

RECEIVED

OCT 20 2025

HANOVER ENGINEERING

### GENERAL INSTRUCTION FOR CONDITIONAL USE HEARING

1. All information on application with supporting documents must be furnished.
2. Application must be on file with the Secretary of the Board of Supervisors at least thirty (30) days before any stated or special meeting in order to be considered at that meeting. Applications must be prepared to proceed to hearing upon their application at the advertised meeting; otherwise the petition will be dismissed unless postponed by the Board upon cause shown or upon their own motion.
3. At all hearings, proof of title to the property affected must be available to the Board of Supervisors whether the applicant's interest be as owner, tenant, purchaser or in any other capacity.
4. The following must accompany all applications:
  - a. Filing Fees  
A Filing Fee of \$800.00 payable in cash or check made payable to the order of Hanover Township. In the event costs exceed the filing fee, the applicant will be liable for the deficit and the Board of Supervisors reserves the right to continue any hearing or withhold its decision until the deficit is paid. The Filing Fee is NON-RETURNABLE in any event.
  - b. Conditional Use Plan must be titled "Conditional Use Plan" and shall include the following:
    - (1) The lot involved with its dimensions, lot number and subdivision name, if any.
    - (2) Names and widths of all abutting streets.
    - (3) Locations, dimensions and uses of any existing structures on lot involved.
    - (4) Locations, dimensions and proposed use of structure requested and distance from building to lot lines and to other buildings on same lot.
    - (5) Dimensions of all yards in relation to the proposed structure or use.
    - (6) Distance from any existing building or structure within fifty (50) feet.
    - (7) Provisions for off-street parking, number of cars capacity of such area.
    - (8) If involved, accurate location of well and/or sewage or waste disposal systems; location and direction of other wells and drainage or sewage systems if within one hundred feet (100'). Detailed Septic System Layout required if application is for approval of Septic or Waste Disposal System.
    - (9) A sketch showing all properties within five-hundred feet (500') on the same road as the property affected and within one 100 feet not on the same road and indicate clearly the names and mailing address of all owners of these properties.
    - (10) If the conditional use does not occupy all of the building or building(s) then a plot plan must be provided showing the portion of the building or buildings that are proposed to be occupied by the conditional use. Also, plot plan should show the names of the additional occupants and type of the business occupied in the building.
  - c. Submit 22 copies of application, plot plan, drawings, sketches and other exhibits applicable for the Conditional Use.
5. Applicant shall list the specific conditions that are applicable to the conditional use as found in 185-54 E, and list how they comply with those conditions.
6. Please Print or Type all desired information.
7. The Board of Supervisors has the following powers:
  - a. To hear and decide appeals from a decision or determination of the Conditional Use. Such appeals must be made within thirty (30) days after the date of the decision. A copy of the appeals petition must be served on the official which service must be at least five days prior to the hearing.
  - b. To hear and decide Conditional Uses and Permits to the terms of the Zoning Ordinance as specifically set forth and permitted by the Ordinance.
8. All Hearings of the Board of Supervisors shall be open to the public.
9. No decision by the Board of Supervisors shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
10. Applicant and/or owner must notify Zoning Officer at required inspection times.
11. Nothing herein provided shall in any manner, relieve the petitioner from any requirement of Act No. 247, known as the "Pennsylvania Municipalities Planning Code". Especially see sections 901-916.
12. Applications will not be considered until all information is supplied.





## HANOVER TOWNSHIP, Northampton County

3630 Jacksonville Rd, Bethlehem PA 18017

Phone 610-866-1140 Fax 610-758-9116

### APPLICATION FOR A CONDITIONAL USE

Application is made this 29 day of September, 2025 by the undersigned for a Conditional Use Pursuant to the terms and provision of the Hanover Township Zoning Ordinance, as amended.

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

1. Address of property for which Conditional Use is requested: 1550 Valley Center Parkway  
Tax Parcel No.: N5-1-14-0214 Current Zoning District of property: PORR
2. (a) The Dimension of the land area are: Lot Width 285'  
(b) The real estate contains 198,408 square feet
3. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:  
Office/Industrial  
(a) The real estate is presently used for the purpose of: Office/Industrial  
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):  
1 building consisting of 43,400 square feet

**II. OWNER INFORMATION**

1. Owner of property: 1550 Valley Center Parkway LLC Telephone (732) 388-3000  
*(all parties to the title must be listed, attach additional page if needed)*  
Address 116 Chestnut Street, Suite 102  
Red Bank, NJ 07701

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

1. Applicant (if different from Owner) N/A Telephone \_\_\_\_\_  
*(all parties must be listed, attach additional page if needed)*  
Address \_\_\_\_\_
2. If Applicant is not the owner, state Applicant's authority to submit this application \_\_\_\_\_
3. Attorney representing Petitioner: Joseph J. Piperato, III Telephone (610) 625-3878  
Address 412 W Broad Street  
Bethlehem, PA 18018
4. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on \_\_\_\_\_, 20\_\_\_\_, which was as follows: (quote, or if insufficient space, attach additional page) N/A
5. Petitioner claims that the variance, exception, or other relief should be granted as herein requested under the following sections of the Hanover Township Zoning Ordinance. (cite all sections supporting your position, or relevant to the consideration of your Petition) § 185-54.D; § 185-54.E(4)



6. The Conditional Use requested and the new improvements desired to be made as follows:

(a) Building(s) to be erected: \_\_\_\_\_ N/A

(b) Building(s) to be changed: \_\_\_\_\_ N/A

(c) Building(s) to be used for: \_\_\_\_\_ Increase storage to 50% of building space

7. The plot plan, drawings, sketches and other exhibits attached hereto are made a part hereof. Please include 22 copies of the petition and all these attachments.

8. Petitioner believes that the exceptions, variance, Conditional Use or other relief requested should be granted for the following reasons: (attach additional sheet if necessary) see attached addendum

9. Petitioner agrees to comply with all provisions of the Hanover Township Zoning Ordinance and is aware that the Ordinance provides for penalties for violations of its provisions.

10. The Petitioner further acknowledges that the Board does not have to consider any application until all information requested by the Board of Supervisors is submitted by said applicant, and that in the event this information is not submitted in full within twenty (20) days from the date of the initial Board of Supervisors Hearing, then the Board may deny such application, with or without prejudice to the applicant.

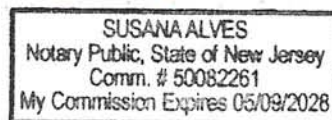
11. Wherever additional information is requested by the Board of Supervisors, and leave to submit additional information is specifically granted by the chairman of the Board of Supervisors, then in consideration of the Board's forbearance in not refusing the application at the conclusion of the hearing, the Petitioner agrees to extend the time for consideration of the application by the Zoning Board for the number of days after the date for decision specified in any Ordinance of the Township, by the same number of days which the Board's consideration of the Petition was delayed by failure on the part of Petitioner to submit additional information requested.

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



Petitioner

 (SEAL)



\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

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

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

**ON THIS**, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_ the undersigned officer,  
personally appeared, \_\_\_\_\_,  
known to me (or satisfactorily proven) to be the person\_ whose name\_ (is)(are) subscribed to the within instrument, and  
acknowledged that \_he\_ executed the same for the purposes therein.

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

\_\_\_\_\_(SEAL)  
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

FOR CORPORATE PETITIONERS:

~~COMMONWEALTH OF PENNSYLVANIA~~ )  
State of New Jersey ) ss:  
COUNTY OF Monmouth )

**ON THIS**, the 29<sup>th</sup> day of September, 20 25, before me, Susana Alves  
the undersigned officer,  
personally appeared, Steven J. Denholtz,  
who acknowledged him self to be the Authorized Signatory of its managing member of  
Denholtz 1550 Valley Center Parkway LLC, a LLC, and that he as such \_\_\_\_\_ being  
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by him self as Authorized Signatory of its managing member.

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

 (SEAL)  
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me  
This 29<sup>th</sup> day of Sept 20 25.

  
NOTARY PUBLIC

SUSANA ALVES  
Notary Public, State of New Jersey  
Comm. # 50082261  
My Commission Expires 05/09/2028



**Addendum to the Hanover Township Conditional Use  
Application of Denholtz 1550 Valley Center Parkway, LLC**

Applicant Denholtz 1550 Valley Center Parkway LLC (“Applicant”) is the record owner of a 4.56-acre property located at 1550 Valley Center Parkway, Hanover Township, Northampton County, Pennsylvania (the “Property”). The Property is located within the Planned Office, Research and Residential Zoning District (“PORR District”) pursuant to the Zoning Ordinance of Hanover Township, Northampton County (the “Zoning Ordinance”). The Property is improved by a 43,400 square-foot one-story flex building (the “Building”). The Property was most recently occupied by a Charter School. The Property currently has one tenant occupying 12,000 square feet of the Building. The Building is otherwise vacant.

Applicant purchased the Property in January 2024 and, other than the one noted tenant, has been unable to lease space in the Building as a result of the permitted limited storage space per the Zoning Ordinance. Applicant has received multiple inquiries from potential tenants who require storage facilities greater than the permitted 25% of the square footage of the Building. The storage limitation has had significant negative impact on Applicant’s ability to lease the balance of the space in the Building. Applicant submits that it is customary and incidental for the permitted by right uses to require storage facilities at least up to 50% of the square footage of the Building. Accordingly, Applicant requests that the Board of Supervisors grant Applicant Conditional Use approval pursuant to Section 185-54.E.4 of the Zoning Ordinance to permit storage facilities to occupy up to 50% of the square footage of the Building.

Under the Zoning Ordinance, Applicant must satisfy both general standards and specific standards for Conditional Use approval. Regarding the general standards, Applicant submits that the proposed increased storage is in conformance with the spirit, purposes, intent, and all applicable requirements of the Zoning Ordinance, and is in conformance with all applicable

provisions of all other Township ordinances. Applicant further submits that the proposed storage is in accordance with the Township Comprehensive Plan and that any proposed accessory uses will be specifically noted on the approved site plan or in accordance with the specific provisions of the Zoning Ordinance. The proposed storage will not be detrimental to public health or welfare and is suitable for the particular location because the Property is located within the PORR District and is surrounded on three sides by other office or industrial uses.

Regarding the specific standards, Applicant submits that it will provide adequate fencing and/or screening for existing residential dwellings within 300 feet and that the landscaping will be provided in such a way to reduce the appearance of the building as a warehouse. The number of truck loading docks will be minimal as the Building was improved with 8 truck loading docks, and Applicant is proposing the same 8 truck loading docks. Therefore, the number of truck loading docks is minimal because the number of proposed truck loading docks is consistent with the number of previously existing truck loading docks.

**Attachments:**

Exhibit "A" – Proposed Overhead Door Plan

Exhibit "B" – Proposed Demising Plan



EXHIBIT "A"

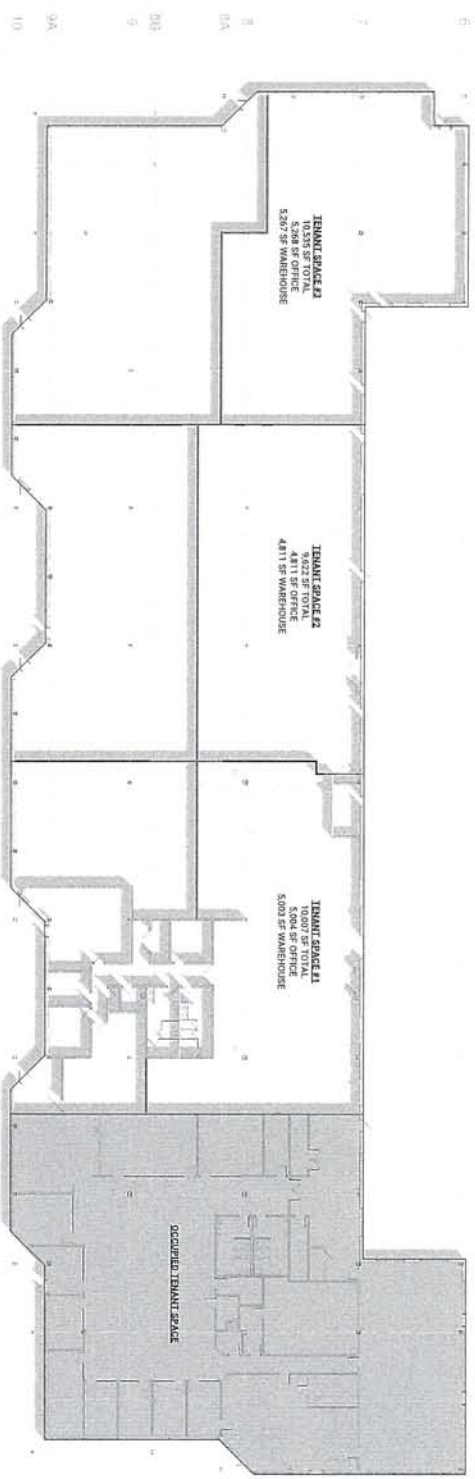
Proposed Overhead Door Plan





EXHIBIT "B"

Proposed Demising Plan



1550 TENANT SPACES  
 1/16" = 1'-0"

<b>FEDETZ &amp; MARTIN ASSOCIATES, LLC</b> ARCHITECTURE & PLANNING 1837 ROTH AVENUE ALLENTOWN, PA 18104 610-432-4924 FMAARCH.COM	<b>PRELIMINARY - NOT FOR CONSTRUCTION</b>	DENHOLTZ PROPERTIES 1550 VALLEY CENTER PARKWAY AS-BUILT BETHLEHEM, PA 18017	DATE: 01/12/2011 REVISION: 1 DRAWN BY: J. DEW CHECKED BY: J. DEW
		1550 VALLEY CENTER PARKWAY 1550 VALLEY CENTER PARKWAY 1550 VALLEY CENTER PARKWAY 1550 VALLEY CENTER PARKWAY	1550 VALLEY CENTER PARKWAY 1550 VALLEY CENTER PARKWAY 1550 VALLEY CENTER PARKWAY 1550 VALLEY CENTER PARKWAY





# HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

October 31, 2025

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

RE: 1550 Valley Center Parkway  
Storage Expansion Conditional Use Review  
First Submission  
Hanover Project H25-25

Dear Mark:

We have reviewed the above-referenced Conditional Use Application submission, dated September 29, 2025, for conformance with Sections 185-36 and 185-54 of the Zoning Ordinance, to allow for the amount of building area associated with storage for a proposed storage use to exceed 25% of the square footage of the building. We offer the following comments including general comments on the submission and existing site conditions for the Township's consideration:

## **A. GENERAL COMMENTS**

1. The Applicant proposes to expand their allowable storage space within their existing facility 1550 Valley Center Parkway. The site is located within the Planned Office, Research and Residential (PORR) Zoning District. The Applicant is seeking conditional use approval to allow the amount of the building associated with storage to exceed 25% of the total building area.
2. The existing building contains 3 separate available tenant spaces containing 10,535 square feet, 9,622 square feet, and 10,007 square feet of area respectively. The Applicant is requesting that each available tenant space be permitted to increase its allowable storage area to 50% of its respective area.

## **B. ZONING ORDINANCE – CHAPTER 185**

Sections 185-36.G – Warehouse and storage facilities where such uses are accessory to or serve a principal use. The storage shall not exceed 25% of the square footage in a building, unless increased to a maximum of 50% by the granting of a conditional use as authorized by Section 185-54.

Section 185-54.D – The Applicant shall demonstrate compliance with the General Standards for Conditional Uses.

- (1) In conformance with the spirit, purposes, intent, and all applicable requirements of this chapter.
- (2) In conformance with all applicable provisions of all other Township ordinances.

- (3) In accordance with the Township Comprehensive Plan.
- (4) Suitable for the particular location in question.
- (5) Not detrimental to the public health or welfare.
- (6) No accessory uses shall be permitted except as may be specifically noted on the approved site plan of the proposed conditional use or in accordance with the specific provisions of this chapter.

In accordance with the above criteria, the applicant shall demonstrate adequate ingress, egress and internal circulation of traffic can be accommodated via turning templates.

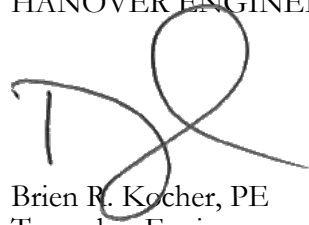
Section 185-54.F.(4) – The following specific standards are applicable to storage uses in excess of 25% of the square footage in a building but not greater than 50% of the square footage of the building:

- (a). Fencing and/or screening shall be provided if this use is within 300 feet of an existing residential dwelling unit or residential district to protect the residential land uses and pedestrians and children from litter, noise and lighting.
- (b). The building design and site landscaping shall be provided in such a way as to reduce the appearance of the building as a warehouse or storage building.
- (c). The number of truck loading docks shall be minimal.
- (d). Any warehouse or storage use shall be accessory to the permitted manufacturing use of the site and for the storage of supplies utilized in the manufacturing process or the finished goods manufactured on-site.

