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## **REGULAR SEMI-MONTHLY MEETING**

### **September 9, 2025**

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Chair Susan Lawless at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Lawless, Prendeville, Versteeg, Diacogiannis, Township Engineer Brien Kocher, Township Solicitor James Broughal and Solicitor Mark Freed.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Ms. Versteeg, the Board approved the agenda. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Upon motion of Mr. Prendeville, seconded by Ms. Versteeg, the Board approved the minutes from the meeting of the Board of Supervisors dated August 26, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Upon motion of Mr. Prendeville, seconded by Ms. Versteeg, the Board approved the list of bills and transfers dated September 9, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

#### COURTESY OF THE FLOOR

#### REPORT OF THE CHAIR

#### REPORT OF THE VICE CHAIR

Ms. Versteeg stated:

I want to thank our residents for their interest and engagement in issues affecting our community. I appreciate the desire and efforts to help other residents also become engaged. On September 1st, a resident sent an email to the members of this board expressing their feelings regarding the potential development of the land owned by the LNAA. This email included an attached list of residents that they claimed had "signed" the letter. My name, with my former address, was included in this list. I want to make it clear that this resident did not have permission to include my name in this letter. I was not aware of the letter until I received it along with the other Board members. Please understand that this statement is not intended to provide any indication of how I may vote in the future. It is merely a clarification that my name was used without my permission. As I said, I commend our residents for being engaged, but I would caution them to be careful in their actions and statements, especially if they intend to speak on behalf of others.

#### SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, had nothing to report.

Ms. Versteeg - Road District #2, had nothing to report.

Mr. Gross– Road District #3, absent.

Ms. Lawless – Road District #4, had nothing to report.

Mr. Prendeville – Road District #5, had nothing to report.

#### APPOINTMENTS AND RESIGNATIONS – Mr. Diacogiannis

PLANNING & ZONING – Ms. Versteeg

**Zoning Variance – UHS-LVHN JV, LLC 1755 W. Macada Road**

Applicant for UHS-LVHN JV, LLC at 1755 W. Macada Road requests relief from the Ordinance regarding sign provisions. The applicant is requesting relief from the number of signs and dimensional limitations.

Does the Board wish to send representation to the Zoning Hearing Board meeting on Thursday, September 25, 2025?

The Board does not wish to send representation.

**AFHBD Zoning Ordinance - Ordinance 25-XX – Discussion**

Ms. Lawless noted that the Board and professionals will not respond to feedback regarding the AFHBD due to Mr. Gross's absence. The Board will make notes on all concerns, questions, and comments regarding the AFHBD zoning ordinance.

Mr. Diacogiannis noted the real time to discuss would be at the Planning Commission and public hearing.

*Open Discussion*

1. Jennifer Levins, 1370 Gaspar Avenue, stated that where she resides is most affected by the AFHBD development, and she does not want a warehouse. Ms. Levins feels the Board should be looking at the working group recommendations. Ms. Levins shared traffic concerns and would like the Board to support the current zoning ordinance.
2. Salvatore Scibetta, 1850 Mark Twain Circle, shared his concerns regarding trucks and traffic.
3. Lee Stanley, 3725 Helen Street, shared about the Planning Commission meeting regarding the AFHBD zoning ordinance. Mr. Stanley stated the current zoning ordinance is the Township's treasure and it protects the resident's quality of life.
4. Joe Pepitone, 5772 Monocacy Drive, feels the qualitative factors should be looked at rather than making money. Mr. Pepitone shared about truck safety, emergency services, traffic, pollution, and heat.
5. Dulcie Sussman, 1374 Stafore Drive, shared that there is only a little bit of Hanover Township that is not developed. Ms. Sussman shared that all that she sees in the Township is pavement and buildings.
6. Darryl Higgins, 893 Briarstone Road, shared that the maps are an insult to the residents' intelligence.
7. Glynis Daniels, 1280 Gaspar Avenue, shared her concerns about the proposal not being shown to residents and that she is disappointed. Ms. Daniels stated the proposal is not consistent with the NAZPLAN. The NAZPLAN was adopted to provide guidance on how to develop the region. Ms. Daniels stated the NAZPLAN states that warehousing facilities should avoid locations near or adjacent to non-compatible uses such as residences. She disagrees with any proposal that is not consistent with the 10-year plan. Ms. Daniels shared her concerns regarding air pollution, noise, traffic, and the risks of safety personnel.
8. Monica Beaky, 3625 Quincy Lane, stated that it is not Hanover Township's responsibility to solve the problems for Majestic, Bethlehem Area School District, and the LNAA.

