
REGULAR SEMI-MONTHLY MEETING

October 14, 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 Community Center, 3660 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

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

The Pledge of Allegiance was performed.

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

Ms. Lawless asked for a moment of silence for long-term member of the Planning Commission, Martin Gilchrist.

Upon motion of Mr. Prendeville, seconded by Ms. Gross, the Board approved the minutes from the meeting of the Board of Supervisors dated September 23, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated October 14, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

COURTESY OF THE FLOOR

Robert Cepin, 5443 Comfort Circle, complimented the Board for the new outdoor recreation amenities within the Township. Mr. Cepin addressed the Board with his concerns regarding youth sports programming and would like the Board to consider a youth lacrosse program.

REPORT OF THE CHAIR

REPORT OF THE VICE CHAIR

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, had nothing to report. Mr. Diacogiannis shared his memory of Martin Gilchrist.

Ms. Versteeg - Road District #2, had nothing to report. Ms. Versteeg complimented all the Halloween decorations throughout the Township.

Mr. Gross – Road District #3, had nothing to report. Mr. Gross commended staff on the Pump Track.

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

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

Ms. Versteeg stated the proposed text amendment was included on the agenda tonight as a discussion-only item for two reasons. First, the Board does not yet have any input from the Hanover Township Planning Commission. Additionally, there is an unexpected legal matter that must be addressed. Because of these issues, it does not make practical sense to proceed with the review process at this time.

Ms. Versteeg moved that the proposed text amendment for the Aircraft Flightpath Highway Business District be tabled until a future date to be determined, after both issues have been resolved.

Mr. Prendeville seconded the motion.

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

Monica Beaky, 3625 Quincy Lane, asked if it is tabled for the Planning Commission. Ms. Lawless stated the AFHBD remains to be seen.

Zoning Variance – 6898 Gwenmawr Road

Applicant for 6898 Gwenmawr Road requests relief from the maximum land coverage provisions from the Ordinance. The applicant requests relief from the maximum land coverage Ordinance of 33%.

Does the Board wish to send representation to the Zoning Hearing Board meeting on Thursday, October 23, 2025?

The Board does not wish to send representation.

Zoning Variance – 5601 Grace Avenue

Applicant for 5601 Grace Avenue requests relief from the ordinance prohibiting a shed in a townhouse development.

Does the Board wish to send representation to the Zoning Hearing Board meeting on Thursday, October 23, 2025?

The Board does not wish to send representation.

Hold Harmless – 1118 Marble Circle

Ms. Versteeg moved the Board to authorize the Chair and Secretary to sign the Hold Harmless Agreement to install a fence on the property of 1118 Marble Circle, Bethlehem, PA 18017. The proposed structure will encroach into the twenty-five (25) foot Drainage Easement in the rear yard located on the premises.

Mr. Gross seconded the motion.

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

DEVELOPMENTS – Mr. Gross

Levi Land Holdings, LLC – Farmhouse Village Major Subdivision - Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities, Subdivision Improvements Agreement, Subdivision Maintenance Agreement, and Agreement and Consent to Recording

Mr. Gross moved the Board to authorize the Chair and Secretary to execute the Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities, Subdivision Improvements Agreement, Subdivision Maintenance Agreement, and the Agreement and Consent to Recording between Levi Land Holdings, LLC., and the Township.

Mr. Prendeville seconded the motion.

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

Hindu Temple Society – Lot Consolidation – Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities, Land Development Maintenance Agreement, and Land Development Improvements Agreement

Mr. Gross moved the Board to authorize the Chair and Secretary to execute Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities, Land Development Maintenance Agreement, and Land Development Improvements Agreement between Hindu Temple Society, 4200 Airport Road, and the Township.

Mr. Prendeville seconded the motion.

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

90 Highland & 3865 Adler Place – Jaindl Land Company Commercial Development

Mr. Gross moved the Board to authorize the Chair and Secretary to execute the Land Development Maintenance Agreement, Land Development Improvements Agreement, Public Access Easement, Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities, and the Tri-Party Escrow Agreement between 90 Highland LLC., and the Township.

Mr. Prendeville seconded the motion.