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

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE  
Township Engineer

brk:jlw2

S:\Projects\Municipal\HanoverTwp\H25-25-1550ValleyCenterParkwayConditionalUse-StorageExpansion\Docs\10-31-25-1550ValleyCenterParkwayConditionalUse-StorageExpansion-ReviewLtr.doc

cc: Hanover Township Board of Supervisors (w/ five (5) copies)  
Hanover Township Planning Commission (via e-mail)  
Ms. Tracy Luisser, Zoning Administrator (w/ copies)  
James L. Broughal (w/ copies)  
Joseph J. Piperato (via e-mail)





**PLANNING COMMISSION**  
**Hanover Township      Northampton County**  
**3630 JACKSONVILLE ROAD**  
**BETHLEHEM, PA 18017**

November 6, 2025

Board of Supervisors  
Hanover Township  
Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017

Re: 1550 and 1560 Valley Center Parkway  
Storage Expansion Conditional Use

All:

The storage expansion conditional use for the referenced property was reviewed at our meeting on November 3, 2025. The Planning Commission recommends that the Board of Supervisors grant conditional approval of the storage expansion conditional use review based on the recommendations of Hanover Engineering's letter dated October 31, 2025 with the recommendation that the applicant provide a site plan identifying the ingress and egress for the approval of Hanover Engineering, the Township Manager and Board of Supervisors

Barry Check, PE  
Planning Commission Chairman

Cc: Township Engineer – Brien Kocher (via email)  
Township Solicitor – James Broughal, Esq. (via email)  
Zoning Administrator – Tracy Luisser (via email)  
Township Manager – Mark Hudson (via email)  
Mr. Jeffrey Beavan, PE, Bohler Engineering (via email)  
Joseph Piperato, Eastburn & Gray (via email)

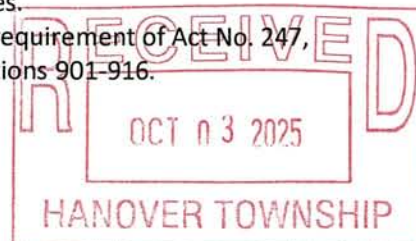
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OCT 20 2025

PLANNING

### GENERAL INSTRUCTION FOR CONDITIONAL USE HEARING

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A Filing Fee of \$800.00 payable in cash or check made payable to the order of Hanover Township. In the event costs exceed the filing fee, the applicant will be liable for the deficit and the Board of Supervisors reserves the right to continue any hearing or withhold its decision until the deficit is paid. The Filing Fee is NON-RETURNABLE in any event.
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    - (1) The lot involved with its dimensions, lot number and subdivision name, if any.
    - (2) Names and widths of all abutting streets.
    - (3) Locations, dimensions and uses of any existing structures on lot involved.
    - (4) Locations, dimensions and proposed use of structure requested and distance from building to lot lines and to other buildings on same lot.
    - (5) Dimensions of all yards in relation to the proposed structure or use.
    - (6) Distance from any existing building or structure within fifty (50) feet.
    - (7) Provisions for off-street parking, number of cars capacity of such area.
    - (8) If involved, accurate location of well and/or sewage or waste disposal systems; location and direction of other wells and drainage or sewage systems if within one hundred feet (100'). Detailed Septic System Layout required if application is for approval of Septic or Waste Disposal System.
    - (9) A sketch showing all properties within five-hundred feet (500') on the same road as the property affected and within one 100 feet not on the same road and indicate clearly the names and mailing address of all owners of these properties.
    - (10) If the conditional use does not occupy all of the building or building(s) then a plot plan must be provided showing the portion of the building or buildings that are proposed to be occupied by the conditional use. Also, plot plan should show the names of the additional occupants and type of the business occupied in the building.
  - c. Submit 22 copies of application, plot plan, drawings, sketches and other exhibits applicable for the Conditional Use.
5. Applicant shall list the specific conditions that are applicable to the conditional use as found in 185-54 E, and list how they comply with those conditions.
6. Please Print or Type all desired information.
7. The Board of Supervisors has the following powers:
  - a. To hear and decide appeals from a decision or determination of the Conditional Use. Such appeals must be made within thirty (30) days after the date of the decision. A copy of the appeals petition must be served on the official which service must be at least five days prior to the hearing.
  - b. To hear and decide Conditional Uses and Permits to the terms of the Zoning Ordinance as specifically set forth and permitted by the Ordinance.
8. All Hearings of the Board of Supervisors shall be open to the public.
9. No decision by the Board of Supervisors shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
10. Applicant and/or owner must notify Zoning Officer at required inspection times.
11. Nothing herein provided shall in any manner, relieve the petitioner from any requirement of Act No. 247, known as the "Pennsylvania Municipalities Planning Code". Especially see sections 901-916.
12. Applications will not be considered until all information is supplied.



5. Petitioner claims that the variance, exception, or other relief should be granted as herein requested under the following sections of the Hanover Township Zoning Ordinance. (cite all sections supporting your position, or relevant to the consideration of your Petition) § 185-54.D; § 185-54.E(4)

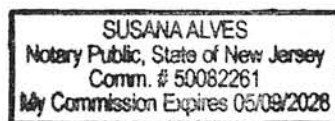


- (a) Building(s) to be erected: \_\_\_\_\_ N/A
- (b) Building(s) to be changed: \_\_\_\_\_ N/A
- (c) Building(s) to be used for: \_\_\_\_\_ Increase storage to 75% of building space

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

  
Petitioner

(Signature) \_\_\_\_\_ (SEAL)



\_\_\_\_ (SEAL)

(Seal)

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

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

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

**ON THIS**, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_  
the undersigned officer,  
personally appeared, \_\_\_\_\_,  
known to me (or satisfactorily proven) to be the person\_ whose name\_ (is)(are) subscribed to the within instrument, and  
acknowledged that \_he\_ executed the same for the purposes therein.

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

\_\_\_\_\_  
(SEAL)  
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me  
This \_\_\_\_ day of \_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

FOR CORPORATE PETITIONERS:

~~COMMONWEALTH OF PENNSYLVANIA~~ )  
State of New Jersey ) ss:  
COUNTY OF Monmouth )

**ON THIS**, the 29th day of September, 2025, before me, Susana Alves  
the undersigned officer,  
personally appeared, Steven J. Denholtz,  
who acknowledged himself to be the Authorized Signatory of its managing member of  
Denholtz 1560 Valley Center Parkway LLC a corporation, and that he as such being  
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by him self as Authorized Signatory of its managing member.

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

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

Sworn to and subscribed before me  
This 29th day of Sept 2025.

[Signature]  
NOTARY PUBLIC

SUSANA ALVES  
Notary Public, State of New Jersey  
Comm. # 50082261  
My Commission Expires 05/09/2028



**Addendum to the Hanover Township Conditional Use  
Application of Denholtz 1560 Valley Center Parkway, LLC**

Applicant Denholtz 1560 Valley Center Parkway LLC (“Applicant”) is the record owner of a 5.58-acre property located at 1560 Valley Center Parkway, Hanover Township, Northampton County, Pennsylvania (the “Property”). The Property is located within the Planned Office, Research and Residential Zoning District (“PORR District”) pursuant to the Zoning Ordinance of Hanover Township, Northampton County (the “Zoning Ordinance”). The Property is improved by a 51,400 square-foot one-story flex building (the “Building”). The Property was most recently occupied by a Charter School. The Property is currently unoccupied.

Applicant purchased the Property in January 2024 and has been unable to lease space in the Building as a result of the permitted limited storage space per the Zoning Ordinance. Applicant has received multiple inquiries from potential tenants who require storage facilities greater than the permitted 25% of the square footage of the Building. The storage limitation has had significant negative impact on Applicant’s ability to lease the balance of the space in the Building. Ultimately, Applicant seeks a variance to permit storage facilities to occupy up to 75% of the square footage of the Building. Applicant submits that it is customary and incidental for the permitted by right uses to require storage facilities up to 75% of the square footage of the Building. Accordingly, Applicant requests that the Board of Supervisors grant Applicant Conditional Use approval pursuant to Section 185-54.E.4 of the Zoning Ordinance to permit storage facilities to occupy up to 50% of the square footage of the Building and further relief to permit storage facilities to occupy up to 75% of the square footage of the Building.

Under the Zoning Ordinance, Applicant must satisfy both general standards and specific standards for Conditional Use approval. Regarding the general standards, Applicant submits that the proposed increased storage is in conformance with the spirit, purposes, intent, and all

applicable requirements of the Zoning Ordinance, and is in conformance with all applicable provisions of all other Township ordinances. Applicant further submits that the proposed storage is in accordance with the Township Comprehensive Plan and that any proposed accessory uses will be specifically noted on the approved site plan or in accordance with the specific provisions of the Zoning Ordinance. The proposed storage will not be detrimental to public health or welfare and is suitable for the particular location because the Property is located within the PORR District and is surrounded on three sides by other office or industrial uses.

Regarding the specific standards, Applicant submits that it will provide adequate fencing and/or screening for existing residential dwellings within 300 feet and that the landscaping will be provided in such a way to reduce the appearance of the building as a warehouse. Applicant submits that the proposed 8 truck loading docks is minimal as it is the lowest number of truck loading docks required to operate the facility with the increased storage.

**Attachments:**

Exhibit "A" – Proposed Overhead Door Plan

Exhibit "B" – Proposed Demising Plan

EXHIBIT "A"

Proposed Overhead Door Plan

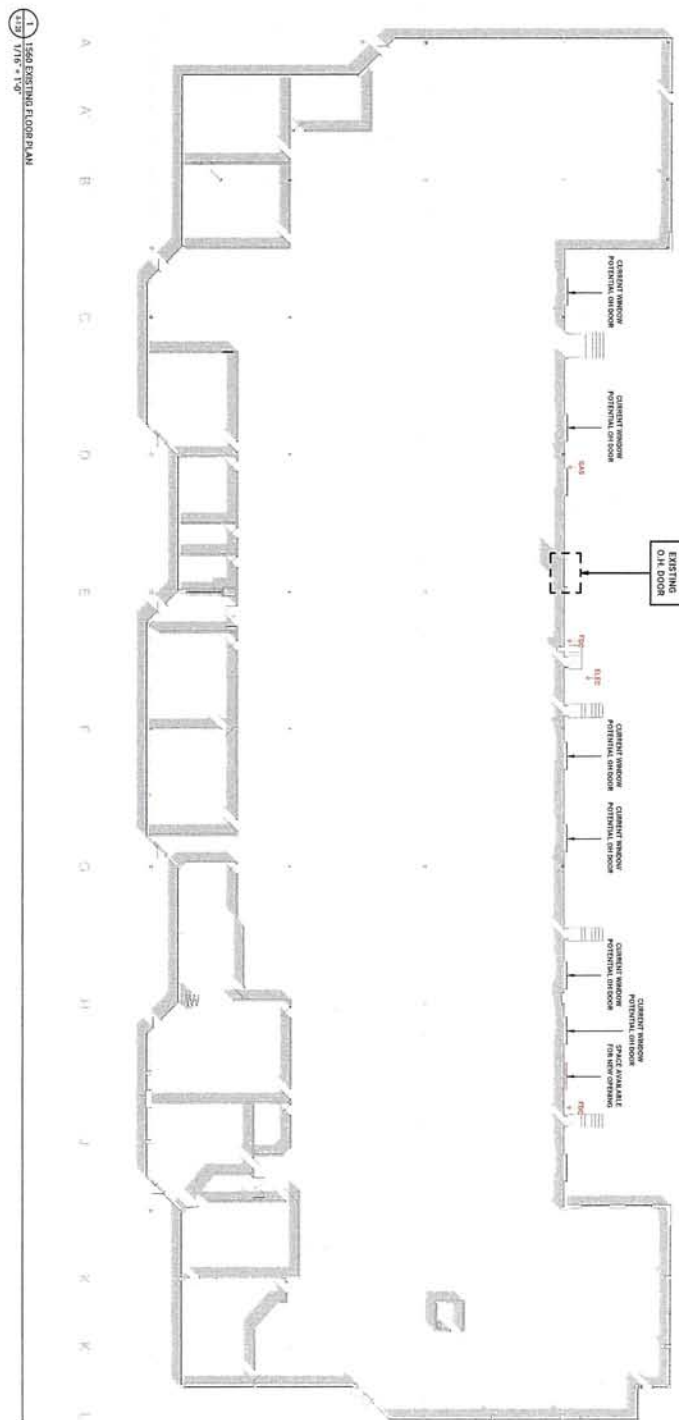
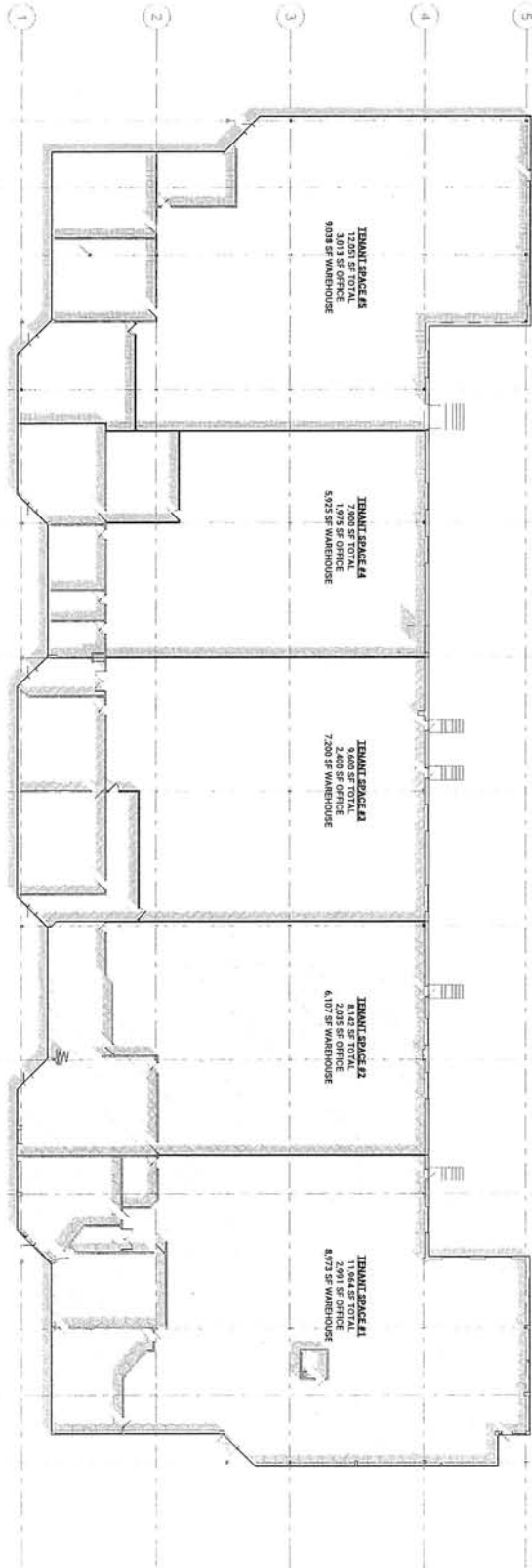


EXHIBIT "B"

Proposed Demising Plan





1560 VALLEY CENTER PARKWAY  
1560 VALLEY CENTER PARKWAY



**FEDETZ & MARTIN ASSOCIATES, LLC**  
ARCHITECTURE & PLANNING  
1837 ROTH AVENUE  
ALLENTOWN, PA 18104  
610-432-4924  
FMAARCH.COM

**PRELIMINARY -**  
NOT FOR  
CONSTRUCTION

REVISIONS & DESIGN SPECIFICATIONS  
DATE: 01/11/2011

**DENHOLTZ PROPERTIES**  
1560 VALLEY CENTER PARKWAY  
AS-BUILT  
BETHLEHEM, PA 18017

**DATE:**  
01/11/2011  
**REVISIONS:**  
01/11/2011

**A-1.21**



# Hanover Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

October 31, 2025

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

RE: 1560 Valley Center Parkway  
Storage Expansion Conditional Use Review  
First Submission  
Hanover Project H25-26

Dear Mark:

We have reviewed the above-referenced Conditional Use Application submission, dated September 29, 2025, for conformance with Sections 185-36 and 185-54 of the Zoning Ordinance, to allow for the amount of building area associated with storage for a proposed storage use to exceed 25% of the square footage of the building. We offer the following comments including general comments on the submission and existing site conditions for the Township's consideration:

**A. GENERAL COMMENTS**

1. The Applicant proposes to expand their allowable storage space within their existing facility 1560 Valley Center Parkway. The site is located within the Planned Office, Research and Residential (PORR) Zoning District. The Applicant is seeking conditional use approval to allow the amount of the building associated with storage to exceed 25% of the total building area.
2. The existing building contains 5 separate available tenant spaces containing 12,051 square feet, 7,900 square feet, 9,600 square feet, 8,142 square feet, and 11,964 square feet of area respectively. The Applicant is requesting that each available tenant space be permitted to increase its allowable storage area to 50% of its respective area.
3. The application also indicates the applicant may seek additional relief to expand the storage area up to 75% of the total building area; however, this would require a variance and is not part of the Board of Supervisors' Conditional Use authority.

**B. ZONING ORDINANCE – CHAPTER 185**

Sections 185-36.G – Warehouse and storage facilities where such uses are accessory to or serve a principal use. The storage shall not exceed 25% of the square footage in a building, unless increased to a maximum of 50% by the granting of a conditional use as authorized by Section 185-54. The Applicant is requesting further relief to 75% of the building floor area to be permitted for storage space.

Section 185-54.D – The Applicant shall demonstrate compliance with the General Standards for Conditional Uses.

- (1) In conformance with the spirit, purposes, intent, and all applicable requirements of this chapter.

- (2) In conformance with all applicable provisions of all other Township ordinances.
- (3) In accordance with the Township Comprehensive Plan.
- (4) Suitable for the particular location in question.
- (5) Not detrimental to the public health or welfare.
- (6) No accessory uses shall be permitted except as may be specifically noted on the approved site plan of the proposed conditional use or in accordance with the specific provisions of this chapter.

In accordance with the above criteria, the applicant shall demonstrate adequate ingress, egress and internal circulation of traffic can be accommodated via turning templates.