DEVELOPMENTS – Mr. Diacogiannis

**Arcadia Development Corporation – Declaration of Covenant, Agreement, and Easement for Maintenance of Stormwater Management Facilities**

Mr. Diacogiannis moved the Board to authorize the Chair and Secretary to execute the Declaration of Covenant, Agreement, and Easement for Maintenance of Stormwater Management Facilities between Arcadia Development Corporation and the Township.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

#### ADMINISTRATION – Mr. Prendeville

##### **Pickleball Courts – End of Maintenance**

Mr. Prendeville moved the Board to approve the release of the maintenance bond posted by LB Construction Enterprises, LLC, for the Municipal Park Pickle Ball Courts, in the amount of \$211,300.00, as recommended by the Township Engineer.

Mr. Diacogiannis seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

##### **Park and Recreation Plan – Request for Proposal**

Mr. Prendeville moved the Board to authorize the issuance of a Request for Proposals (RFP) for professional planning services to prepare a Park and Recreation Plan for the Township. The Township Manager is directed to advertise the RFP.

Mr. Hudson explained that the Township received a grant to do an open space comprehensive recreation plan. A proposal request will be placed for engineers and planning agencies to send their information. The information will be reviewed and a group will be picked to plan for the Township.

Glynis Daniels, 1280 Gaspar Avenue, asked if opinions will be taken for the park and recreation utilization. Mr. Hudson stated there will be a survey for the public to complete.

Mr. Diacogiannis seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

##### **Advertise for Assistant Recreation Director**

Mr. Prendeville moved the Board to authorize the Township Secretary to advertise the Assistant Recreation Director position.

Mr. Diacogiannis seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

##### **Organizational Chart**

Mr. Prendeville noted for the record that that Township Secretary provided the Board with an updated Organizational Chart on September 9, 2025, and it has been posted on the Township's website.

#### PUBLIC WORKS – Mr. Diacogiannis

##### COURTESY OF THE FLOOR

Jennifer Levins, 1370 Gaspar Avenue, shared her opinion regarding the Board not engaging in public comment about the AFHBD ordinance due to Mr. Gross's absence.

#### STAFF REPORTS

**Engineer** – Mr. Kocher had nothing to report.

**Solicitor** – Mr. Broughal had nothing to report.

**Public Works Director** – Mr. Limpar reported that Heim Construction entered the Hanover Township pool in a construction contest for the Lehigh Valley. Leaf collection will tentatively begin October 13. The pump track is nearing completion with a grand opening date of October 4. The new pathways have been seeded for grass. The street sweeper comes out after heavy rainfall to clear the storm drains.

**Township Manager** – Mr. Hudson reported:

- Thursday, September 11 is the Patriot Day Ceremony and Flag Retirement at the Hanover Township Community Center starting at 5:30pm.
- Saturday, October 4 is the grand opening of the pump track as well as Fall Fest. The grand opening of the pump track will be from 10:00am-12:00pm, followed by the Fall Fest from 2:00p-5:00pm.
- Saturday, October 11, Trunk or Treat hosted by the Hanover Township Preschool from 10:30am-12:00pm. You can register your trunk on the website or stop by the Community Center.

Ms. Lawless noted the next Board of Supervisors meeting will be on Tuesday, September 23, 2025.

Upon motion of Mr. Prendeville the Board adjourned at 7:47pm.

Kimberly Lymanstall  
Township Secretary