to a public street via private roads and/or driveways.

K. Minimum distance between structures. The minimum distance between principal use structures on the same lot shall be 35 feet unless otherwise approved by the Board of Supervisors during the site plan review process.

L. Maximum length of a structure. The maximum length of a nonresidential structure shall be 400 feet unless otherwise approved by the Board of Supervisors during the site plan review process~~.~~, except in a planned industrial/business park where the maximum footprint of any structure shall be 395,000 square feet, in which case, (1) building design should include “upgraded” design elements at the office entrance areas, which may include raised parapets, added score lines or reveal lines, accent paint treatment, and/or glass (for office windows), (2) main office entries should be designed for protection from the elements, such as a slight recess of the main office entry doors from the adjacent face of the building, and (3) overall design of the building should be sensitive to proper treatment of large expanses of the building walls, the look of which should be broken up by the use of design features such as pop-outs, articulation, parapets, accent painting and score lines or reveal lines.

M. Other regulations.

(1) Stormwater detention, as required to meet the release rates as published in the

Monocacy Creek Watershed, Catasauqua Creek Watershed and Lehigh River Sub-Basin 4 Act 167 Stormwater Management ~~Plan~~Plans and as amended by Chapter 152, Stormwater Management, shall be provided either on-lot, regionally, as common facilities in a planned industrial/business park, or in a combination of the above. Stormwater management shall conform with DEP and Township regulations.

(2) Open air storage, where permitted, shall be within fenced or walled-in areas, and outside storage within a trailer(s) is specifically not permitted. ~~Maximum height of stored material is 10 feet~~Buildings shall be oriented to screen exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures to help make them compatible with neighboring properties. Maximum height of stored material is 10 feet. Open air storage is not permitted in required buffer yards.

(3) Preservation of landscape. The owner shall preserve the landscape in its natural state by minimizing tree and soil removal. The owner shall also insure that grade changes are compatible with the general appearance of neighboring developed areas. In a planned industrial/business park, the owner shall preserve the trees/tree rows/woodlands abutting adjacent residential zoning districts, but notwithstanding anything in § 185-22F, § 168 and § 159-17 to the contrary, may remove internal trees/tree rows/woodlands (e.g., to create the required berm in the 400' buffer, to grade the property for proper surface water drainage and stormwater management, etc.). The provisions of § 185-22G shall apply to all proposed uses in the AFHBD, except in planned industrial/business park, where: (i) an equivalent fair market value fee may be paid in lieu of planting landscaping that cannot fit on the building's lot, as reasonably determined by the Township, and (ii) the following plantings may be used to fulfill the landscape requirements: foundation plantings, parking lot plantings, shade trees, decorative planting beds, and plantings in the buffer areas beyond the required buffer plantings.

(4) Relation of proposed buildings to environment. The owner shall relate proposed structure(s) harmoniously to the terrain and to existing buildings that have a visual relationship to the proposed structure(s). The owner shall provide a favorable relationship between existing and proposed uses, create focal points with respect to avenues of approach, terrain, features of other buildings and relate open space between all existing and proposed buildings, when applicable.

(5) Drive, parking and circulation. For vehicular and pedestrian circulation, including walkways, interior drives and parking, the owner shall give special attention to the location and number of access points to public streets, width of interior drives and access to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of safe and convenient parking areas. The owner shall further design these vehicular and pedestrian areas to enhance the appearance of and access to the proposed buildings and structures and to the neighboring properties.

(6) Surface water drainage. The owner shall give special attention to proper site surface drainage to ensure that removal of surface water will not adversely affect either neighboring properties or the public storm drainage system. The owner shall remove and efficiently carry away all stormwater from all roofs, canopies and paved areas and collect surface water in all paved areas in such a way that stormwater does not create a problem for vehicular and pedestrian movement.

(7) Utility service. The owner shall place electric and telephone lines underground. Locate, paint and undertake any other treatment to ensure that all utilities which remain above the ground will have a minimal adverse impact on neighboring properties.

(8) Advertising features. The owner shall ensure that the size, location, lighting and materials of all permanent signs and outdoor advertising structures or features will enhance rather than detract from the design of proposed buildings and structures and the neighboring properties.

(9) Special features. The owner shall provide needed setbacks, screen plantings and other screening methods for exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures to help make them compatible with the existing or contemplated site design and with neighboring properties.

(10) Solar access. Solar access to buildings should be considered in the proposed layout of buildings.