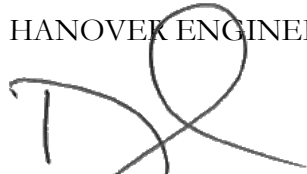
Section 185-54.E.(4) – The following specific standards are applicable to storage uses in excess of 25% of the square footage in a building but not greater than 50% of the square footage of the building:

- (a). Fencing and/or screening shall be provided if this use is within 300 feet of an existing residential dwelling unit or residential district to protect the residential land uses and pedestrians and children from litter, noise and lighting.
- (b). The building design and site landscaping shall be provided in such a way as to reduce the appearance of the building as a warehouse or storage building.
- (c). The number of truck loading docks shall be minimal.
- (d). Any warehouse or storage use shall be accessory to the permitted manufacturing use of the site and for the storage of supplies utilized in the manufacturing process or the finished goods manufactured on-site.

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

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE  
Township Engineer

brk:jlw2

S:\Projects\Municipal\HanoverTwp\H25-26-1560ValleyCenterParkwayConditionalUse-StorageExpansion\Docs\10-31-25-1560ValleyCenterParkwayConditionalUse-StorageExpansion-ReviewLtr.doc

cc: Hanover Township Board of Supervisors (w/ five (5) copies)  
Hanover Township Planning Commission (via e-mail)  
Ms. Tracy Luisser, Zoning Administrator (w/ copies)  
James L. Broughal (w/ copies)  
Joseph J. Piperato (via e-mail)



**PLANNING COMMISSION**  
**Hanover Township      Northampton County**  
**3630 JACKSONVILLE ROAD**  
**BETHLEHEM, PA 18017**

November 6, 2025

Board of Supervisors  
Hanover Township  
Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017

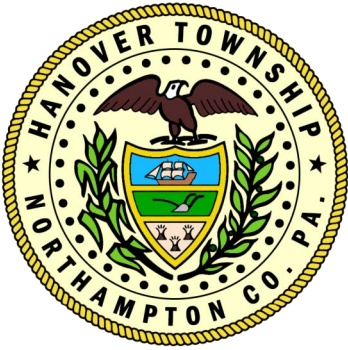
Re: 1550 and 1560 Valley Center Parkway  
Storage Expansion Conditional Use

All:

The storage expansion conditional use for the referenced property was reviewed at our meeting on November 3, 2025. The Planning Commission recommends that the Board of Supervisors grant conditional approval of the storage expansion conditional use review based on the recommendations of Hanover Engineering's letter dated October 31, 2025 with the recommendation that the applicant provide a site plan identifying the ingress and egress for the approval of Hanover Engineering, the Township Manager and Board of Supervisors

Barry Check, PE  
Planning Commission Chairman

Cc: Township Engineer – Brien Kocher (via email)  
Township Solicitor – James Broughal, Esq. (via email)  
Zoning Administrator – Tracy Luisser (via email)  
Township Manager – Mark Hudson (via email)  
Mr. Jeffrey Beavan, PE, Bohler Engineering (via email)  
Joseph Piperato, Eastburn & Gray (via email)



## Hanover Township Northampton County

### Subdivision / Land Development Submission

**Application For:** Land Development

**Submission by:** Jaindl Land Company

**Location:** 90 Highland Ave. Bethlehem, PA 18017





REFERENCES AND CONTACT INFORMATION

REFERENCES

- BOUNDARY AND TOPOGRAPHIC SURVEY

CONTROL POINT ASSOCIATES, INC.  
NEW BRITAIN CORPORATE CENTER  
CHALFONT, PA 18814  
1600 MANOR DRIVE, SUITE 210  
PHONE: (215) 712-9800  
FAX: (215) 712-9802  
DATED: 2/14/2020  
LAST REVISED: 9/25/2025  
FILE NO.: 02-190362-00

PRELIMINARY/RECORD LAND DEVELOPMENT PLANS

BOHLER ENGINEERING  
74 W. BROAD ST., SUITE 500  
BETHLEHEM, PA 18018  
PHONE: (610) 709-9971  
FAX: (610) 709-9973  
DATED: 11/13/2020  
LAST REVISED: 6/18/2025  
FILE NO.: PY202000

HIGHWAY OCCUPANCY PERMIT PLANS

HOP APPLICATION #282387  
BENCHMARK ENGINEERING  
1727 JONATHAN STREET  
ALLENTOWN, PA 18104  
PHONE: (610) 776-6700  
FAX: (610) 776-1190  
DATED: 4/15/2021  
LAST REVISED: 8/28/2025  
FILE NO. 065004

HANOVER TOWNSHIP

3630 JACKSONVILLE ROAD  
BETHLEHEM, PA 18017  
PHONE: (610) 865-1140  
FAX: (610) 758-9116

NORTHAMPTON COUNTY CONSERVATION DISTRICT

14 GRACEDALE AVENUE  
NAZARETH, PA 18064  
PHONE: (610) 829-6276

SANITARY SEWER

DEPARTMENT OF WATER & SEWER RESOURCES  
10 E. CHURCH STREET  
BETHLEHEM, PA 18018  
PHONE: (610) 865-7063

PENNDOT DISTRICT 5

1002 HAMILTON STREET  
ALLENTOWN, PA 18101  
PHONE: (610) 871-4108  
FAX: (610) 871-4116

WATER

DEPARTMENT OF WATER & SEWER RESOURCES  
10 E. CHURCH STREET  
BETHLEHEM, PA 18018  
CONTACT: ROBERT TAYLOR  
PHONE: (610) 865-7076
- PREPARED BY

GEO-TECHNOLOGY ASSOCIATES, INC.  
2405 JOHN FRIES HIGHWAY  
QUAKERTOWN, PA 18951  
(215) 536 - 8363

STORMTECH BASIN PLANS

STORMTECH  
4 N. DELAWARE DRIVE  
EASTON, PA 18042  
DATED: 4/16/2021  
LAST REVISED: 9/27/2021  
PROJECT #S233261

LVHN ARCHITECTURAL PLANS

MKSD ARCHITECTS  
1209 HAUSMAN RD, SUITE A  
ALLENTOWN, PA 18104  
LVHN MOB CORE & SHELL  
DATED: 10/24/2024 - ISSUE FOR PERMIT  
PROJECT NO.: 21-184

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

UTILITY CONTACT INFORMATION

- WATER

BETHLEHEM WATER DEPARTMENT  
10 E CHURCH STREET  
BETHLEHEM, PA 18018  
PHONE: 610-865-7070

GAS

UGI UTILITIES  
1121 CITY LINE ROAD  
BETHLEHEM, PA 18017  
PHONE: (610) 807-3707
- SEWER

BETHLEHEM SEWER DEPARTMENT  
10 W CHURCH STREET #4  
PHILADELPHIA, PA 19107  
PHONE: 610-865-7070

ELECTRIC

PPL ELECTRIC UTILITIES  
827 HAUSMAN ROAD  
ALLENTOWN, PA 18104  
PHONE: (800) 342-5775
- CABLE/TELEPHONE/COMMUNICATIONS

VERIZON PENNSYLVANIA, INC.  
900 RACE STREET  
PHILADELPHIA, PA 19107  
PHONE: (855) 805-8200

RCN CABLE

2124 AVENUE C  
BETHLEHEM, PA 18017  
PHONE: (800) 746-4726

SERVICE ELECTRIC

2260 AVENUE A  
BETHLEHEM, PA 18017  
PHONE: (610) 865-1100

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

DRAWING SHEET INDEX

1. COVER SHEET

2. NOTES SHEET

3. EXISTING CONDITIONS AND DEMOLITION PLAN

4. SITE PLAN

5. TRUCK TURNING PLAN

6. TRUCK TURNING PLAN

7. PAVING PLAN

8. GRADING PLAN

9. ADA PLAN

10. ADA PLAN

11. UTILITY PLAN

12. EROSION AND SEDIMENT POLLUTION CONTROL PLAN

13. EROSION AND SEDIMENT POLLUTION CONTROL NOTES

14. EROSION AND SEDIMENT POLLUTION CONTROL NOTES

15. EROSION AND SEDIMENT POLLUTION CONTROL DETAILS

16. EROSION AND SEDIMENT POLLUTION CONTROL DETAILS

17. POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

18. POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

19. POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

20. POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

21. POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

22. POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

23. LANDSCAPE PLAN

24. LANDSCAPE DETAILS

25. LIGHTING PLAN

26. STORM PROFILES

27. STORM PROFILES

28. STORM & SANITARY SEWER PROFILES

29. STORM PROFILES

30. CONSTRUCTION DETAILS

31. CONSTRUCTION DETAILS

32. WAWA CONSTRUCTION DETAILS

33. WAWA CONSTRUCTION DETAILS

34. WATER DETAILS

35. PRE-DEVELOPMENT DRAINAGE AREA PLAN

36. POST-DEVELOPMENT DRAINAGE AREA PLAN

37. POST-DEVELOPMENT INLET DRAINAGE AREA PLAN
- C-101 \*

C-102 \*

C-201 \*

C-301 \*

C-302 \*

C-303 \*

C-304 \*

C-401 \*

C-402 \*

C-402.1 \*

C-403 \*

C-501 \*

C-502 \*

C-503 \*

C-504 \*

C-505 \*

C-601 \*

C-602 \*

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C-606 \*

C-701 \*

C-702 \*

C-703 \*

C-801 \*

C-802 \*

C-803 \*

C-804 \*

C-801 \*

C-902 \*

C-903 \*

C-904 \*

C-905 \*

C-1001 \*

C-1002 \*

C-1003 \*

37 SHEETS INCLUDED IN THE LAND DEVELOPMENT SET

\* DENOTES SHEETS TO BE RECORDED

CONSTRUCTION TIMETABLE

THE TOWNSHIP SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND AT THE START OF THE FOLLOWING PHASES OF CONSTRUCTION (AS APPLICABLE)

- GRADING OF RIGHT-OF-WAYS

SETTING FORMS OF CROSSLAKES AND SIDEWALKS

PREPARATION OF ROAD SUBGRADE

SETTING CURB AND GUTTER FORMS

ROAD PAVING

INSTALLATION OF DRAINAGE PIPE AND OTHER DRAINAGE STRUCTURES AND BEFORE BACKFILLING

INSTALLATION OF SANITARY LATERALS, SUBMANS, MAINS AND APPURTENANCES BEFORE BACKFILLING

AND TREATMENT PLANTS BEFORE ACTIVATING

INSTALLATION OF SURFACE ABSORPTION AREAS ACCORDING TO STANDARDS ESTABLISHED BY THE TOWNSHIP ENGINEER AND BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, PA CODE TITLE 25 CHAPTER 71 AND 73.

INSTALLATION OF UNDERGROUND CONDUITS FOR ELECTRIC STREET LIGHTS, TELEPHONE AND TELEVISION CABLE LINES AND BEFORE BACKFILLING

INSTALLATION OF WATER AND SEWER MAINS, LATERALS AND APPURTENANCES BEFORE BACKFILLING AND WELLS AND PUMPING STORAGE FACILITIES BEFORE ACTIVATING
- GROUND BREAK, EARTHWORK, AND DEMOLITION TO COMMENCE FALL OF 2025(TENTATIVE).

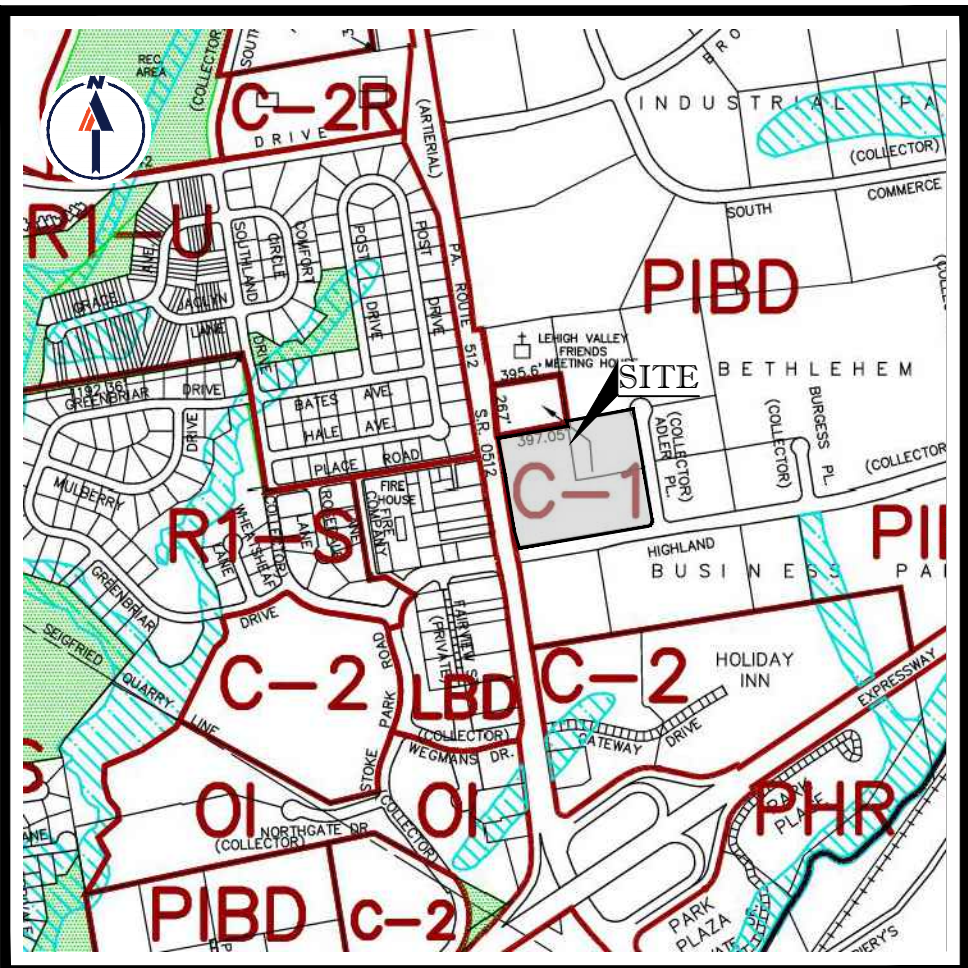
BUILDING IMPROVEMENTS, UTILITY, STORMWATER, PAVING, STABILIZATION, AND CONSTRUCTION OF ALL OTHER PROPOSED IMPROVEMENTS TO BE COMPLETED FALL OF 2026 (TENTATIVE).

AMENDED PRELIMINARY I RECORD LAND DEVELOPMENT PLANS

FOR JAINDL LAND COMPANY PROPOSED COMMERCIAL DEVELOPMENT ROUTE 512 & HIGHLAND AVE. HANOVER TOWNSHIP NORTHAMPTON COUNTY, PA

PREPARED BY

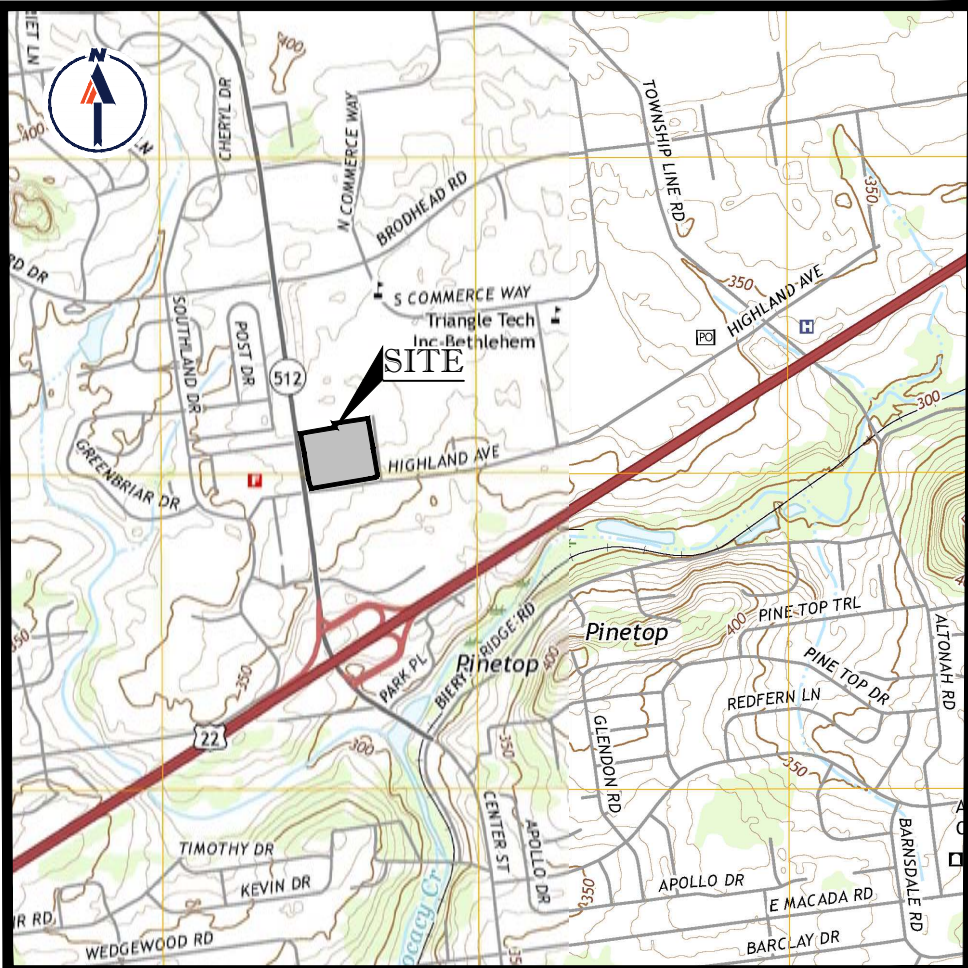
BOHLER



ZONING MAP SCALE: 1" = 1,000'



LOCATION MAP SCALE: 1" = 1,000'



U.S.G.S. MAP SCALE: 1" = 2000'

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE HANOVER TOWNSHIP BOARD OF SUPERVISORS:

- PARTIAL WAIVER FROM SECTION 159-13.B FROM THE REQUIREMENT TO PROVIDE SIDEWALK ALONG BATH PIKE (SR 0512).