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

Van Den Heuvel 2392 Jacksonville Road – Ordinance 25-xx Road Vacation – Authorize to Advertise

Mr. Gross moved the Board to authorize the Township Solicitor to advertise Ordinance 25-xx Road Vacation, proposing the vacation of a portion of Rosewood Drive for the Van Den Heuvel, 2392 Jacksonville Road, Minor Subdivision and Lot Line Adjustment Plan.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION – Mr. Prendeville

Hanover Township Volunteer Fire Company – New Ambulance *DISCUSSION*

Karen Peters, EMS Director of the Hanover Township Volunteer Company stated:

Good evening, members of the Board,
Thank you for the opportunity to speak tonight.

I'm here on behalf of Hanover Twp. Vol. Fire Co. to respectfully request the Board's support in adding a third ambulance to our fleet. As you know, our Township has seen substantial growth over the years — and it continues to expand with the addition of Hanover Hill Behavioral Health, the upcoming Wawa, a new strip mall, a hotel, and as we know more in the future.

With this growth, our call volume has increased significantly. Our current operations include one fully staffed ambulance available 24/7/365 for 911 emergencies. When staffing is available, we operate a second ambulance for non-emergency transports and to back up emergency calls. But we are now at a point where our resources are stretched thin — and this has direct implications for public safety.

Currently, our fleet includes:

- A 2009 Ford E450,
- A 2018 Ford E450, and
- A rechassis'd 2024 E450, which was rebuilt from a 2012 Chevy Express.

Unfortunately, our 2024 rechassis unit is temporarily out of service due to an accident and is not expected back until the end of November. That leaves us operating with just two ambulances — one of which, the

2009 diesel model, is aging and often unreliable for our needs. Diesel ambulances are not designed for high idle time and short trips; this causes issues like EGR valve failure, which we've dealt with repeatedly. Several times this past year, we've had to borrow ambulances from neighboring departments due to breakdowns or vehicles being out for maintenance. This is not a sustainable situation — especially not for a community of our size and growth.

We are requesting a third ambulance not as a luxury, but as a critical necessity to:

- Ensure uninterrupted EMS coverage,
- Allow for regular maintenance without risking service gaps,
- Reduce strain on our remaining units, and
- Continue providing dependable service to our residents and visitors.

We are proud to serve this Township and are committed to being there when our community needs us most. But to do that effectively, we need reliable tools — and right now, that means adding a third ambulance.

Jordan Isaac, President of the Hanover Township Fire Company, explained that the plan is to sell the 2009 ambulance. They would like to have three ambulances, two on the road and one in reserve to rotate the vehicles.

The Board would like the HTVFC to look into financing but the quote for the ambulance is a limited time offer. The Board may look into increasing the fire tax at a later date.

Mr. Prendeville moved the Board to authorize the execution of a letter of intent to purchase the 2025 E350 Demo Ambulance Osage Warrior Type III.

Mr. Diacogiannis seconded the motion.

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

Kevin Lee, 4232 Greenfield Road, asked if the Board paid for the ambulance, can the Township accept a corporate donation to put back in the fire fund. Mr. Broughal stated it can be done legally. Ms. Lawless stated that Ms. Peters had a discussion with St. Lukes and LVHN, and there are certain federal rules and laws that must be followed when you are going healthcare to EMS but the rules do not exist for non-healthcare.

PUBLIC WORKS – Mr. Diacogiannis

COURTESY OF THE FLOOR

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Public Works Director – Mr. Limpar reported that leaf collection will begin Monday, October 20. The website will be updated with the leaf collection routes daily. The Fall Fest event and Pump Track opening were a success and fun to be a part of. The Public Works Department participated in the Preschool Trunk or Treat event. The Shade Tree committee had trees planted and fall pruning done around the parks. The Public Works Department filled in some potholes along Jacksonville Road.

Township Manager – Mr. Hudson reported that on October 2, HTCC hosted a well-attended bingo night with beneficiary, Adults with Disabilities Bowling League. Fall Fest had a great turnout while guests enjoyed hot dogs, buffalo egg rolls, spinach artichoke egg rolls, roasted marshmallows, candy, and cider. On October 30, at 6:30pm, the Hanover Township Community Center will have a meet and greet with Hall of Fame

sportswriter, Jack McCallum. This will be a free event in the HTCC meeting room. Registration is open for youth tennis clinics which are set to begin Monday, October 27 at 4:30pm.

Ms. Lawless noted the next Board of Supervisors meeting will be on Tuesday, October 28, 2025.

Upon motion of Mr. Prendeville the Board adjourned at 7:55pm.

Kimberly Lymanstall
Township Secretary