(11) Sound buffering noise of exterior origins. All portions of buildings which are to be occupied by employees more than two hours per day shall ~~be constructed so that the noise criterion for internal noise of exterior origin is Leg (24)S40dB.~~comply with all applicable OSHA requirements. Prior to issuance of a building permit and prior to issuance of an occupancy permit, the design architect, builder or owner must provide a certification letter to the Township Zoning Administrator indicating the building compliance with this criterion.

(12) Buffer yards. Buffer yards shall be required at specific locations within this district. A ~~one~~four-hundred-~~fifty~~ foot-wide raised berm buffer yard shall be constructed between any ~~proposed~~planned industrial/business park development within this district and any contiguous residentially zoned district, except where the adjoining property within any contiguous residentially zoned district is owned by the Lehigh Valley International Airport Authority. A one- hundred-fifty-foot-wide raised berm buffer yard shall be constructed between any proposed development within this district that is not in a planned industrial/business park and any contiguous residentially zoned district, except where the adjoining property within any contiguous residentially zoned district is owned by the Lehigh Valley International Airport Authority. A fifty-foot-wide raised berm buffer yard shall be constructed along any nonresidential development side and/or rear yard where the adjoining lot within the AFHBD Zoning District includes an existing nonconforming residential use or municipally owned facility. The buffer yards shall include a landscaped berm and shall comply with the following:

(a) The buffers shall consist of evergreen and deciduous trees, flowering trees, shrubs and raised berms.

(b) Four-hundred-foot buffer yards.

[1] This buffer yard shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line. The buffer yard may not be part of the street right-of-way but shall be in addition to that right-of-way. The buffer yard may include the required side or rear yards, and in case of conflict the larger yard shall apply.

[2] This buffer yard shall be a landscaped area free of roads, sidewalks, driveways, parking lots, storage, buildings and structures of any kind except for emergency access roads or pathways and/or sidewalks as may be required by Township ordinances or fire or safety regulations and/or as may be required and/or approved by the Board of Supervisors. Such buffer yard may contain storm water management features (e.g. basins (not in the berm), spray irrigation, underground piping, etc.) and

a walking trail, and may be its own legal parcel(s) separate from any building.

[3] The raised berm in the buffer yard shall be a minimum height of 14 feet measured from finished grade under centerline of berm, or as otherwise approved by the Board of Supervisors during site or land development plan review. When requested, sections through the berm showing sight-lines shall be submitted to demonstrate screening to the satisfaction of the Board of Supervisors.

[4] The trees and shrubs shall be planted in the following minimum amounts per 100 linear feet of buffer, as measured parallel to the buffer yard (on average for the entire buffer length):

[a] Ten evergreens.

[b] Five deciduous trees.

[c] Three flowering trees.

[d] Ten shrubs.

[5] The toe of the slope of the berm shall begin, at a minimum, 20 feet away from any residentially zoned district.

[6] Berms shall not be constructed within side or rear yard drainage and utility easements.

[7] The berm shall have a minimum six-foot flat area at the top.

~~(b)~~(c) One-hundred-fifty-foot buffer yards.

[1] This buffer yard shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line. The buffer yard may not be part of the street right-of-way but shall be in addition to that right-of-way. The buffer yard may include the required side or rear yards, and in case of conflict the larger yard shall apply.

[2] This buffer yard shall be a landscaped area free of roads, sidewalks, driveways, parking lots, storage, buildings and structures of any kind except for emergency access roads or pathways and/or sidewalks as may be required by Township ordinances or fire or safety regulations and/or as may be required and/or approved by the Board of Supervisors.

[3] The raised berm in the buffer yard shall be a minimum height of 14 feet measured from existing grade or the finished first-floor grade of the closest AFHBD building, whichever is higher, or as otherwise approved by the Board of Supervisors during site or land development plan review.

[4] The trees and shrubs shall be planted in the following minimum amounts per 100 linear feet of buffer, as measured parallel to the buffer yard:

[a] Ten evergreens.

[b] Five deciduous trees.

[c] Three flowering trees.

[d] Ten shrubs.

[5] The toe of the slope of the berm shall begin, at a minimum, 25% of the width of the buffer yard away from any residentially zoned district.

[6] Berms shall not be constructed within side or rear yard drainage and utility easements.

[7] The berm shall have a minimum six-foot flat area at the top.

~~(c)~~(d) Fifty-foot buffer yards.