PARTIAL WAIVER FROM SECTION 159-13.C.(1) FROM THE REQUIREMENT TO PROVIDE SIDEWALK WITHIN THE STREET ROW ALONG HIGHLAND AVENUE.

FROM SECTION 159-15.I.(1) AND 73-7.D TO PERMIT A COMMERCIAL RIGHT-IN ONLY DRIVEWAY TO HAVE CURB RADI IN EXCESS OF 55 FEET MAXIMUM (60.5 FEET AND 79.5 FEET RADII PROPOSED).

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.

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.

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).

FROM SECTION 159-29.C.(1) FROM THE REQUIREMENT TO DEPICT ON THE PLANS EXISTING FEATURES WITHIN 200 FEET OF THE SUBJECT PROPERTY

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.

FROM SECTION 159-34 TO PERMIT A PRELIMINARY/RECORD PLAN SUBMISSION AND APPROVAL PROCESS.

REQUESTED WAIVERS FROM THE STORMWATER MANAGEMENT ORDINANCE:

- FROM SECTION 152-9.I FROM THE REQUIREMENT TO PROVIDE A MINIMUM 3" ORIFICE.

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.

REQUESTED DEFERRAL FROM THE ZONING ORDINANCE:

- A DEFERRAL FROM SECTION 185-22.E (6) TO ALLOW THE OWNER TO PERFORM AN "AFTER STUDY" TO DETERMINE IF ANY IMPROVEMENTS ARE NECESSARY AT THE ADLER PLACE/HIGHLAND AVENUE INTERSECTION AFTER FULL OCCUPANCY OF THE PROPOSED DEVELOPMENT. STUDY SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT AND TOWNSHIP REQUIREMENTS AFTER FULL OCCUPANCY OF ALL PROPOSED BUILDINGS/USES SHOWN ON THE AMENDED LAND DEVELOPMENT PLANS ARE OPERATIONAL FOR A MINIMUM OF SIX (6) MONTHS.

THE PERFORMANCE OF AN AFTER-STUDY WAS MEMORIALIZED IN THE LAND DEVELOPMENT IMPROVEMENTS AGREEMENT FOR THE ORIGINAL LAND DEVELOPMENT PLAN, AND THE REQUEST REMAINS THE SAME WITH THIS AMENDED LAND DEVELOPMENT PLAN SET.

THE FOLLOWING DEFERRAL WAS APPROVED FEBRUARY 8, 2022 BY THE HANOVER TOWNSHIP BOARD OF SUPERVISORS:

- THE BOARD OF SUPERVISORS DEFERS THE HIGHLAND AVENUE/ADLER PLACE INTERSECTION IMPROVEMENTS IN CONJUNCTION WITH AN "AFTER STUDY", WHICH SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT AND HANOVER TOWNSHIP REQUIREMENTS AFTER FULL OCCUPANCY OF ALL PROPOSED BUILDINGS/USES ARE OPERATIONAL FOR A MINIMUM OF SIX (6) MONTHS.

THE FOLLOWING WAIVERS WERE APPROVED FEBRUARY 8, 2022 FROM THE HANOVER TOWNSHIP BOARD OF SUPERVISORS MEETING FOR THE ORIGINAL LAND DEVELOPMENT PLAN:

- FROM SECTION 159-17.F FROM THE REQUIREMENT TO PROVIDE AND INSTALL ONE (1) SHADE TREE FOR EVERY EXISTING TREE OR SHADE TREE REMOVED FROM THE SUBDIVIDERS OR DEVELOPER'S LAND AS REQUIRED FOR THE CONSTRUCTION OF THE SUBDIVISION OR DEVELOPMENT.

PARTIAL WAIVER FROM SECTION 159-13.B FROM THE REQUIREMENT TO PROVIDE SIDEWALK ALONG BATH PIKE (SR 0512).

PARTIAL WAIVER FROM SECTION 159-13.C.(1) FROM THE REQUIREMENT TO PROVIDE SIDEWALK WITHIN THE STREET ROW ALONG HIGHLAND AVENUE.

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).

PARTIAL WAIVER FROM SECTION 159-17.C.(4) FOR THE LOCATION OF STREET TREES TO BE MORE THAN 50 TO 75 FEET. STREET TREES SHALL BE PLANTED TWO (2) TO FOUR (4) OUTSIDE THE STREET RIGHT-OF-WAY IN THE REQUIRED PLANTING EASEMENT ON PRIVATE PROPERTY.

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).

FROM SECTION 159-29.C.(1) FROM THE REQUIREMENT TO DEPICT ON THE PLANS EXISTING FEATURES WITHIN 200 FEET OF THE SUBJECT PROPERTY

FROM SECTION 159-29.C.(3) AND 159-29.C.(6)(a) FROM IDENTIFYING THE SPECIES AND TRUNK DIAMETER (4-1/2 FEET ABOVE GRADE) OF ALL EXISTING TREES AND SHADE TREES ON THE PROPERTY.

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.

THE FOLLOWING WAIVERS WERE APPROVED FEBRUARY 8, 2022 FROM THE HANOVER TOWNSHIP BOARD OF SUPERVISORS MEETING FOR THE ORIGINAL LAND DEVELOPMENT PLAN:

- FROM SECTION 152-10.I.(4) AND 152-10.I.(9) TO PERMIT THE EXISTING SURFACE DETENTION BASIN TO MODIFIED WITH A CLAY LINER, INSTEAD OF SYNTHETIC IMPERVIOUS LINER.

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.

BOARD OF SUPERVISOR'S APPROVAL

APPROVED BY BOARD OF SUPERVISORS OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN

SECRETARY

TOWNSHIP ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SECRETARY, HANOVER TOWNSHIP PLANNING COMMISSION

THE FOLLOWING VARIANCE WAS APPROVED DECEMBER 5, 2024 AT THE HANOVER TOWNSHIP ZONING HEARING BOARD MEETING

- A VARIANCE FROM SECTION 185-35.F.(2) TO PERMIT A BUILDING HEIGHT FOR PORTIONS OF THE HOTEL TO BE 48 FEET IN HEIGHT INSTEAD OF THE MAXIMUM BUILDING HEIGHT OF 45 FEET SET FORTH IN THE ZONING ORDINANCE.

THE FOLLOWING CONDITIONAL USE WAS APPROVED OCTOBER 8, 2024 AT THE HANOVER TOWNSHIP BOARD OF SUPERVISORS MEETING.

- TO PERMIT A LIMITED SERVICE HOTEL WITH THE FOLLOWING CONDITIONS: THE APPLICANT SHALL COMPLY WITH AND ADDRESS THE COMMENTS NOTED IN THE HANOVER ENGINEERING CONDITIONAL USE DEVELOPMENT PLAN REVIEW LETTER, DATED SEPTEMBER 6, 2024, TO THE SATISFACTION OF THE TOWNSHIP ENGINEER AND THE APPLICANT AND/OR ANY OPERATOR OF A HOTEL FACILITY AT 90 HIGHLAND AVENUE SHALL COMPLY WITH THE P.S. 43 P.S. LABOR SECTION 1493 AND CONDUCT STAFF TRAINING AND IMPLEMENT POLICIES TO PREVENT HUMAN TRAFFICKING AT THE FACILITY.

B.M.P. STATEMENT

STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT APPROVAL BY THE TOWNSHIP.

BY: JAINDL LAND COMPANY

DAVID JAINDL, PRESIDENT:

PLEASE REFER TO THE PCSM PLAN FOR INSPECTION AND MAINTENANCE NOTES

BLANKET STORMWATER EASEMENT

THE OWNER HERBY GRANTS A BLANKET EASEMENT TO HANOVER TOWNSHIP TO ENCOMPASS ALL PROPOSED STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) FACILITIES SHOWN ON THIS PLAN SET. HANOVER TOWNSHIP HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY FOR THE PURPOSES OF INSPECTING THE PROPOSED STORMWATER MANAGEMENT AND BMP FACILITIES. THE OWNER WILL MAINTAIN THE FACILITIES, CITING HANOVER TOWNSHIP'S RIGHT TO INTERVENE AT THE OWNER'S EXPENSE PER THE CONDITIONS OF THE MAINTENANCE AND OPERATIONS AGREEMENT.

BY: JAINDL LAND COMPANY

DAVID JAINDL, PRESIDENT

OWNER CERTIFICATION

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND/OR DEVELOPED AND THAT I DO HERBY ADOPT THIS PLAN

BY: 90 HIGHLAND LLC

DAVID JAINDL, PRESIDENT

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF NORTHAMPTON

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE UNDERSIGNED OFFICER PERSONALLY APPEARED DAVID JAINDL, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF 90 HIGHLAND LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE PLAN AND ACKNOWLEDGED THAT THE SAME WAS EXECUTED AS THE OFFICIAL PLAN OF THE IMPROVEMENTS, HIGHWAYS AND PROPERTY SHOWN THEREON AND DESIRED THAT THE PLAN BE RECORDED ACCORDING TO LAW BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT OF 90 HIGHLAND LLC.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

PERFORMANCE STANDARDS STATEMENT

THE UNDERSIGNED UNDERSTANDS AND ACKNOWLEDGES THE APPLICABLE PERFORMANCE STANDARDS REQUIRED PER SECTION 185-20 AND 183-35.A (1) OF THE TOWNSHIP OF HANOVER ZONING ORDINANCE, AND AGREES TO CONFORM WITH THE SAME AT ALL TIMES.

JAINDL LAND COMPANY

OWNER'S SIGNATURE: \_\_\_\_\_

DEDICATION

UPON COMPLETION OF THIS PROJECT, THERE WILL BE OFFERED FOR DEDICATION, THE FOLLOWING IN ACCORDANCE WITH ALL OF THE ORDINANCES OF THE HANOVER TOWNSHIP NORTHAMPTON COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: PROPOSED IMPROVEMENTS WITHIN THE TOWNSHIP STREET RIGHTS-OF-WAY, INCLUDING ASPHALT PAVING, CURBING, SIDEWALK, PAVEMENT STRIPING, AND DRAINAGE IMPROVEMENTS AS DEPICTED ON THESE PLANS.

ALL REQUIRED IMPROVEMENTS ARE ANTICIPATED TO BE COMPLETED BY THE END OF 2026 AND WILL BE MAINTAINED BY THE UNDERSIGNED FOR A PERIOD OF 18 MONTHS FROM DATE OF MUNICIPAL ACCEPTANCE.

BY: JAINDL LAND COMPANY

DAVID JAINDL, PRESIDENT

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY, AFTER REASONABLE INVESTIGATION AND THE EXERCISE OF PRUDENT PROFESSIONAL JUDGMENT, THAT THE DETAILS SET FORTH ON THIS PRELIMINARY AND RECORD PLAN ARE CORRECT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JEFFREY BEAVAN  
PE NO. PE0820005

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY OR FOR ME, THAT THE MONUMENTS SHOWN HEREON EXIST OR WILL EXIST AS LOCATED THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

JAMES C WEEB  
PLS NO. SU075250

LEHIGH VALLEY PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES

LVPC STAFF PERSON REPOSNSIBLE FOR REVIEW \_\_\_\_\_

DATE \_\_\_\_\_

RECORDING NOTE

ALL SIGNATURE AND APPROVALS ON THIS SHEET ARE APPLICABLE TO ALL SHEETS TO BE RECORDED

RECORDED PLAN

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK NO. \_\_\_\_\_, AT PAGE \_\_\_\_\_

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PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	8/12/2025	NPDES MAJOR MOD	TRA JAB
2	9/12/2025	TWP/LVPC/NPDES	TRA JAB
3	9/16/2025	LVPC	TRA JAB
4	11/25/2025	TWP/NPDES	TRA JAB



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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PY202000  
DRAWN BY: TRAVIN  
CHECKED BY: JAB  
DATE: 8/5/2025  
CAD ID: PY202000-CND-4

PROJECT: AMENDED PRELIMINARY I RECORD LAND DEVELOPMENT PLANS FOR

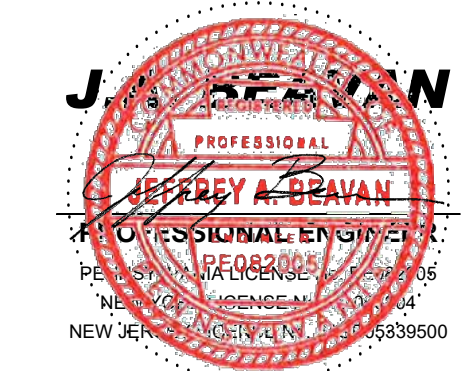
JAINDL LAND COMPANY

PROPOSED COMMERCIAL DEVELOPMENT

ROUTE 512 & HIGHLAND AVE.  
HANOVER TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA 18017

BOHLER

74 W BROAD STREET, SUITE 500  
BETHLEHEM, PA 18018  
Phone: (610) 709-9971  
Fax: (610) 709-9976  
www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101  
1 OF 37

