

September 15, 2025  
Via Hand Delivery

Hanover Township  
3630 Jacksonville Road  
Bethlehem, PA 18017

Attention: Board of Supervisors

RE: Amended Preliminary / Record Land  
Development Plans  
90 Highland Avenue  
Hanover Township  
Northampton County, PA  
PY202000

Dear Supervisors:

On behalf of Jaindl Land Company, please find a list of **Waivers** requested from the Hanover Township SALDO and Stormwater Ordinances for the proposed project at the above referenced location. **Note that all of these waivers were previously granted as part of the prior approval for the site.** They are being requested again due to the hotel amendment.

**Requested Waivers from the Subdivision and Land Development Ordinance:**

1. **Partial Waiver from Section 159-13.B from the requirement to provide sidewalk along Bath Pike (SR 0512).**

A Partial Waiver is requested from this Section as there are no other pedestrian facilities along Route 512 to connect into. Sidewalk is provided along Highland Avenue, with pedestrian access into the site from Highland Avenue and through all three (3) uses on the site.

2. **Partial Waiver from Section 159-13.C.(1) from the requirement to provide sidewalk within the Street ROW along Highland Avenue.**

The sidewalk is proposed to be partially within the Street right-of-way and partially on the project property, which is consistent with other properties along Highland Avenue.

3. **From Section 159-15.I.(1) and 73-7.D to permit a commercial right-in only driveway to have curb radii in excess of 55 feet maximum (60.5 feet and 79.5 feet radii proposed).**

The larger radii are being provided to geometrically restrict left-turns into the site and are required for truck turning maneuvers into the site for larger vehicles like fire and refuse trucks. Truck turning templates are provided within the Land Development Plan set.

4. **From Section 159-17.C.4 from the strict compliance for spacing and location, to permit flexibility with spacing and placement back from right-of-way to account for site features including sidewalks, driveways, and above-ground and below-ground utilities.**

The required number of plantings are provided, but a Partial Waiver is requested from the spacing requirement of 50- to 75-feet to allow flexibility with planting around proposed driveway access and underground utilities.

5. **From Section 159-17.F.(1) from the requirement to provide and install one (1) shade tree for every existing tree or shade tree removed from the subdivider's or developer's land as required for the construction of the subdivision or development.**

The existing trees on site were provided as part of a prior Approved Land Development Application for the construction of the existing Keystone Savings Association office building, and

the prior Approved Land Development for the Wawa and Medical Office Building. The prepared Landscape Plan meets all other application landscaping requirements for the site.

6. **From Section 159-25 from the requirement to provide a noise study due to the fact that the project abuts an arterial road (Bath Pike).**

The project does not propose any industrial noise-generating processes, and operations at the site (medical office building, Wawa convenience store/gas station, and hotel) will operate at a noise level similar to the Bath Pike corridor/intersection.

7. **From Section 159-29.C.(1) from the requirement to depict on the Plans existing features within 200 feet of the subject property**

Adequate information to develop the proposed improvements has been field surveyed and shown on the Plans. This site was previously developed with surrounding infrastructure already in place.

8. **From Section 159-29.C.(3) and 159-29.C.(6)(a) to identify the species and trunk diameter (4-1/2 feet above grade) of all existing trees and shade trees on the property.**

The previously approved "Site Lighting and Landscaping Plan" for the subject property was previously submitted to address this requirement.

9. **From Section 159-34 to permit a Preliminary/Record Plan submission and approval process.**

The Plans have been prepared to provide a sufficient level of detail to meet both Preliminary and Record Plan requirements under the Ordinance.

#### **Requested Waivers from the Stormwater Management Ordinance:**

1. **From Section 152-9.I from the requirement to provide a minimum 3" orifice.**

A Waiver is requested from this Section, as 1.4-inch and 1.7-inch diameter orifices are required in the underground spray basins to meet release rates in the winter condition, and a 2.4-inch diameter orifice is required in the above-ground detention basin to meet release rate requirements.

2. **From Section 152-10.I.(7) to permit side slopes of 3:1 within the expansion area and ponding depths within the existing basin to be modified/expanded. The basin is currently surrounded by safety fence, which will be expanded along with the basin to secure the facility.**

A Waiver is requested from the slope steepness and depth requirements within this Section for consistency with the previously approved basin being modified. Slopes are being provided at 3:1 (2:1/3:1 existing), with ponding depths for the 2-year storm of 3.95-feet (3.13-feet existing), 10-year storm of 4.84-feet (4.94-feet existing), and 100-year storm of 5.95-feet (6.84-feet existing).

Should you have any questions or require additional information, please do not hesitate to contact me at [jbeavan@bohlereng.com](mailto:jbeavan@bohlereng.com) or 610-709-9971.

Sincerely,

**BOHLER ENGINEERING PA, LLC**

A handwritten signature in black ink, appearing to read "Jeffrey Beavan", written in a cursive style.

Jeffrey Beavan, P.E.

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