[1] This buffer yard shall be measured from the property line. The buffer yard may not be part of the street right-of-way but shall be in addition to that right-of-way. The buffer yard may include the required side or rear yards, and in case of conflict the larger yard shall apply. The toe of the slope of the berm shall begin at a minimum 25% of the width of the buffer yard away from any residence or municipally owned facility within the AFHBD.

[2] This buffer yard shall be a landscaped area free of roads, sidewalks, driveways, parking lots, storage, buildings and structures of any kind except for emergency access roads or pathways and/or sidewalks as may be required by Township ordinances or fire or safety regulations and/or as may be required and/or approved by the Board of Supervisors.

[3] The raised berm shall be a minimum average height of three feet measured from the existing grade or the finished first-floor grade of the closest AFHBD building, whichever is higher.

[4] The trees and shrubs shall be planted in the following minimum amounts per 100 lineal feet of buffer, as measured parallel to the buffer yard:

[a] Ten evergreens.

[b] Three deciduous trees.

[c] Two flowering trees.

[d] Five shrubs.

[5] Berms shall not be constructed within side or rear yard drainage and utility easements.

[6] The berm shall have a minimum three-foot flat area at the top.

~~(d)~~(e) Plants shall be arranged on berms to provide a visual barrier. A minimum of 1/2 of the shrubbery and flowering trees shall be planted on the top and residential side of the berm.

~~(e)~~(f) The height of evergreen trees shall be a minimum of eight feet at the time of planting, measured from finished grade. The average size of deciduous trees shall be two inches caliper measured three feet above finished grade, and deciduous trees shall also have a minimum height of 12 feet at the time of planting. Flowering trees shall be seven feet high at the time of planting. Shrubs shall be a minimum of 30 inches in height at the time of planting.

~~(f)~~(g) Berms within the buffer yards shall have a maximum slope of 3:1.

~~(g)~~(h) Variations in the sizes and shapes of the berms are strongly encouraged. The unnaturally graded appearance of uniform, linear mounding shall be avoided. As an alternative to the possibly linear appearance which could result from the minimum requirements, applicants are encouraged to provide innovative, freeform screening buffers which need not be located entirely within the required buffer.

~~(h)~~(i) When abutting property is already effectively screened by existing topography or vegetation, located on AFHBD property, the Board of Supervisors may waive the above requirements. Where partial screening exists, the Board of Supervisors may require additional planting or berming to supplement the existing screen.

~~(i)~~(j) In all buffer yards, even if separate non-buildable legal lot(s), the exterior width beyond the planting screen shall be planted with grass seed, sod or ground cover and shall be maintained and kept clean by the owner, including in the case of a planned industrial/business park development by the property owner (and ground lessee if applicable), of all debris, rubbish, weeds, and tall (no more than six inches) grass. All plant material which dies shall be replaced by the owner.

(13) Off-street parking regulations. The provisions of §§ 185-17 and 185-33C shall apply~~.~~ to all proposed uses in the AFHBD, except as modified as follows:

(a) For light assembly, light industrial and light manufacturing buildings there shall be no less than 1.94 car parking spaces per 1,000 square feet of building footprint.

(b) For buildings permitted by § 185-38D(18)(b) there shall be no less than 1.11 car parking spaces per 1,000 square feet of building footprint.

The provisions of § 185-17F, that all car parking areas of more than 25 spaces shall include landscaped islands with no more than 25 parking spaces between, shall apply, except if such spaces are striped in a building's truck court in which case no landscape islands will be required.

(14) Off-street loading regulations. The provisions of §§ 185-18 and 185-33C shall apply to all proposed uses in the AFHBD, except as modified as follows:

(a) Off-street loading shall mean, for every 10,000 square feet of office space, a dock door or other paved areas measuring at least 12 feet by 40 feet, with a minimum vertical clearance of 14 feet.

(b) All buildings shall be oriented so that dock doors do not directly face any residentially zoned land.

(c) All dock doors shall be located at least 500 feet from residentially zoned land.

(15) Exterior lighting.

(a) Plan. Each building site shall have adequate exterior lighting for its intended use, minimizing glare and without creating lighting which would be annoying to other sites and meeting the requirements of § 185-20C(6).

(b) For lighting horizontal tasks such as roadways, sidewalks, paths, entrances and parking areas, fixtures meeting Illuminating Engineering Society of North America (IESNA) "full-cutoff" criteria shall be used. The use of floodlighting, spotlighting, wall-mounted fixtures, internally illuminated decorative globes and spheres and other fixtures not meeting IESNA "full-cutoff" criteria, shall be permitted only with the approval of the Township, based upon acceptable justification and achievement of adequate glare control. Any light must be shaded, shielded or directed to prevent light from being distributed beyond an angle of 35 degrees from a vertical plane.