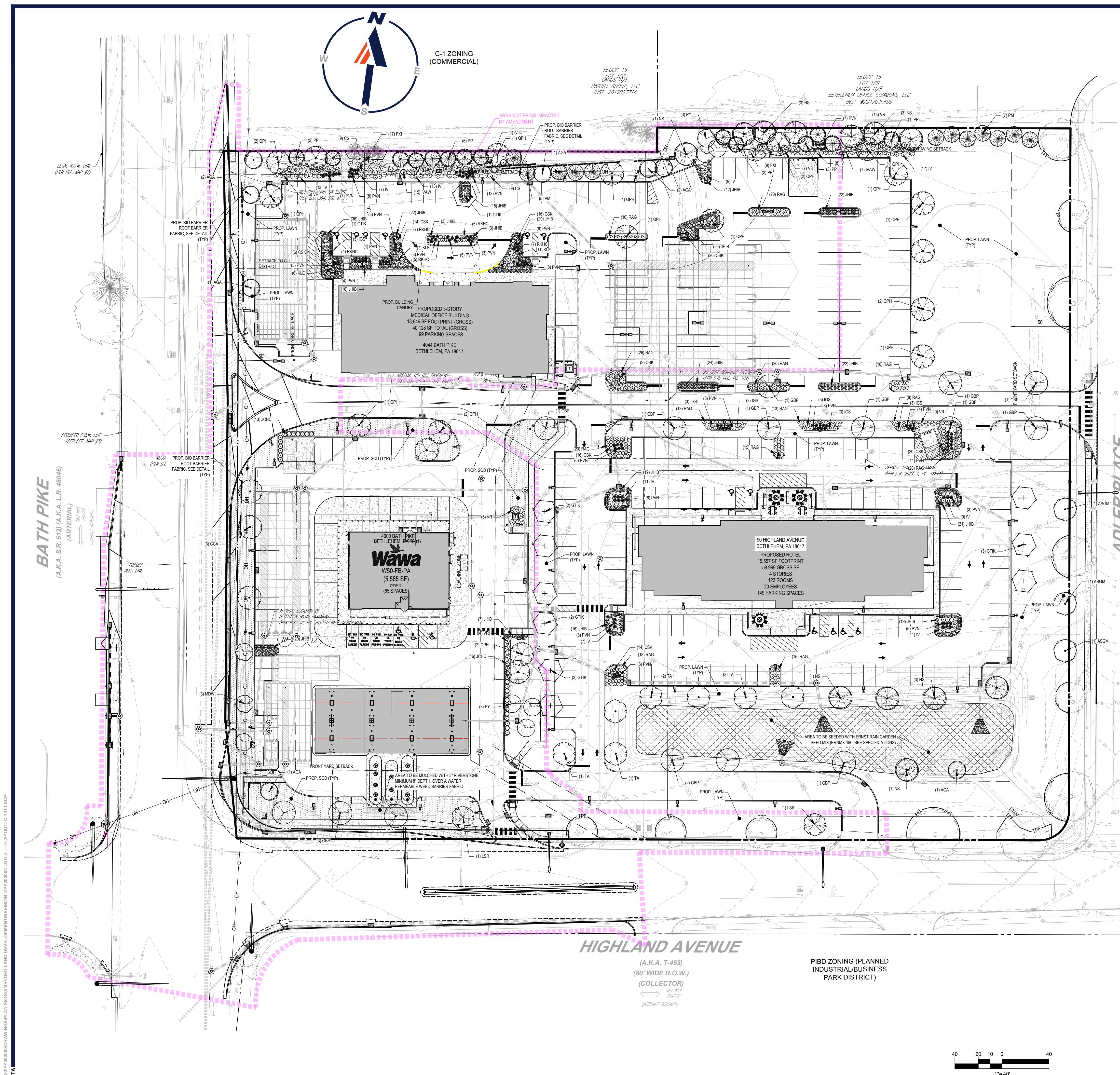
REVISION 4 - 10/29/2020

RECORDER









COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: 185-17 OFF-STREET PARKING REGULATIONS	F. ALL PARKING AREAS OF MORE THAN 25 SPACES SHALL BE LANDSCAPED SUBJECT TO REVIEW OF THE PLANNING COMMISSION AND APPROVAL OF THE BOARD OF SUPERVISORS.	PROPOSED PARKING SPACES: PARKING AREAS HAVE BEEN LANDSCAPED WITH PLANT MATERIAL AND ARE TO BE REVIEWED BY THE TOWNSHIP.	COMPLIES
185-22 ADDITIONAL REGULATIONS	G. (1) ALL PROPERTIES MUST PROVIDE FOR A TOTAL AREA OF LANDSCAPING EQUAL TO 10% OF ANY PROPOSED AREA OF IMPERVIOUS COVER. (2) LANDSCAPING USED TO SATISFY THIS REQUIREMENT SHALL BE CREDITED AS FOLLOWS: (a) EVERY LARGE DECIDUOUS TREE PROVIDED, FOR EXAMPLE, RED OAK (QUERCUS BOREALIS), GREEN ASH (FRAXINUS LANCEOLATA) AND SWEETGUM (LIQUIDAMBAR STYRACIFLUA), SHALL COUNT AS 200 SQUARE FEET OF LANDSCAPING CREDIT. (b) EVERY MEDIUM DECIDUOUS TREE PROVIDED, FOR EXAMPLE, RED MAPLE (ACER RUBRUM), CALLERY PEAR (PYRUS CALLERYANA) AND GOLDEN RAIN TREE (KOELREUTERIA PANICULATA), SHALL COUNT AS 150 SQUARE FEET OF LANDSCAPING CREDIT. (c) EVERY SMALL DECIDUOUS TREE OR EVERGREEN PROVIDED, FOR EXAMPLE, FLOWERING DOGWOOD (CORNUS FLORIDA), KWANZAN CHERRY (PRUNUS SERRULATA KWANZAN) AND WHITE PINE (PINUS STROBUS), SHALL COUNT AS 100 SQUARE FEET OF LANDSCAPING CREDIT. (d) ANY AREA OCCUPIED BY SHRUBS, FLOWER BEDS AND/OR FOUNDATION PLANTINGS SHALL COUNT AS LANDSCAPING CREDIT TOWARD THIS LANDSCAPING REQUIREMENT ON A SQUARE FOOT PER SQUARE FOOT BASIS.	TOTAL PROPOSED IMPERVIOUS COVER = 273,261±SF REQUIRED (10%): 27,326±SF PROVIDED (10%): 27,326±SF TOTAL LANDSCAPE AREA CREDITS = 29,415±SF (10.8%)	COMPLIES
SALDO: 185-17 LANDSCAPING	C. (4) LOCATION OF STREET TREES, IN ALL SUBDIVISIONS AND LAND DEVELOPMENTS, TREES SHALL BE PLANTED WITHIN OR IMMEDIATELY ADJACENT TO ALL STREET RIGHTS-OF-WAY. THE SPACING OF TREES MAY VARY FROM FEET TO 75 FEET ON CENTERS, BUT THE AVERAGE SPACING SHALL BE 85 FEET, OR LESS, ON EACH SIDE OF THE STREET. ALL STREET TREES SHALL BE PLANTED TWO TO FOUR FEET OUTSIDE THE STREET RIGHT-OF-WAY, IN THE REQUIRED PLANTING EASEMENT ON PRIVATE PROPERTY.	TOTAL LENGTH ALONG HIGHLAND AVE = 643± LF (EXCLUDING DRIVEWAY WIDTHS) REQUIRED: 643 / 65 = 9.9 OR 10 STREET TREES PROVIDED: 5 AGA, 3 COA, 3 MOW (9 STREET TREES) TOTAL LENGTH ALONG ADLER PLACE = 573± LF (EXCLUDING DRIVEWAY WIDTHS) REQUIRED: 573 / 65 = 8.8 OR 9 STREET TREES PROVIDED: 6 EXISTING PLUS 3 ASGM (9 STREET TREES)	WAIVER FOR SPACING AND LOCATION WAIVER FOR SPACING AND LOCATION WAIVER
	F. IF THE REMOVAL OF THE EXISTING TREE OR SHADE TREE WAS SHOWN ON THE APPROVED PLANS AS A TREE TO BE REMOVED AND IF THE PROPOSED REPLACEMENT TREE WAS SHOWN ON THE APPROVED PLANS, THEN IN THAT EVENT, THE REPLACEMENT OF TREES SHALL BE GOVERNED BY A ONE TREE FOR ONE TREE RULE. THAT IS, FOR EACH EXISTING TREE OR SHADE TREE APPROVED FOR REMOVAL, THE DEVELOPER WILL PROVIDE AND INSTALL ONE SHADE TREE MEETING THE REQUIREMENTS FOR SHADE TREES AS DESCRIBED IN THE TOWNSHIP CONSTRUCTION STANDARDS(4) AND THIS CHAPTER.	TOTAL NUMBER OF TREES TO BE REMOVED = 79 REQUIRED: 79 REPLACEMENT TREES PROVIDED: NONE.	WAIVER

- GENERAL NOTES:**
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
  - ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS SOODED LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C, UNLESS OTHERWISE STATED ON THIS PLAN.
  - CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT.
  - ALL LANDSCAPE BEDS THAT ARE NOT ASSOCIATED WITH A STORMWATER FACILITY ARE TO BE INSTALLED WITH WEED BARRIER FABRIC (SEE DETAIL).
  - WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE USED AT THE BOTTOM OR SIDE SLOPES OF STORMWATER BMP FACILITIES.
  - SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF FIVE FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
  - WHEN APPLICABLE, CENTER OF PROPOSED ORNAMENTAL OR EVERGREEN TREE SHALL BE OFFSET 6" FROM THE BACK OF RETAINING WALLS (11" FOR SHADE TREES) TO PREVENT WALL FAILURE. FINAL PLANTING LOCATIONS SHALL BE COORDINATED WITH THE WALL DESIGNER.

PLANT SCHEDULE				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES				
ASGM	3	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL
CCA	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL
GBP	15	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL MAIDENHAIR TREE	2.5" CAL
GTK	11	OLEA FRAXINIFOLIA 'SILVER OAK'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL
LSR	2	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL
NS	12	NYSSA SYLVATICA	SOUR GUM	2.5" CAL
QPH	20	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL
TA	7	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL
EVERGREEN TREES				
PM	12	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8"
PP	14	PICEA PUNGENS	COLORADO SPRUCE	6-8"
ORNAMENTAL TREES				
AGA	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	8-10"
MOW	3	MALUS X DONALD WYMAN	DONALD WYMAN CRAB APPLE	2.5" CAL
PY	6	PRUNUS X YEDONENSIS	YOSHINO CHERRY	2.5" CAL
SHRUBS				
CS	18	CORNUS SERICEA	RED TWIG DOGWOOD	2-3"
CSK	115	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15-18"
FXI	26	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	FORSYTHIA	3-4"
IGS	20	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY	24-30"
IV	101	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24-30"
IVAW	22	ILEX VERTICILLATA 'AFTERGLOW'	AFTERGLOW WINTERBERRY	3-4"
IVD	4	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"
JCHC	29	JUNIPERUS CHINENSIS 'HETZU COLUMNARIS'	COLUMNAR HETZ JUNIPER	4-5"
JHB	335	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPDR
KLE	24	KALIA LATIFOLIA 'EL'	DWARF MOUNTAIN LAUREL	24-30"
RAG	208	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"
RKHC	28	RHODODENDRON KURUME 'HINO CRIMSON'	KURUME AZALEA	18-24"
VR	55	VIBURNUM RHYTHIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"
GRASSES				
PVN	136	PANICUM VIRGATUM 'NORTH WIND'	NORTHWIND SWITCH GRASS	1 GAL

PLANT SCHEDULE WAWA LEASE AREA				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES				
CCA	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL
GBP	3	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL MAIDENHAIR TREE	2.5" CAL
LSR	1	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL
QPH	3	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL
ORNAMENTAL TREES				
AGA	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	8-10"
MOW	3	MALUS X DONALD WYMAN	DONALD WYMAN CRAB APPLE	2.5" CAL
SHRUBS				
JCHC	29	JUNIPERUS CHINENSIS 'HETZU COLUMNARIS'	COLUMNAR HETZ JUNIPER	4-5"
JHB	27	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPDR
VR	10	VIBURNUM RHYTHIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"

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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY	CHECKED BY
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3	9/16/2025	LVPC	TRA	JAB
4	11/25/2025	TWPN/NPDES	TRA	JAB

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PROJECT No.: PY202000-LND-4  
DRAWN BY: TRAVIN  
CHECKED BY: JAB  
DATE: 8/5/2025  
CAD LID: PY202000-LND-4

PROJECT: **AMENDED PRELIMINARY / RECORD LAND DEVELOPMENT PLANS FOR**

**JAINDL LAND COMPANY**

PROPOSED COMMERCIAL DEVELOPMENT

ROUTE 512 & HIGHLAND AVE.  
HANOVER TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA 18017

**BOHLER**

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BETHLEHEM, PA 18018  
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Fax: (610) 709-9971  
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REGISTERED LANDSCAPE ARCHITECT  
PENNSYLVANIA LICENSE # 14097-29

SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**C-701**

23 OF 37

REVISION 4 - 10/29/2020

R:\000\202000\DRAWINGS\PLAN SETS\AMENDED LAND DEVELOPMENT\REVISION 4\PPY202000-LND-4-LAYOUT\_C-701.LSP





# HanoverEngineering

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December 10, 2025

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

RE: 90 Highland Avenue – Land Development  
Amended Preliminary/Record Land  
Development Plans  
Jaindl Land Company  
Received November 25, 2025  
Hanover Project H24-23(A)

Dear Mark:

We have reviewed the above-referenced Preliminary/Record Land Development Plan submission for conformance to the Hanover Township Zoning Ordinance, Subdivision and Land Development Ordinance and other appropriate Ordinances as found in the code of the Township of Hanover, adopted February 12, 2020, as amended. We offer the following comments for the Township's consideration.

All planning issues are indicated by an asterisk (\*).

## **A. GENERAL COMMENTS**

1. This is the third submission and consists of a Land Development Plan, thirty-seven (37) sheet Preliminary/Record Land Development Plan set for the approximately 9.74-acre site zoned Planned Industrial/Business Park District (PIBD).
2. The subject property is located at the northeast corner of the Bath Pike/Highland Avenue intersection and along the west side of Adler Place. The property is bordered on the north by a Dunkin Donuts/retail space building in the Service Commercial (C-1) District and an existing office building in the PIBD, on the west by Bath Pike (Route 512), on the east by Adler Place and on the south by Highland Avenue. The 90 Highland Avenue lot is currently under construction with driveway access along Highland Avenue and Adler Place.
3. The Applicant for the above-referenced site proposes to amend the previously approved Jaindl Land Company development for a Wawa convenience store with 8-MDP gas canopy, a medical office building, and an office expansion. The office expansion and existing office building located in the northeasterly corner of the site are being removed, and this layout proposes a four-story, 123 room Limited Service Hotel and Motel with 149 parking spaces and related site amenities, including access driveways, lighting, landscaping, utilities and stormwater management facilities.
4. The site is located within the Planned Industrial/Business Park District (PIBD), and a Limited Service Hotel and Motel is a Conditional Use subject to Board of Supervisors approval within this district. The applicant received Conditional Use approval on October 8, 2024 with conditions.

5. The proposed Wawa gasoline service is a special exception use within the PIBD. The Planning Commission previously reviewed and recommended approval of the special exception and associated variances at its May 4, 2020 meeting. The Zoning Hearing Board approved the special exception use and several variances regarding the lot distance from a zoning district boundary, the number of access points, the lot size, the number of fueling stations and diesel fueling stations per its Decision, dated October 20, 2020.

**B. ZONING ORDINANCE – CHAPTER 185**

Section 185-14.A.(1) – A minimum required lot or open space size for one building or structure shall not be used as any part of a required lot or yard for a second structure, except as may be approved by the Board of Supervisors during site or land development plan review. The Applicant proposes a total of three (3) uses on the lot (Wawa convenience store with gas pumps, medical office building, and the hotel).

- \* Sections 185-14.C.(3), E and G – No buildings or structures shall be placed between the setback line and the existing or proposed road, street or highway right-of-way line and the required yard except lamp posts, driveways, mail boxes, sidewalks and utility lines, or such incidental items as may be agreed to by the Board of Supervisors during the site or land development plan review. The Applicant proposes parking spaces, parking lot access aisles, a trash enclosure, underground fuel tanks, stormwater management basins within the street classification and/or front yard setbacks.

Section 185-17.A.(1) – The Plans note to reference Plans prepared by Benchmark Civil Engineering Services for all work within the PennDOT and Township rights-of-way. The Land Development Plans shall be updated, as necessary, for consistency with the Benchmark Plans.

Sections 185-17.A and 185-18.A – The proposed turning templates indicate multiple areas of encroachment into opposing lanes or over features for both internal and external circulation and do not include all maneuvers for all uses and vehicles. The layout shall be updated to provide proper and safe access/circulation for the largest anticipated vehicles. The Applicant shall verify that the largest vehicle is utilized for turning maneuvers.

- \* Section 185-17. F – All parking areas of more than twenty-five (25) spaces shall be landscaped subject to approval of the Board of Supervisors.

Section 185-17.G. – Proposed shared parking areas shall be tabulated and identified on the Plan or the Applicant shall verify shared parking is not utilized and update site data/notes.

Section 185-17.G.(3) – The Township Board of Supervisors shall determine the acceptability of the proposed 10% parking reduction.

Section 185-17.G.(5) – A covenant or other agreement for shared parking (if utilized) shall be submitted for approval by the Board of Supervisors. This covenant or agreement must be recorded with the Recorder of Deeds of Northampton County, Pennsylvania, as a deed



restriction of all affected properties and cannot be modified or revoked without the consent of the Board of Supervisors.

Section 185-21.B.(4) – The Applicant shall obtain a permit required under Act No. 1998-15, known as the “Combustible and Flammable Liquids Act” for the proposed Wawa fuel pumps.

- \* Section 185-22.E – The Applicant shall clarify how the previous Adler Place intersection improvements deferral is being handled with this application to the satisfaction of the Township.

### **C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159**

Sections 159-11.W and 159-24 – The Applicant shall coordinate the entity responsible for the street light electricity costs with the Township.

Section 159-12.B – The Township Solicitor shall determine the acceptability of the proposed Blanket Stormwater Easement note on Sheet 1, and, if applicable, the Owner shall sign the Blanket Stormwater Easement note.

- \* Section 159-13.B – Sidewalks are required along the Bath Pike frontage. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**
- \* Section 159-13.C.(1) – Sidewalks shall be located within the street right-of-way, and no closer than one foot from the right-of-way line. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**

The Applicant shall verify the proposed variable width public access easement for the proposed sidewalk located on private property was recorded with the prior land development plans.

- \* Sections 159-15.I.(1), 73-4.D, 73-5, 73-6.D, 73-7.D and 73-7.G – The following comments regarding the proposed driveways shall be satisfactorily addressed:
  - a. The Applicant shall obtain a PennDOT Highway Occupancy Permit (HOP) for the proposed driveway along Bath Pike. The Township shall be copied on all submissions to and correspondence with PennDOT.
  - b. Commercial driveway curb radii shall be a 55 feet maximum. The proposed right-in driveway along Highland Avenue has 60.5 feet and 79.5 feet radii. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**

Section 159-16.D – The Applicant will be required to meet the Township Recreation and Open Space Area requirements. The Township shall verify if the prior land development fees were paid and determine if additional fees are required.

Section 159-17.A – The applicant shall address any comments from the Shade Tree Advisory Board.

- \* Section 159-17.C.(4) – The following comments regarding the proposed street trees shall be satisfactorily addressed:
  1. The spacing of the street trees may vary from 50 feet to 75 feet on center, but the average spacing shall be 65 feet or less. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**
  2. All street trees shall be planted two (2) to four (4) feet outside the street right-of-way, in the required planting easement on private property. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**

- \* Section 159-17.F – The Developer shall provide and install one (1) shade tree for every existing tree or shade tree removed from the Developer's land. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**

Sections 159-21.A and 159-29.D.(8) – The Applicant shall satisfactorily address any comments from the City of Bethlehem Water Department.

Sections 159-25 – When a land development abuts any arterial road, the maximum allowable exterior sound levels measured 20 feet away from any proposed principal building shall not exceed a sound level limit of 75 decibels. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from the requirement of providing a noise study again.**

Sections 159-28.B and 159-29.D.(14) – No parking fire zones shall be provided to the satisfaction of the Township Fire Marshall. The Applicant shall satisfactorily address any comments from the Township Fire Marshall.

- \* Section 159-29.C.(1) – All existing features within 200 feet of any part of the property shall be identified in the plan views. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.** (It is noted the existing features plan is from the previous land development plan prior to site demolition.)
- \* Sections 159-29.C.(3) and 159-29.C.(6)(a) – The species and trunk diameter (4 ½ feet above grade) of all existing trees and shade trees on the property shall be identified. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**

Sections 159-29.E.(2) and 159-30.D.(1) – The Applicant shall provide a copy of the DEP approved Planning Module.

Sections 159-29.F(1) and 159-30.E.(2) – The Owner(s) shall sign the Owner's Certification(s).

Sections 159-29.F.(2) and 159-30.E.(1) – The design professionals shall sign and seal the Engineer's and Surveyor's Certifications.

Sections 159-29.F.(7) and 159-30.E.(5) – The owner shall sign the Dedication note.

Sections 159-29.F.(8) and 159-30.D.(2) – The Applicant shall provide copies of all Highway Occupancy Permit (HOP) submissions to PennDOT, along with any corresponding review and approval correspondence, to the Township and our office.

Section 159-30.C.(6) – The proposed Wawa lease agreement and any other proposed restrictions and/or property ownership and maintenance agreements in the deed affecting the subdivision of the property shall be submitted for review by the Township Solicitor.

Section 159-30.D.(4) – The Applicant shall provide review and approval letters from the City of Bethlehem for the proposed sanitary sewer and water line connections.

Sections 159-30.D.(5) and 159-36.F.(1) – The Applicant shall execute an Improvements Agreement and provide financial security for the proposed improvements.

Sections 159-30.D.(6), 159-36.F.(2) and 159-38 – The Applicant shall execute a Maintenance Agreement for any proposed improvements offered for dedication and located within the Township right-of-way.