~~(b)~~(c) Color; type. No neon lights and no traveling, flashing or intermittent lighting of any kind shall be permitted.

~~(c)~~(d) Pole height. All pole-mounted exterior lighting fixtures shall be no higher than 16 feet on poles no higher than 16 feet unless otherwise approved by the Board of Supervisors during site plan review~~, but in no case shall the exterior lighting fixtures be higher than 16 feet~~.

~~(d)~~(e) Hours of operation. Except in parking areas and drives used between the hours of 12:00 midnight and 6:00 a.m., full exterior lighting may only be fully operated each night from dusk until 12:00 midnight and from 6:00 a.m. to dawn. Reasonable levels of lighting, for security only, may be operated all night.

~~(e)~~(f) Underground wiring. All outside wiring for exterior lighting shall be installed underground.

(16) Special building setbacks. No nonresidential buildings shall be constructed within 100 feet of the property used for residential purposes at the time of filing of a preliminary plan application for the approval of such a nonresidential building.

(17) Special off-street loading area screening requirements.

(a) Any off-street loading area, truck storage or outdoor storage area proposed within 200 feet of an existing residentially used property (if such residential use exists at the time of the application of a preliminary plan for the approval of such off-street loading area) shall be totally screened from view from the residentially used property. This screening shall be accomplished with building orientation or a solid wall constructed in such a way as to block the entire view of the vehicles and loading dock areas from all existing residential dwelling units located on that adjacent residentially used property.

(b) For all nonresidential development, the site should be planned to minimize sound and adverse visual impact transfer between off-street loading and truck storage areas and residential districts or existing residentially used property.

(18) Driveways for uses and/or lots within a planned industrial/business park development shall not have direct access to Airport Road or Orchard Lane east of Airport Road except by an internal coordinated road system approved by the Board of Supervisors during the unified site plan review process.

(19) Vehicular access. A planned industrial/business park development shall not have access to Sydna Street, Kim Street, Lord Byron Drive, Gaspar Avenue or Orchard Lane east of Airport Road.

(20) Special open area requirement. A planned industrial/business park development shall provide the Township, at no cost to the Township, with exclusive use of open area of no

less than 60 contiguous acres via easement or as otherwise acceptable to the Township Solicitor, for any park, recreational and/or other open space uses. The planned industrial/business park may use this open area acreage: (i) to comply with impervious requirements of §185-38.I, and (ii) to meet the recreational and open space requirements of §159-16.

(21) The provisions of §185-33 shall apply to a planned industrial/business park development, except for Subsection (F) which shall be as follows:

Each and every building in a planned industrial/business park primarily containing or converted to warehousing shall have amenities for the truck drivers using the facility in addition to any similar amenities provided to on-site employees ("amenity" or the "amenities"), as follows:

(1) The minimum number of amenities and amenity parking spaces shall be provided using the following criteria based on the building size.

(i) One amenity, and one truck parking space for each building with a footprint between 200,000 square feet and 395,000 square feet.

(ii) No amenities shall be required for buildings with a footprint less than 200,000 square feet.

(2) Each amenity shall include, at a minimum, a unisex restroom with a sink, and a minimum one hundred square foot lounge, including a minimum of five seats for drivers/operators. Each such amenity may also include vending machines and other facilities.

(3) Truck parking for each amenity shall be provided in close proximity to the amenity and in a suitable, safe, and defined location.

(4) Trucks parked in amenity parking spaces shall not leave engines idling unless required for safety or weather-related reasons.

(5) All trucks awaiting access to a loading/unloading dock/doorway shall park in the designated amenity parking spaces unless all such spaces are already occupied.

AFHBD

Draft Ordinance 2025-XX

Including:

Comparison Chart from current to proposed draft

AFHBD: SIDE-BY-SIDE COMPARISON

Existing AFHBD **VS.** *Proposed 2023 Text Amendment* **VS.** *2025 AFHBD Working Group* **VS.** *2025 Current Draft*