Sections 159-30.E.(9) and 159-36.I – Any deeds of dedication for road/street rights-of-way shall be provided. Additionally, a legal description and plot plan of any rights-of-way offered for dedication to the Township shall be provided for inclusion in the deed of dedication.

- \* Section 159-34 – Preliminary Plan approval is required prior to submission of a Record Plan. The Applicant proposes a combined Preliminary/Record Plan submission. **The Applicant was granted a waiver of this requirement at the February 8, 2022 Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**

Section 159-40.G – The Owner shall sign and notarize the Owner's Acknowledgement.

Section 159-44 – Upon approval by the Board of Supervisors, a note shall be added to the Plan listing any conditions and the meeting date of the Board of Supervisors action.

**D. STORMWATER MANAGEMENT ORDINANCE – CHAPTER 152, ORDINANCE NO. 19-1**

Sections 152-6.1.C and 152-16.D – A DEP NPDES stormwater discharges associated with construction activities permit is required for regulated earth disturbance activities of one acre or greater under PA Code Chapter 92.

Sections 152-6.2.A.(5) and 152-11.G.(2) – PennDOT approval is required for the proposed stormwater management improvements and proposed connections to the existing storm

sewer system within the PennDOT right-of-way and a Permit from PennDOT indicating such approval shall be directed to the Township. The applicant will be responsible for any maintenance associated with these permits in perpetuity.

Section 152-9.I – The minimum circular orifice diameter for controlling discharge rates from detention facilities shall be three inches. **The Applicant is requesting a waiver from this requirement.**

Section 152-10.E – The Owner shall provide a notarized statement, satisfactory to the Township Solicitor, stating the Township shall be held harmless against any claim of damage from the downstream property owners that may result from the proposed development.

Section 152-10.I.(7) – The depths of detained runoff in the existing surface detention basin proposed to be modified exceeds the maximum allowable depths of this Section, and the interior side slopes shall not be steeper than a ratio of 5 horizontal to 1 vertical. **The Applicant was granted a waiver of this requirement at the February 8, 2022, Board of Supervisors meeting. The Applicant is requesting a waiver from this requirement again.**

Section 152-10.M – The Developer shall provide a covenant running with the land to identify the property owner's responsibilities for the ownership and maintenance of the private stormwater collection, conveyance, control and BMP facilities.

Section 152-15.D – The owner shall sign the BMP Statement on the Cover Sheet.

Section 152-24.3 – The property owner shall sign a Declaration of Covenant and Agreement for Maintenance of Stormwater Management Facilities and BMP(s) (the "Maintenance Agreement") with the Township covering all stormwater BMPs that are to be privately owned. The Maintenance Agreement shall be substantially the same as the agreement in Appendix E of this Chapter. Other items may be included in the Maintenance Agreement where determined by the Township to be reasonable or necessary to guarantee the satisfactory operations and maintenance of all permanent stormwater BMPs. The Maintenance Agreement shall be subject to the review and approval of the Township.

Section 152-24.5 - The Owner/Developer of any land upon which permanent BMPs will be placed, constructed or implemented as described in the BMP operations and maintenance plan, shall record the following documents in the Office of the Recorder of Deeds for Northampton County, as applicable, within ninety (90) days of approval of the BMP operations and maintenance plan by the Township: the Operations and Maintenance Plan or a summary thereof and Maintenance Agreements under Section 152-24.3 of this Chapter.

Section 152-24.6 – The Applicant shall pay \$5,000.00 into the Township Stormwater BMP Operations and Maintenance Fund, as noted in Requirement #6 of the Declaration of Covenant, Agreement and Easement for Maintenance of Stormwater Management Facilities.



**E. IMPACT FEE – CHAPTER 102**

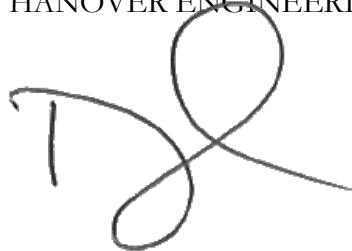
The Traffic Impact Fee (\$343.00/per PM peak hour trip) shall be calculated upon Township concurrence with the Applicant's trip generation analysis. The Applicant shall be responsible for any difference from the prior land development plan/agreements.

**F. GENERAL COMMENTS**

- The applicant shall provide verification that any prior outside agency approvals are still valid for the amended proposal.
- The plans shall reflect the proposed change to the drainage run coming from the medical office building, as discussed with the applicant, if it is still to be changed.

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

Respectfully,  
HANOVER ENGINEERING

A handwritten signature in black ink, appearing to be 'B. Kocher', written over the printed name.

Brien R. Kocher, PE  
Township Engineer

brk:jam/jcn/jlw2

S:\Projects\Municipal\HanoverTwp\H24-23(A)-90HighlandAve-HotellandDevelopment\Docs\12-10-25-JaindlCommDev-PrelimRecordHotellandDevPlanReviewLtr.doc

Enclosure(s)

cc: Hanover Township Board of Supervisors  
Erick Schock, Esquire, Fitzpatrick, Lentz & Bubba, PC (via email)  
Ms. Tracy Luisser, Zoning Administrator (via email)  
James L. Broughal, Esquire (via email)  
Mr. Luke Jaindl, Jaindl Land Company (via email)  
Mr. Jeffrey Beavan, PE, Bohler Engineering (via email)  
Ms. Nicole Galio, Jaindl Land Company (via email)



## Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

August 14, 2025

Mark Hudson, Manager  
Hanover Township  
3630 Jacksonville Road  
Bethlehem, PA 18017

**Re: 90 Highland Avenue – Land Development  
Hanover Township  
Northampton County**

Dear Mr. Hudson,

The application proposes the construction of a four-story, 58,999-square-foot hotel, a 5,585-square-foot Wawa gas station, and a 40,128-square-foot medical office building, located at 90 Highland Avenue.

### Background

The project was previously reviewed by the LVPC in 2021 for the proposed 5,585 square-foot Wawa convenience store, the 40,128 square-foot medical office building and a 9,280-square-foot office building. The current application eliminates the 9,280 square-foot office building and now includes the 58,999 square-foot hotel.

According to the General Land Use Plan in *FutureLV: The Regional Plan*, this parcel is in a Development area and has most, or all the factors needed to support growth, including major commercial development. The proposal supports core strategies of *FutureLV*, encouraging 'reuse and redevelopment within urban areas' (Policy 1.1) and 'reinvestment in commercial areas' (of Policy 4.6).

### Transportation

The proposed development is within a Multimodal Accessibility Buffer, identified by the *FutureLV* Transportation Plan. These areas are opportunities where the LVPC highly encourages expansion, improvements, or connections to the mixed-transportation network during development or redevelopment activities (of Policy 2.1).

The proposal includes a number of upgrades to pedestrian safety and access. The plan includes a crosswalk and median island at the intersection of Bath Pike (State Route 512) and the internal driveway. Improvements to the internal sidewalk network 'ensures transportation accessibility for all persons' (of Policy 5.2) at the Highland Avenue and State Route 512 intersection and facilitates safe pedestrian connections between the proposed buildings within the site (of Policy 4.3).

The LVPC recommends that crosswalk markings should be installed across the intersection between Highland Avenue and Adler Place as well as across the driveway on Highland Avenue to improve public safety and 'reduce bicycle and pedestrian fatalities toward zero' (of Policy 5.1).

Lehigh and Northampton Transportation Authority (LANTA) service is provided adjacent to the site, with a stop located just east of the subject property across Adler Place. The LVPC recommends coordination with LANTA regarding the appropriateness of relocating the stop to immediately adjacent to the subject property. The current location may inhibit driveway access to Adler Place and may affect line of sight for vehicles exiting onto Highland Avenue. A 5'x8' concrete pad is recommended at the existing bus stop locations for proper boarding/alighting. There is potential for increased ridership at this site, and the recommended pedestrian and transit infrastructure will 'increase social and economic access to daily needs for all people' (Policy 5.2). It is recommended the developer reach out to Molly Wood at mwood@lantabus-pa.gov to discuss any additional bus stop details.

### **Stormwater Review**

The project site is located within the Monocacy Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

### **Sustainable Systems**

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'minimize environmental impacts of development' (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

The LVPC has copied representatives of the *Nazareth Area Multi-Municipal Comprehensive Plan* to 'coordinate land use decisions across municipal boundaries' (of Policy 1.4)

Sincerely,



Mary Grace Collins

## LVPC Community Fellow

cc:

Jaindl Land Company, Applicant;  
Jeff Beavan, Bohler Engineering, Project Engineer/Surveyor;  
Brien Kocher, Hanover Township Engineer;  
Bradford Flynn, Bath Borough Manager  
Belinda Roberts, Bushkill Township Manager;  
John Defassio, Chapman Borough Secretary;  
Lori Seese, Lower Nazareth Township Planning Director;  
Stephen Nowroski, Moore Township Manager;  
Theresa Fedele, Nazareth Borough Clerk;  
Candace Keller, Stockertown Borough Secretary;  
Mark Saginario, Tatamy Borough Manager;  
Lisa Klem, Upper Nazareth Township Manager



## Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

November 7, 2025

Mr. Barry Check, Chair  
Hanover Township Planning Commission  
3630 Jacksonville Road  
Bethlehem, Pennsylvania 18017

**Re: 90 Highland Avenue  
Plans Revised September 12, 2025  
Hanover Township  
Northampton County**

Dear Mr. Check:

The proposed storm drainage concept presented in the plans revised September 12, 2025, and storm drainage calculations revised September 16, 2025, with supplemental materials received November 5, 2025, has been reviewed for consistency with the Monocacy Creek Watershed Act 167 Storm Water Management Plan, May 2018. The supplemental materials included splitting the pre-development area 2, which was the offsite area north of the site, into onsite and offsite components and routing them to the same downstream link. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 80, 84 and 86 of the Monocacy Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are runoff peak and volume control for the 2-year storm, a 30% Release Rate for the 10-year storm, and a 100% Release Rate for the 25- and 100-year return period storms. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 Ordinance.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Please call if you have any questions regarding these comments.

Sincerely yours,

Geoffrey A. Reese, PE  
Master Planner and Engineer



Mr. Barry Check  
Hanover Township, Northampton County  
November 7, 2025



Denjam Khadka  
Senior Civil/Environmental Engineer

Attachment

cc: Brien Kocher, PE, Hanover Engineering Associates, Inc.  
Jeffrey Beavan, PE, Bohler Engineering  
Todd Aronhalt, Senior Design Engineer, Bohler Engineering  
Northampton County Conservation District

LVPC ACT 167 REVIEW CHECKLIST

Development Name: 90 Highland Avenue  
 Municipality: Hanover Township, Northampton County  
 Date: November 7, 2025

Watershed: Monocacy Creek  
 Reviewer: Denjam Khadka  
 Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance		Comment
		Yes	No N/A	

301.A-I. General stormwater management requirements ..... X / /

305.A-E. Green infrastructure and water balance preservation standards..... X / /

306.A-C. Applicable Stormwater Management Districts

Subarea(s)	80		84		86	
	2-yr: runoff peak and volume control 10-yr: 30% RR 25-, 100-yr: 100% RR		2-yr: runoff peak and volume control 10-yr: 30% RR 25-, 100-yr: 100% RR		2-yr: runoff peak and volume control 10-yr: 30% RR 25-, 100-yr: 100% RR	
Criteria						

Criteria Key: RR = release rate; CND = conditional no detention

307.A-O. Design consistency with applicable stormwater management implementation provisions ..... X / /

308.A. Computation method (rational or soil-cover-complex) ..... X / /

B. Infiltration Best Management Practice loading rate .....	<u>/</u> / <u>X</u>
C. Verification of detention design by routing .....	<u>X</u> / /
D. Best Management Practice routing method .....	<u>X</u> / /
E. Best Management Practice storage volume .....	<u>X</u> / /
F. Wet detention pond hydrograph routing .....	<u>/</u> / <u>X</u>
G. Minimum detention pond freeboard specifications.....	<u>X</u> / /
H. Minimum size orifice or greater proposed .....	<u>X</u> / /
I. Soil-cover-complex <i>method</i> design rainfall .....	<u>X</u> / /
J. Rainfall intensities for rational method .....	<u>/</u> / <u>X</u>
K. Curve numbers for soil-cover-complex method .....	<u>X</u> / /
L. Runoff coefficients for rational method.....	<u>/</u> / <u>X</u>
M. Time of concentration calculation with segmental approach .....	<u>X</u> / /
N. Common time of concentration for rational method .....	<u>/</u> / <u>X</u>
O. Detention basin analysis of tailwater effect .....	<u>X</u> / /
P. Manning equation to calculate watercourse capacity .....	<u>/</u> / <u>X</u>

403. Drainage Plan Contents..... X / /



**PLANNING COMMISSION**  
**Hanover Township      Northampton County**  
**3630 JACKSONVILLE ROAD**  
**BETHLEHEM, PA 18017**

October 7, 2025

Board of Supervisors  
Hanover Township  
Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017

Re:                90 Highland Avenue LLC  
                    Amended Preliminary/Record Lot Consolidation and Land Development Plan

All:

The Amended Preliminary/Record Lot Consolidation and Land Development Plan was reviewed at our meeting on October 6, 2025. The Planning Commission recommends the following waivers be granted for reasons set forth by applicant and in conjunction with Hanover Engineering's comments and letter dated October 3, 2025:

§159-13.B sidewalks along Bath Pike frontage  
§159-13.C.(1) sidewalks within the street right-of-way along Highland Ave.  
§159-15.I.(1), and 73-7.D maximum curb radii of 55 feet for commercial driveway  
§159-17.C.(4) for the location of street trees  
§159-17.F.(1) shade trees  
§159-25 noise study  
§159-29.C.(1) depiction on plans of existing features within 200 feet  
§159-29.C.(3) and 159-29.C.(6)(a) identification of tree species and trunk diameters  
§159-34 Preliminary/Record Plan submission  
§152.9(l) stormwater management minimum orifice 3"  
§152-10.I(7) detention basin side slopes

The Planning Commission recommends the following deferral be granted for reasons set forth by applicant and in conjunction with Hanover Engineering's letter dated October 3, 2025.

**§185.22.E(6)** intersection improvements

The Planning Commission recommends that the Board of Supervisors grant conditional approval for the Amended Preliminary/Record Land Development Plan subject to the recommended waivers and deferrals and the compliance with those recommendations and requirements of Hanover Engineering's letter dated October 3, 2025.

Barry Check, PE  
Planning Commission Chairman

Cc: Township Engineer – Brian Kocher (via email)  
Township Solicitor – James Broughal, Esq. (via email)  
Zoning Administrator – Tracy Luisser (via email)  
Township Manager – Mark Hudson (via email)  
Erich Schock Esquire, Fitzpatrick, Lentz & Bubba (via email)  
Mr. Jeffrey Beavan, PE, Bohler Engineering (via email)  
Luke Jaendl, Jaendl Land Company (via email)

HANOVER TOWNSHIP NORTHAMPTON COUNTY  
SHADE TREE ADVISORY BOARD

3630 Jacksonville Road  
Bethlehem, PA 18017  
(610) 866-1140

To: Board of Supervisors, Hanover Township Northampton County

From: Hanover Township Shade Tree Advisory Board

Date: October 3, 2025

Re: 90 Highland Avenue/Hotel Amended Land Development Amended

Upon review of the Plan dated September 15, 2025, and in light of the waivers that were granted previously for this development, the Shade Tree Advisory Board submits the following comment:

The Plant Schedule on sheet C – 701 calls for 11 Skyline Thornless Honey Locust trees, but we can identify only nine on the plan. Similarly, there are 20 Willow Oaks listed on the Plant Schedule, but we find 19.

If these three trees are confirmed to be on the Plan, then we have no other concerns.

Copies to: Hanover Township Planning Commission  
Hanover Township Manager  
Tracy Luisser, Hanover Township Zoning Officer  
Hanover Engineering Associates, Inc. (Fax: 610-691-6968)





FITZPATRICK  
LENTZ & BUBBA  
ATTORNEYS AT LAW

eschock@flblaw.com  
Direct Dial: 610-797-9000 ext 355

November 25, 2025

**VIA E-MAIL**

Board of Supervisors  
Hanover Township – Northampton County  
3630 Jacksonville Road  
Bethlehem PA 18017-9302  
Attn: Kimberly Lymanstall,  
Township Secretary/Assistant Treasurer

**Re: Jaindl Land Company – Proposed Jaindl Wawa/MOB/Hotel  
90 Highland Avenue  
Preliminary/Record Land Development Plan**

Dear Board:

My office represents Jaindl Land Company, which submitted the above-referenced preliminary/record land development plan. I am writing to advise that Jaindl Land Company waives the requirement set forth in the Pennsylvania Municipalities Planning Code (MPC) requiring action on the plan by the Township within ninety (90) days from the date of the plan's acceptance and proposes to extend the time for a decision through March 31, 2026.

If you require anything further, please advise.

Very truly yours,

A handwritten signature in blue ink that reads 'Erich J. Schock'.

Erich J. Schock

cc: Jaindl Land Company (via email)



FITZPATRICK  
LENTZ & BUBBA  
ATTORNEYS AT LAW

ccurcio@flblaw.com

December 10, 2025

**VIA EMAIL**

Hanover Township  
Attn: Mark Hudson, Township Manager  
3630 Jacksonville Road  
Bethlehem PA 18017-9302  
mhhudson@hanovertp-nc.org

**RE: Jaindl Land Company – Proposed Commercial Development  
90 Highland Avenue**

Dear Mr. Hudson:

This firm represents Jaindl Land Company regarding the above-referenced matter. Pursuant to the review letter prepared by Hanover Engineering dated December 22, 2022, please allow this correspondence to serve as Owner/Applicant's request for withdrawal of the Preliminary/Record Land Development Plan for SWB&R Associates - 3865 Adler Place which was approved by the Board of Supervisors at their meeting of July 22, 2014.