	Existing AFHBD	**2023 Developer Proposed**	**2025 AFHBD Working Group**	**2025 Current Draft**
Dedicated Recreational / Open Space Area	12acres (= 4% of acreage [required by SALDO])	12acres (= 4% of acreage [required by SALDO])	12acres (= 4% of acreage [required by SALDO])	60 acres (= ±20% of the planned industrial/business park acreage). = 500% more than SALDO requires
Buffer to residential zone	150 feet	300 feet	300 feet	400 feet
TOTAL Undeveloped Land	±16% of total acreage	±28% of total acreage	±28% of total acreage	±50% of total acreage
Distance of buildings to residential zone	Bldgs. could be 150' away	Bldgs. could be 300' away	Bldgs. could be 300' away	No bldg. closer than 500'
Access to Orchard Lane	Allowed	Allowed	Allowed	Prohibited
Walking path in Buffer	None	None	None	Required
Berm height	Minimum 14'	*Average* 14'	Minimum 14'	Minimum 14'
Berm plantings	Per existing code	Fewer plants, smaller sizes	Per existing code	Per existing code
Max building size	160,000 sq. ft., or larger as allowed by the Bd of Supervisors	675,000 sq. ft.	160,000 sq. ft., or larger as allowed by the Bd of Supervisors	395,000 sq. ft.
Max building height	45'	55'	55'	45'
Max impervious coverage	50%	55%	50%	50%
Light Industrial Uses	Permitted	Permitted	Permitted	Permitted
Warehousing Uses	Permitted up to 25% (accessory) Conditional use 25%-50% Prohibited above 50%	Allowed	Permitted up to 25% (accessory) Conditional use 25%-50% Prohibited above 50%	Prohibited as a principal use, except lower traffic types are permitted, but only in a planned industrial/business park.
Parcel Hub, Cold Storage	Falls under catch-all prohibition	Prohibited	Prohibited	Prohibited
Data Centers, Airport-Related Uses, and Indoor Agriculture uses	Falls under catch-all prohibition	Allowed	Prohibited	Prohibited (or falls under catch-all prohibition)
Architectural design	No requirements	No requirements	No requirements	Enhanced design features required

RESOLUTION 25 - 15
HANOVER TOWNSHIP – NORTHAMPTON COUNTY

WHEREAS, The Board of Supervisors of Hanover Township ("Township"), Northampton County, Pennsylvania ("Applicant") desires to apply for grants with the Northampton County Department of Community and Economic Development ("Authority") from the 2025 Public Safety Grant Program.

Be it **RESOLVED** that the Board of Supervisors of Hanover Township, Northampton County hereby requests a 2025 Public Safety grant of $6,700.00 from the Northampton County Department of Community & Economic Development to purchase four (4) Radar Speed Signs.

NOW THERFORE, IT IS FURTHER RESOLVED THAT:

1. Any application for a grant from the Authority may be signed on behalf of the applicant by the officials of the Township of Hanover who, at the time of signing, has **TITLE** of **Chairman**, Board of Supervisors; or **Vice Chairman**, Board of Supervisors; or **Township Secretary, Township Treasurer** or **Township Manager.**
2. The signature page for the grant agreement can be executed on behalf of the Township by the Official who, at the time of the signing of the agreement, has the **TITLE** specified in paragraph 1 and the Township is bound by the grant agreement.
3. If this official signed the **"Signature Page for Grant Application"** prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
4. Any amendment to the grant agreement can be executed on behalf of the Township by the Official who, at the time of the signing of the agreement, has the **TITLE** specified in paragraph 1 and the Township is bound by the grant amendment.
5. This Resolution shall remain in effect and binding until rescinded or modified by the Board of Supervisors, Township of Hanover.

RESOLVED this 26th day of August 2025.

ATTEST

BOARD OF SUPERVISORS
Hanover Township,
Northampton County

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

By: _____
Susan Lawless, Chairman
Board of Supervisors

I hereby certify that this Resolution was adopted by the Board of Supervisors, Hanover Township, Northampton County, this 26th day of August 2025 and said Resolution has been recorded in the Minutes of the Board of Supervisors of Hanover Township and remains in effect as of this date.

_____

Kimberly R. Lymanstall, Secretary
Board of Supervisors, Hanover Township -
Northampton County

RE: Hanover Township Pump Track - Completion Extension

610-866-1140

From: Dirt Sculpt <dave@dirtsculpt.com>
Sent: Thursday, August 14, 2025 2:37 PM
To: Mark Hudson <mhudson@hanovertwp-nc.org>
Cc: Martin Limpar <MLimpar@hanovertwp-nc.org>
Subject: Re: Hanover Township Pump Track - Completion Extension

Hi everyone we would like to apply for an extension till september 30. We are pretty confident we will be able to complete the project close to the completion date of August 29 but we would like to be proactive and request the extension in case of unforeseen circumstances such as weather.
Thanks Dave