If you require anything further, please advise.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'C. Curcio'.

Catherine A. Curcio

cc: James L. Broughal, Esquire (via email)



December 4, 2025

**VIA E-MAIL:** [klmanstall@hanovertwo-nc.org](mailto:klmanstall@hanovertwo-nc.org)

Board of Supervisors

Hanover Township – Northampton County

3630 Jacksonville Road

Bethlehem PA 18017-9302

Attn: Kimberly Lymanstall/Township Secretary & Assistant Treasurer

**Re: Lehigh Valley Flex Center – Extension of Improvements Deadline**

Dear Board:

On behalf of the owner of Lehigh Valley Flex Center, we are requesting an extension of December 31, 2026 to complete the improvements to the subject.

Please do not hesitate to reach out to me with any questions.

Sincerely,

Peter P. Polt  
Executive Vice President

J.G. PETRUCCI CO., INC.  
171 Route 173, Suite 201, Asbury, NJ 08802  
Tel: 908.730.6909 Fax: 908.730.6166  
[www.jgpetrucci.com](http://www.jgpetrucci.com)  
Offices in NJ & PA

[jzator@kingspry.com](mailto:jzator@kingspry.com)

December 4, 2025

**TRANSMITTED VIA EMAIL**

[klymanstall@hanoverwp-nc.org](mailto:klymanstall@hanoverwp-nc.org)

Board of Supervisors  
c/o Kimberly Lymanstall  
Township Secretary  
Hanover Township – Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9303

**RE: Jaindl – Hanover Corporate Center 2  
Lot 1 and Lot 4 Landscaping Requirements  
Time Extension Request**

Dear Supervisors:

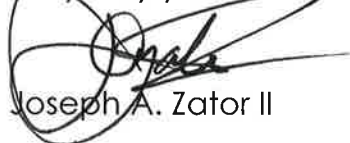
I am contacting you on behalf of Jaindl Land Company. Jaindl respectfully requests a time extension until December 31, 2026 in order to complete the required landscaping improvements for Lot 1 and Lot 4 of Hanover Corporate Center 2. The final streetscape for Lots 1 and 4 is not yet known because there is no development plan pending for either of these lots. Future use and driveway location are uncertain.

If you have any questions, or if there is a need for a Jaindl representative to be in attendance at your next Board of Supervisors' meeting, do please let us know, and we would be glad to accommodate.

Please note my new Firm affiliation and email address. Continue to use the Walbert Avenue address for any hard copy communications.

Thank you.

Very truly yours,



Joseph A. Zator II

JAZ:tlr

cc Mark L. Hudson (via email [mhudson@hanoverwp-nc.org](mailto:mhudson@hanoverwp-nc.org))  
James L. Broughal, Esq. (via email [jimbroughal@broughal-devito.com](mailto:jimbroughal@broughal-devito.com))

Brien Kocher, P.E. (via email [bkocher@hanovereng.com](mailto:bkocher@hanovereng.com))  
James A. Milot (via email [jmilot@hanovereng.com](mailto:jmilot@hanovereng.com))  
David M. Jaindl (via email [david.jaindl@jaindl.com](mailto:david.jaindl@jaindl.com))  
Adam Jaindl (via email [adam.jaindl@jaindl.com](mailto:adam.jaindl@jaindl.com))  
Wendy Nicolosi, Esq. (via email [wendy.nicolosi@jaindl.com](mailto:wendy.nicolosi@jaindl.com))  
John McRoberts (via email [jmcroberts@pidcockcompany.com](mailto:jmcroberts@pidcockcompany.com))

DOMENIC WILLANI  
930 WAFFORD LANE  
BETHLEHEM, PA. 18017  
610-570-8373

HANOVER TWP - NORTHAMPTON COUNTY  
3630 JACKSONVILLE RD  
BETHLEHEM, PA. 18017  
BOARD OF SUPERVISORS

~~CO~~: KIMBERLY LYMANSTALL  
610-866-1140 EXT 223

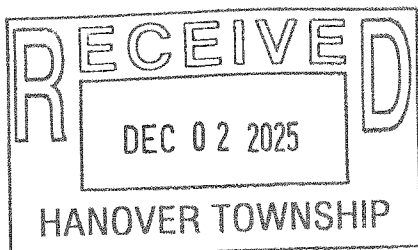
RE: DEWIRE ESTATES  
IMPROVEMENT DEADLINE 12-31-25

I AM REQUESTING AN EXTENSION  
OF ONE YEAR TO 12-31-26 TO  
COMPLETE THE IMPROVEMENTS

THANK YOU

Domenic Villani

OWNER







1727 Jonathan Street • Allentown, PA 18104  
Phone: (610) 776-6700 • Fax: (610) 776-1190 • [www.bencivil.com](http://www.bencivil.com)

December 14, 2023

Board of Supervisors  
Hanover Township, Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9302

RE: LVCC Phase II - Lot 12  
aka Allentown Hotel, LLC  
3375 High Point Boulevard  
Land Development Plan  
Restaurant Pad Deferral

Dear Board of Supervisors:

On behalf of Mr. Joseph Scaring, Allentown Hotel, LLC we are requesting a 5 year extension to the deferred landscaping for the "Restaurant Pad Site". The owner agrees to the 2 conditions outlined in Hanover Engineering Associates, Inc. letter dated November 7, 2011.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul A. Szewczak', is written over a light blue rectangular background.

Paul A. Szewczak

PAS/slc  
cc: Client



5000 Springside Ct, Allentown, PA 18104 | 484-695-0590 | nik@levi-land.com

---

December 1, 2025

Hanover Township  
Attn: Mark Hudson  
3630 Jacksonville Rd.  
Bethlehem, PA 18017

**Re: Farmhouse Village Subdivision  
90-day Extension Request for Recording**

Dear Mr. Hudson,

On behalf of Levi Land Holdings, LLC, I respectfully request a 90-day extension of the current January 13, 2026 deadline to record the Farmhouse Village major subdivision plans. This additional time will allow us to complete the required administrative steps and ensure all matters are properly in order prior to recording.

We appreciate your consideration of this request and will work diligently to record the plans within the extended timeframe.

Best regards,

Ryan Pektor  
Project Coordinator



**HANOVER TOWNSHIP  
NORTHAMPTON COUNTY**

**Resolution 25 - 22**

A RESOLUTION of the Township of the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, appropriating specific sums estimated to be required for the specific purposes of the municipal government, hereinafter set forth, during the year **2026**.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Hanover, County of Northampton, and Commonwealth of Pennsylvania:

- Section 1. That for the expenditures and expenses of the fiscal year **2026** the following amounts are hereby appropriated from the fund equities, revenues, and other financing sources available for the year **2026** for the specific purposes set forth on the following pages.
- Section 2. That any Resolution conflicting with this Resolution be and the same is hereby repealed insofar as the same affects this Resolution.

**IN TESTIMONY WHEREOF**, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this **16<sup>th</sup>** day of **December 2025**.

ATTEST:

HANOVER TOWNSHIP  
BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Kimberly R. Lymanstall, Secretary  
Board of Supervisors

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



# Colonial Regional Police Department

248 Brodhead Road, Suite 1

Bethlehem, Pennsylvania 18017

Phone (610) 861-4820

Fax (610) 861-4829

[www.colonialregionalpd.org](http://www.colonialregionalpd.org)

James DePalma  
Chief of Police

October 28, 2025

Mr. Mark Hudson  
Hanover Township Manager  
3630 Jacksonville Rd.  
Bethlehem, Pa. 18017

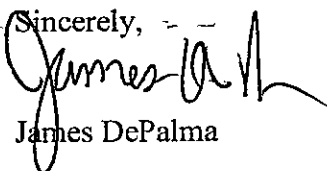
Dear Manager Hudson:

On October 27, 2025, the Colonial Regional Police Commission adopted the 2026 budget of the Police Department in the amount of \$5,068,855 to be sent to the respective municipalities.

Following is a table of the monthly contributions for each municipality:

	Contribution	Monthly	Percent
Hanover	\$2,847,231	\$237,269.25	56.171,090,67%
Lower Nazareth	\$2,221,624	\$185,135.33	43.828,909,33%

Please contact me with any questions you may have.

Sincerely,   
James DePalma  
Chief of Police

**HANOVER TOWNSHIP  
NORTHAMPTON COUNTY**

**Resolution 25 - 23**

***TAX LEVY RESOLUTION***

**SECOND CLASS TOWNSHIP**

A RESOLUTION OF THE Township of HANOVER, County of Northampton, Commonwealth of Pennsylvania, fixing the tax rates for the year **2026**.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property and within the said Municipality subject to taxation for the fiscal year **2026** as follows:

Tax rate for general purposes, the sum of **3.40** mills on each dollar of assessed valuation or the sum of 34.0 cents on each one hundred dollars of assessed valuation.

Tax rate for fire tax purposes, the sum of **0.75** mills on each dollar of assessed valuation or the sum of **7.5** cents on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	Mills on Each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	<u><b>3.40</b></u> Mills	<u><b>34.0</b></u> Cents
Tax Rate for Fire Tax Purposes	<u><b>0.75</b></u> Mills	<u><b>7.5</b></u> Cents
TOTAL	<u><b>4.15</b></u> Mills	<u><b>41.50</b></u> Cents

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

**IN TESTIMONY WHEREOF**, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this **16<sup>th</sup>** day of **December 2025**.

ATTEST:

HANOVER TOWNSHIP  
BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Kimberly R. Lymanstall, Secretary  
Board of Supervisors

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

**HANOVER TOWNSHIP  
NORTHAMPTON COUNTY**

**Resolution 25 - 24**

A RESOLUTION OF THE Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, fixing the tax rate for the year **2026**.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, that a tax be and the same is hereby levied on all property transfers and occupation tax within said municipality subject to taxation for the Fiscal Year **2026** as follows:

REAL ESTATE TRANSFER TAX	1%
EARNED INCOME TAX	1%
LOCAL SERVICES TAX	\$52.00
MERCANTILE TAX	
PERFORMANCE OF SERVICES	1 ½ MILLS
WHOLESALE SALES OF MERCHANDISE	1 MILL
RETAIL SALE OF MERCHANDISE	1 ½ MILLS

The latter three taxes to be shared with the Bethlehem Area School District in such proportions as prescribed by law.

**IN TESTIMONY WHEREOF**, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this **16<sup>th</sup>** day of **December 2025**.

ATTEST:

HANOVER TOWNSHIP  
BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Kimberly R. Lymanstall, Secretary  
Board of Supervisors

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



**HANOVER TOWNSHIP  
NORTHAMPTON COUNTY**

**Resolution 25 - 25**

WHEREAS, The Township of Hanover assesses and collects various fees and charges that are either provided for in the Municipalities Planning Code, Second Class Township Code, Codified Ordinances of the Township of Hanover, or passed by Resolution of the Board of Supervisors; and

WHEREAS, the Township of Hanover Board of Supervisors, in keeping with good practices, periodically reviews the schedule of fees and makes appropriate revisions.

NOW, THEREFORE, BE IT RESOLVED, let it be resolved and enacted that the schedule of fees are established as contained herein and that this Resolution shall establish the schedule of fees for Hanover Township effective January 1, 2026, attached and incorporated hereto as “Exhibit A” as the official Fee Schedule for the Township of Hanover.

FURTHER RESOLVED, that the issuance of the various permits covered by this Resolution are necessary to ensure that the entity or individual required to obtain the permits complies with all building codes adopted by the Township in order to ensure safety of all proposed projects and the safety of the permittee and its contractors and to support property values and protect Township resources and property, and that in the absence of a validly issued permit and where work is in progress or completed, the applicable fees shall be twice the listed amount.

That any resolution, or part of resolution, inconsistent herewith and the same be and is hereby repealed.

**IN TESTIMONY WHEREOF**, the undersigned TOWNSHIP has caused this Resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this **16<sup>th</sup>** day of **December 2025**.

ATTEST

**BOARD OF SUPERVISORS  
Hanover Township,  
Northampton County**

By: \_\_\_\_\_  
Kimberly Lymanstall, Secretary  
Board of Supervisors

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

# HANOVER TOWNSHIP FEE SCHEDULE

Effective January 1, 2026

Resolution 25-25 (Exhibit A)

Description	Fee
Assessed fee per Commonwealth of Pennsylvania (subject to change without notice)	4.50 per each UCC Permit
Plan Review Fee Deposit (Residential)	90.00
Plan Review Fee Deposit (Non-Residential) non-refundable	600.00 complete submission 200.00 each subsequent individual submission
<b>Building Permit - New structures/dwellings, additions including sunrooms, patio enclosures, finished basements, interior and exterior alterations, structures, decks, including accessory building, and garages</b>	
RESIDENTIAL - New dwellings	0.25 per sq ft
<ul style="list-style-type: none"> <li>Interior/Exterior Renovations, Repairs Alterations (Structural Alteration with no additional area added)</li> </ul>	200.00 first 500 sq ft, Plus 0.25 each additional sq ft
Decks, Patios (with frost footers)	300.00
Decks, Patios with Roof	375.00
Enclosed Additions – Conditioned Spaces	600.00
COMMERCIAL and NON-RESIDENTIAL NEW STRUCTURES	1200.00 first 10,000 sq ft 0.40 each additional sq ft
<ul style="list-style-type: none"> <li>Additions interior and exterior alterations, including tenant fit-outs</li> </ul>	350.00 up to \$4,999.00 of cost plus 23.00 each additional \$1,000
Demolition Permit & Underground Storage Tank Removal	100.00
Cell Towers	500.00
<b>Mechanical / Electrical / Sprinkler/ Fire Protection / Hood &amp; Suppression</b> (Non-Residential Based on cost of construction per subcode or discipline)	
<ul style="list-style-type: none"> <li>Residential</li> </ul>	125.00 ea
<ul style="list-style-type: none"> <li>Residential New Construction or Additions (Electrical)</li> </ul>	225.00
<ul style="list-style-type: none"> <li>Non-Residential Up to \$3,499.99</li> </ul>	125.00
<ul style="list-style-type: none"> <li>Non-Residential \$3,500.00 to up to \$4999.99</li> </ul>	155.00
<ul style="list-style-type: none"> <li>Non-Residential \$5,000.00 to \$7,499.99</li> </ul>	200.00
<ul style="list-style-type: none"> <li>Non-Residential \$7,500 to 10,000</li> </ul>	225.00
<ul style="list-style-type: none"> <li>Non-Residential Over \$10,000</li> </ul>	225.00 plus - \$15.00 per \$1,000.00
<b>Plumbing Permit</b>	
Residential: Alterations or Repairs	125.00
Residential: New Buildings and Additions	325.00
Non-Residential Interior alteration plus fixtures & cleanouts	500.00
Non-Residential New Building Construction	3000.00
Non-Residential Building Additions	1500.00
Master Plumber s License (Commercial Projects)	50.00
<b>Building Permit Reinspection Fees (per reinspection)</b>	
Residential	75.00
Commercial	175.00
<b>Use &amp; Occupancy Permit – Certificate of Occupancy</b>	
New Construction; Alterations; Renovations (all uses)	30.00
Residential Resale and Inspection	150.00 includes up to two inspections 75.00 each reinspection
Residential Rental Property – Registration and Inspection	150.00 per unit (up to two inspections) 75.00 each reinspection
Short Term Rental (annual inspection)	150.00 includes up to two inspections
Vacant Property Registration (annual fee)	150.00
Commercial – Resale & Rental (New Tenant) (Depends on square footage of bldg.)	250.00 – 825.00 125.00 Reinspection

<b>Swimming Pool and Spa Permit</b>	
Above-ground – (new or re-installed, including inflatable pools) includes electrical	400.00
In-ground – Grading Plan Required (includes electrical) separate and fence permit required)	575.00
Hot Tub or Spa, Sauna (separate electrical permit required)	400.00
<b>Yard Sale Permit – One sign permitted on the premises</b>	No Charge
<b>Zoning Permit</b>	
Residential – Fences, Sheds, Re-roof, Replacement Windows, siding, etc.	90.00
Alarm Registration (required for new or existing or when transferred)	20.00
Curb and Sidewalk - Residential	65.00
Curb cut and sidewalk – Commercial, Non-Residential	150.00
Driveway - Residential (New, replace or enlargement)	40.00
Driveway – Commercial	150.00
Earth Moving Permit	350.00
Fence – Commercial	200.00
Home Occupation	40.00
Patio without a footer	90.00
Solicitation	50.00
Temporary Storage Unit (up to 30 days)	35.00
<b>Signs</b>	
Banner Sign, Temporary Sign or Reface Sign	75.00 per sign
Pylon Sign & Monument Sign	150.00 (30 sq. ft.) plus 0.30 each additional sq. ft.
Wall Mounted Sign	150.00 (up to 16 sq ft) plus .30 each additional sq. ft
<b>Special Permits</b>	
Conditional Use	800.00
Zoning Appeal (applicant responsible for costs exceeding base fee)	600.00 – Residential 1,000.00 – Commercial, Non-Residential
Continuance Request – Applicant	175.00
UCC Building Code Appeal (applicant responsible for costs exceeding base fee)	600.00 – Residential 1,000.00 – Non-Residential
<b>Miscellaneous</b>	
Copies, Black and White	0.25 per copy
Copies, Plans and Blue Prints	7.50 each
Compost Center Cards	15.00
Dog Violations	20.00 pickup, 20.00 per housing
Sewer Certification	20.00
Trash Certification	20.00
Postage & Shipping	Actual cost per USPS or other carriers
Hold Harmless Indemnification Agreement (Owner is responsible for all costs over and above the minimum fee)	200.00 minimum charge
<b>Road Opening Permit</b>	<b>80.00 + dimensional charges</b>
Official Township Map	10.00 each
No-Knock Registration	20.00 per address
Zoning Map	10.00 each
All other Maps	7.50 each
Comprehensive Plan	25.00
S.A.L.D.O.	25.00
Zoning Ordinance	25.00
Liquor License Transfer (Applicant is responsible for all related costs over and above the minimum deposit fee)	2,000.00 (Deposit)
Escrow Deposits	7,500.00 (Deposit)
Zoning Verification Request Letters.	35.00 per hour + copy costs

## **SUBDIVISION AND LAND DEVELOPMENT PLAN APPLICATION – FEE SCHEDULE**

### Submission Type

PRELIMINARY PLAN or FINAL PLAN or PRELIMINARY FINAL PLAN  
Original Submission

#### RESIDENTIAL

1 - 5 Lots	825.00 per Lot
6 - 20 Lots	330.00 per Lot
21 Lots or More	275.00 per Lot
Units (i.e. apts./condo)	40.00 per Unit

#### NON-RESIDENTIAL

1 Lot	1,650.00 Lot
2-5 Lots	1,100.00 per Lot
6-20 Lots	935.00 per Lot
21 Lots or More	880.00 per Lot

Each Revision – 50% of Original Submission Fee

#### LOT LOCATION PLAN

Original Submission	200.00
Each Revision	110.00

#### SKETCH PLAN

Formal Sketch Plan	220.00
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Additionally, the Applicant/Developer shall reimburse the Township for expenses incurred because of the plan review. **Applicant/Developer will sign and submit an Escrow Agreement to the Township and fund the escrow prior to any reviews by the Township's Professional Staff.**

# 2026 Residential Waste & Recycling Fees

## Single Family Residential

ANNUAL PER HOUSEHOLD IF PAID BY 4/15/2026: **\$380.00\***

10 % PENALTY FOR LATE PAYMENTS after **04/15/2026**: \$418.00\*

## Multifamily Residential (Southland Condominiums)

ANNUAL PER UNIT IF PAID BY **04/15/2026**: **\$170.00\***

10 % PENALTY FOR LATE PAYMENTS after **04/15/2026**: \$187.00\*

## Multifamily Residential (Park Place Townhouses)

ANNUAL PER UNIT IF PAID BY **04/15/2026**: **\$270.00\***

10 % PENALTY FOR LATE PAYMENTS after **04/15/2026**: \$297.00\*

**All 2026 Residential Waste & Recycling fees are due by 06/30/2026.**

**Accounts not paid by August 1, 2026, will be subject to the collection process. Administrative Fee to Collect Past Due/Delinquent Accounts: \$125.00.**

**Duplicate Invoice Fee \$35.00**

**\* Postmark must be 4/15/2026 or before to be considered timely, if mailed.**

*The Township reserves the right to assess the cost or fees incurred by collection of delinquencies and the right to pro-rate the cost based on a reasonable monthly calculation. Ordinance 08-05, adopted on June 10, 2008, establishes collection and payment of refuse fees.*

# 2026 Hanover Township Pool Memberships

- Membership must be completed at Hanover Township Community Center.
- Identification must be provided.
- Family passes are for household members only.

## Membership Rates

Payment accepted in cash, checks made out to Hanover Township and credit cards (convenience fee applicable)

## Season Passes

### **FAMILY:**

*Hanover Township (Northampton County) Residents - \$300.00 (up to 5 members; each additional member is \$50.00)*

*Non-Residents - \$500.00 (up to 5 members; each additional member is \$75.00)*

### **INDIVIDUAL:**

*Hanover Township (Northampton County) Residents - \$175.00*

*Non-Resident - \$275.00*

### **SENIORS:**

*Hanover Township (Northampton County) Resident Seniors 62 and older – Lifetime \$100.00*

*Non-Resident Seniors 62 and older annual - \$200.00*

### **DAILY**

*Hanover Township (Northampton County) Residents - Adult \$15.00; Child 3-17 years olds \$10.00; Seniors \$10.00*

*Non-Resident - Adult \$20.00; Child 3-17 years olds \$15.00; Seniors \$15.00*

### **TWILIGHT (Daily Pass AFTER 5pm)**

*Hanover Township (Northampton County) Residents - \$5 for all ages*

*Non-Residents - \$10 for all ages*

### **SWIM TEAM**

*Hanover Township (Northampton County) Residents - \$100.00*

*Non-Residents - \$150.00*

*All memberships require a valid PA ID for verification of residency*

*\*Children 2 & under are free*

*\*\*Adults are 18 & older*

*20% Military & Hanover Township (Northampton County) First Responder Discount (retired/active; must show valid ID)*

*The Township maintains the right to limit Daily Passes based on capacity and staffing.*





# HTCC

## HANOVER TOWNSHIP COMMUNITY CENTER

Dante Terenzio, Recreation Director

[RecDirector@hanovertwp-cc.org](mailto:RecDirector@hanovertwp-cc.org)

3660 Jacksonville Road

Bethlehem, PA 18017

(610) 317-8701

[www.hanovercommunitycenter.com](http://www.hanovercommunitycenter.com)

**The mission of the Hanover Township Community Center is to offer families and individuals innovative and comprehensive programs designed to enrich social and physical strength while enhancing the community's well-being.**

### **BUILDING HOURS**

**Mon-Thurs 7 AM – 10 PM; Fri 7 AM – 9 PM; Sat 8 AM – 6 PM; Sun 8 AM – 1 PM**

### **FACILITY AMENITIES**

Full-size gymnasium

Matted aerobic studio

Arts and crafts room

Treadmills with ellipticals

Plate loaded weight machines

Rowing machines

Free weights

Fitness room with weights

All-purpose meeting room

Climbing wall for parties

Weight machines

Recumbent bikes

Kettlebells/medicine balls

Outdoor pool (2024)

**Programs:** Martial Arts, Aerobics, Pickleball, Basketball (Hanover Hoops), Music Lessons, Preschool, Summer Camps, Summer Playground Program, Presentations, and Cards

**[www.facebook.com/hanovertownshipcommunitycenter](https://www.facebook.com/hanovertownshipcommunitycenter)**

## **CENTER RULES**

- Check in with your membership using our barcode scanner when you enter the building (12 and under will not be given a card and should check in with the Front Desk Staff).
- Shirts and shoes required.
- Alcohol, smoking, vaping, and drugs are prohibited.
- Profanity and abusive behavior are prohibited.
- Food and drink are not permitted in the gym.
- Children 6 and younger must be accompanied by an adult.
- No children may enter the fitness room. Children 12-13 must be accompanied by an adult when using the fitness room.
- Wipe down and re-rack all equipment after use.
- No loitering.
- The Center and its staff retain the right to refuse, revoke, or suspend services at any time.
- Screaming or swearing at staff or other patrons will not be tolerated.
- Membership fees are non-transferable and non-refundable.
- Student: Full time (21 or younger)
- Family: 2 adults (22 or older) and children (21 or younger)
- Resident Day Pass: \$6; Non-Resident Day Pass \$8

**\*\*Ask about employment opportunities!!\*\***

### **Membership Price List**

<b>Basic Membership</b>	<b>Resident</b>	<b>Non-Resident</b>
Family	\$165	\$260
Adult	\$100	\$155
Student/Senior	\$85	\$130
<b>Annual Fitness Membership</b>	<b>Resident</b>	<b>Non-Resident</b>
Family	\$585	\$860
Adult	\$310	\$465
Student/Senior	\$150	\$225
<b>Quarterly Fitness Membership</b>	<b>Resident</b>	<b>Non-Resident</b>
Family	\$190	\$300
Adult	\$100	\$155
Student/Senior	\$50	\$75
<b>One Month Fitness Membership</b>	<b>Resident</b>	<b>Non-Resident</b>
Family	\$110	\$165
Adult	\$60	\$90
Student/Senior	\$30	\$45

# MEMBERSHIPS

**BASIC (Annual):** Includes discounted rates on HTCC programs, use of the locker room, and lounge area. Fitness room use is \$5 per visit; Aerobic Classes are \$3 per class. Member rates for Kids Summer Camp is also included.

Membership Type	Resident	Non-Resident
Family	\$165	\$260
Adult	\$100	\$155
Student	\$85	\$130
Senior (62+)	\$85	\$130

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**FITNESS (Annual):** Includes use of the gymnasium, locker room, lounge area, and discounted rates on HTCC programs, plus FREE use of fitness rooms, FREE Aerobic Classes. Member rates for Kids Summer Camp is also included.

Membership Type	Resident	Non-Resident
Family	\$585	\$860
Adult	\$310	\$465
Student	\$150	\$225
Senior (62+)	\$150	\$225

- Student: Full time student and 21 years or younger
- Senior: 62+
- Family Membership: 2 adults, children 21 or younger, all living in the same household.
- HTCC participates in many insurance programs. Check your insurance benefits.
- Membership fees are non-refundable and non-transferable.
- Lockers are available for the day. Please remove belongings at the end of the day.

## **RESOLUTION 25 - 26**

**WHEREAS**, Chapter 172 Vehicles and Traffic, Article VII Towing, of the Code of Ordinances of the Township of Hanover, Northampton County, Pennsylvania (“TOWNSHIP”) sets forth certain provisions and regulations regarding the towing of motor vehicles in the TOWNSHIP (the “Towing Ordinance”); and

**WHEREAS**, the Towing Ordinance provides for the approval, by the Board of Supervisors of the TOWNSHIP, of certain towing and storage garages that are permitted to tow and store vehicles within the Township, pursuant to the terms and conditions of the Towing Ordinance, including but not limited to, Resolution 20-18 and all subsequent Resolutions establishing the towing fees; and

**WHEREAS**, the Board of Supervisors of the TOWNSHIP desires to establish a certified list of the towing and storage garages which have been licensed and approved pursuant to the Towing Ordinance, so that the use of the towing and storage garages are utilized on a fair, equitable and rotating basis by all parties, including the Colonial Regional Police Department (“CRPD”), such that each licensed towing and storage garage operation receives a fair share of the requested towing or storage opportunities.

**NOW, THEREFORE, BE RESOLVED**, and it is resolved and enacted that a certified list of all licensed and approved towing and storage garages has been established by the Board of Supervisors of the TOWNSHIP and may be modified from time to time, and provided to the CRPD and the Northampton County 911 Center, and the utilization of such list shall be on a fair, equitable and rotating basis, and the list of towing and storage garages is attached hereto as ***Exhibit “A”***.

***IN TESTIMONY WHEREOF***, the undersigned TOWNSHIP has caused this resolution to be signed by a duly authorized officer and its corporate seal, duly attested by the Board Secretary, to be hereunto affixed this **16<sup>th</sup>** day of **December 2025**.

ATTEST:

**BOARD OF SUPERVISORS  
HANOVER TOWNSHIP,  
NORTHAMPTON COUNTY**

By: \_\_\_\_\_  
Kimberly R. Lymanstall, Secretary

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

# ***Exhibit “A”***

## **APPROVED TOWING COMPANIES HANOVER TOWNSHIP, NORTHAMPTON COUNTY**

1/1/2026

DHELL, Inc. dba: Bath Auto Towing 2350 Schoenersville Road Allentown, PA 18109-9596 610.837.1700	Fast Lane Towing & Transport, Inc. 4045 Newburg Road Easton, PA 18045-8222 610.365.8200
Randy W. Knecht dba: Randy W. Knecht Auto Sales & Service 3866 Northwood Avenue Easton, PA 18045-8220 484.695.4584 610.515.0200	Hank's Auto Service & Sons LLC 226 Mechanic Street Bethlehem, PA 18015-1710 484.239.2135 610.866.2022
Austin's Auto Services 1843 West Broad St Bethlehem, Pa 18018 610) 866-5440	

Empire Fitness Services  
1927 Stout Drive, Suite 6  
Warminster, PA 18974  
Tel: 215-773-6900 Fax: 215-443-0100  
[www.empire-fitness-services.com](http://www.empire-fitness-services.com)

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### Preventive Maintenance Agreement

The following clauses and stipulations in this contract will include preventive maintenance of the fitness equipment for the following location:

Hanover Township Community Center  
3660 Jacksonville Rd.  
Bethlehem, PA 18017

This contract will begin **Jan. 1, 2026** and terminate **Dec. 31, 2026**. The cost of this preventive maintenance agreement is **\$4,320.00** per annum.

Preventive maintenance will be done at the facility listed above on a **quarterly** basis, a total of **four** preventive maintenance visits.

Service calls between maintenance visits will be billed at the rate of \$80.00 per call, plus \$84.00 per hour for labor. There will be a service charge of \$70.00 for return visits that are for services or part replacement suggested at the time of the preventive maintenance, in addition to a charge for parts and labor. This contract does not cover the cost of any parts.

This agreement will become effective upon the receipt of payment, a purchase order or the affixation of an authorized signature. Either party can terminate this agreement with a thirty day written notice to the other party. If this contract is not accepted within sixty days, this offer is void and prices are subject to change.

#### This Agreement Covers The Following Equipment:

Manufacturer	Description	Model	Quantity
Life Fitness	Bike	93Ri	1
Sci-Fit	UBE	Pro-1	1
Life Fitness	Bike	CLSCS	1
Precor	Bike	846i	1
Keiser	Bike	M3	3
Matrix	Spin Bike	S-Series	3
Schwinn	Spin Bike	Pro Johnny G	7
Star Trac	Spin Bike	9-5800	2
Cybex	Arc Trainer	620A	1
Nu-Step	Stepper	TRS-4000	1
Life Fitness	Cross Trainer	95Xi	1
Life Fitness	Cross Trainer	CLSXS	1
Precor	EFX	546	1
Precor	EFX	556	1



StairMaster	Stepmill	Step Mill 5	1
Concept II	Rower	D	1
Life Fitness	Treadmill	CST	1
Life Fitness	Treadmill	CLST	2
Life Fitness	Treadmill	93T	1
Life Fitness	Treadmill	95T	1
Life Fitness	Gym	MJ-5	1
Cybex	Single Station	Leg Extension	1
Cybex	Single Station	Arm Curl	1
Cybex	Single Station	Arm Extension	1
King	Single Station	Chin/Dip Assist	1
King	Single Station	Smith Machine	1
Life Fitness	Single Station	Hip Ad / Ab	1
Life Fitness	Single Station	Abdominal Crunch	1
Magnum	Single Station	PL Seated Row	1
Magnum	Single Station	PL Leg Press	1
Magnum	Single Station	PL Adj. Incline Press	1
Nautilus	Single Station	PL Seated Calf Raise	1
Parabody	Single Station	VKR	1
Hammer Strength	Single Station	Chest Press	1
Hammer Strength	Single Station	Pec Fly/Rear Delt	1
Hammer Strength	Single Station	Seated Leg Press	1
Hammer Strength	Single Station	Seated Leg Curl	1
Hammer Strength	Single Station	Leg Extension	1
Hammer Strength	Single Station	Shoulder Press	1
Hammer Strength	Bench	45 Degree Back	1
Rogue	Rack	Squat Rack	1
King	Bench	Various	2
Powerline	Bench	Adj. Incline	1
York	Bench	Adj. Incline	1
Misc.	Bench	Misc.	1

Authorized Signature



Charles D. Sherwood

Service Manager

Name (Print)

November 20, 2025

Date





EMPIFIT-01

DKENNEDY

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Seltzer Group Partners LLC 609 Route 61 South P.O. Box 219 Orwigsburg, PA 17961	<b>CONTACT</b> Robin Fetterolf - Dunckley <b>PHONE</b> (A/C, No, Ext): <b>FAX</b> (A/C, No): <b>E-MAIL ADDRESS:</b> rfetterolf@seltzergrp.com														
<b>INSURED</b> Empire Fitness Services, Inc. 1927 Stout Drive, Suite 5 Warminster, PA 18974	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Westfield Insurance Company</td> <td>24112</td> </tr> <tr> <td>INSURER B: Twin City Fire Insurance Co</td> <td>29459</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Westfield Insurance Company	24112	INSURER B: Twin City Fire Insurance Co	29459	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO.JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		6035051	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		6035051	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS 0		6035051	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y N/A	39WECBL4184	5/1/2025	5/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 500,000 EL DISEASE - EA EMPLOYEE \$ 500,000 EL DISEASE - POLICY LIMIT \$ 500,000


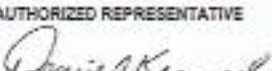
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Holder has automatic Additional Insured status when required in a written contract or written agreement. Refer to page 2 for the endorsements providing coverage.

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## CERTIFICATE HOLDER

## CANCELLATION

	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> 
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ACORD 25 (2016/03)

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**Policy 34**  
**Waste & Recycling Billings and Collections**

In accordance with Ordinance No. 08-05 to set billing policies and procedures for Residential Waste and Recycling Fees as follows:

1. Bills will be mailed by First Class U.S.P.S. on/or before February 15th of each calendar year.
2. Bills will have a due date of April 15th, which can be adjusted to the following Monday if the 15th occurs on a Saturday or Sunday. Payments must be postmarked on/or before the due date.
3. All bills not paid on/or before April 15th will be subject to a 10% late fee.
4. All fees will be due by May 1st.
5. Reminder Postcard #1 by June 1st.
6. Reminder Postcard #2 by July 1st.
7. Accounts with an outstanding balance, other than those liened will be turned over to an outside collection agency on or after August 1st, but no later than August 15th.
8. Accounts not collected by the outside collection agency will be subject to an administrative fee and will be turned over to the Solicitor's Office for collection and lienning.
9. Uncollected accounts will have a lien filed at the county's Prothonotary's office in March of each year.