

**RESOLUTION NO 2026-\_\_**

**A RESOLUTION OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA AUTHORIZING PREPARATION AND SUBMISSION OF AN AMENDED DECLARATION OF TAKING AND RELATED DOCUMENTATION FOR THE CONDEMNATION OF LAND FOR ROADWAY IMPROVEMENTS ALONG S.R. 512.**

***WHEREAS***, Hanover Township, Northampton County, Pennsylvania (the “Township”) is undertaking certain land acquisition activities necessary to acquire certain land for roadway improvements along S.R. 512; and

***WHEREAS***, pursuant to authorization of Township Resolution No. 2024-21, a Declaration of Taking was filed at Northampton County Civil Docket C-48-CV-2024-07563 on August 19, 2024, for the condemnation of real property located upon Northampton County Tax Parcel M6SW2 1 8 0214 (the “Property”); and

***WHEREAS***, CZM, II LLC, owner of the Property (“Owner”) challenged the Declaration of Taking by way of the filing of Preliminary Objections on October 24, 2024; and

***WHEREAS***, Owner has withdrawn the Preliminary Objections; and

***WHEREAS***, the Declaration of Taking filed on August 19, 2024, is to be amended to reflect certain agreements as to the taking of Owner’s Property.

**NOW THEREFORE**, be it resolved, and it is resolved by the Township as follows:

1. That the Solicitor is hereby authorized and directed to prepare, and proper officers to execute, an amendment to the Declaration of Taking as permitted by way of leave of the Northampton County Court of Common Pleas.
2. That the Solicitor is hereby authorized and directed to file any amendment to the Declaration of Taking in the Offices of the Prothonotary of Northampton County.
3. That the Solicitor is hereby authorized and directed to record Notice of the filing of any amendment to the Declaration of Taking in the Office of the Recorder of Deeds of Northampton County.
4. That the Township, acting by its Solicitor, is hereby authorized and directed to pay, or to offer to pay, within sixty (60) days from the filing of the herein above-mentioned amendment to the Declaration of Taking, just compensation to Owner/condemnee provided in Section 407 of the Eminent Domain Code.

5. That the Solicitor is hereby authorized and directed to send the notice required by Section 405 of the Eminent Domain Code to Owner/condemnee via certified mail.

6. In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Resolution, it being the intent of the Township that such remainder shall be and shall remain in full force and effect.

7. All resolutions or parts of resolutions, insofar as the same shall be inconsistent herewith, shall be and the same expressly are hereby repealed.

8. That this Resolution shall take effect immediately.

**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 Township Secretary, to be affixed this 13<sup>th</sup> day of January 2026.

ATTEST:

By: \_\_\_\_\_

Kimberly Lymanstall  
*Township Secretary*

**TOWNSHIP OF HANOVER,  
NORTHAMPTON COUNTY,  
PENNSYLVANIA**

By: \_\_\_\_\_

Name: \_\_\_\_\_

*Chairperson, Board of Supervisors*

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW

IN RE: PROCEEDING BY HANOVER	:	
TOWNSHIP FOR THE	:	C-48-CV-2024-07563
CONDEMNATION OF PROPERTY OWNED	:	
BY CZM II, LLC IN HANOVER	:	PROCEEDING IN REM
TOWNSHIP, NORTHAMPTON COUNTY	:	
PENNSYLVANIA	:	

---

**AMENDED DECLARATION OF TAKING**

HANOVER TOWNSHIP, by and through its special solicitor, Fitzpatrick Lentz & Bubba, PC, does hereby respectfully declare that:

1. The Condemnor, HANOVER TOWNSHIP, is a Second-Class township with its municipal office located at 3630 Jacksonville Road, (Hanover Township) Bethlehem, Northampton County, Pennsylvania 18017-9302 (the “Township” or sometimes “Condemnor”).

2. This Amended Declaration of Taking is authorized by §68401 of the Second-Class Township Code, 53 P.S. § 68401 *et seq.*

3. This Amended Declaration of Taking is authorized by Resolution No. \_\_\_\_\_ adopted on January 13, 2026, by the Condemnor. A copy of the Resolution is attached hereto, made a part hereof, and marked as **Exhibit “A”**. The original Resolution may be examined at the address of the Condemnor.

4. Possession of the portion of land described herein is being taken by the Condemnor for the following public purpose: for a temporary construction easement and placement of permanent traffic signal signage and PennDOT Highway Occupancy Permit purposes.

5. The portion of land so taken is Nine Hundred Twelve square feet (912 sq. ft.) owned by CZM II, LLC (the “Property”).

6. The Property is a portion of the following real estate: Northampton County Tax ID M6SW2 1 8 0214, Deed Book Volume 2022-1, page 59711 located at 3893 Bath Pike, Bethlehem, Pennsylvania 18017. A description of the Property condemned sufficient for its identification is attached hereto, made a part hereof, and marked as **Exhibit “B”**.

7. A plan showing the Property condemned may be inspected at the address of the Condemnor.

8. A copy of this Amended Declaration of Taking, together with the information and notice required by law, shall be served upon each Condemnee.

**WHEREFORE**, Hanover Township declares the portions of the Property condemned and appropriated for the public purpose mentioned herein.

HANOVER TOWNSHIP,  
NORTHAMPTON COUNTY,  
PENNSYLVANIA

By: \_\_\_\_\_

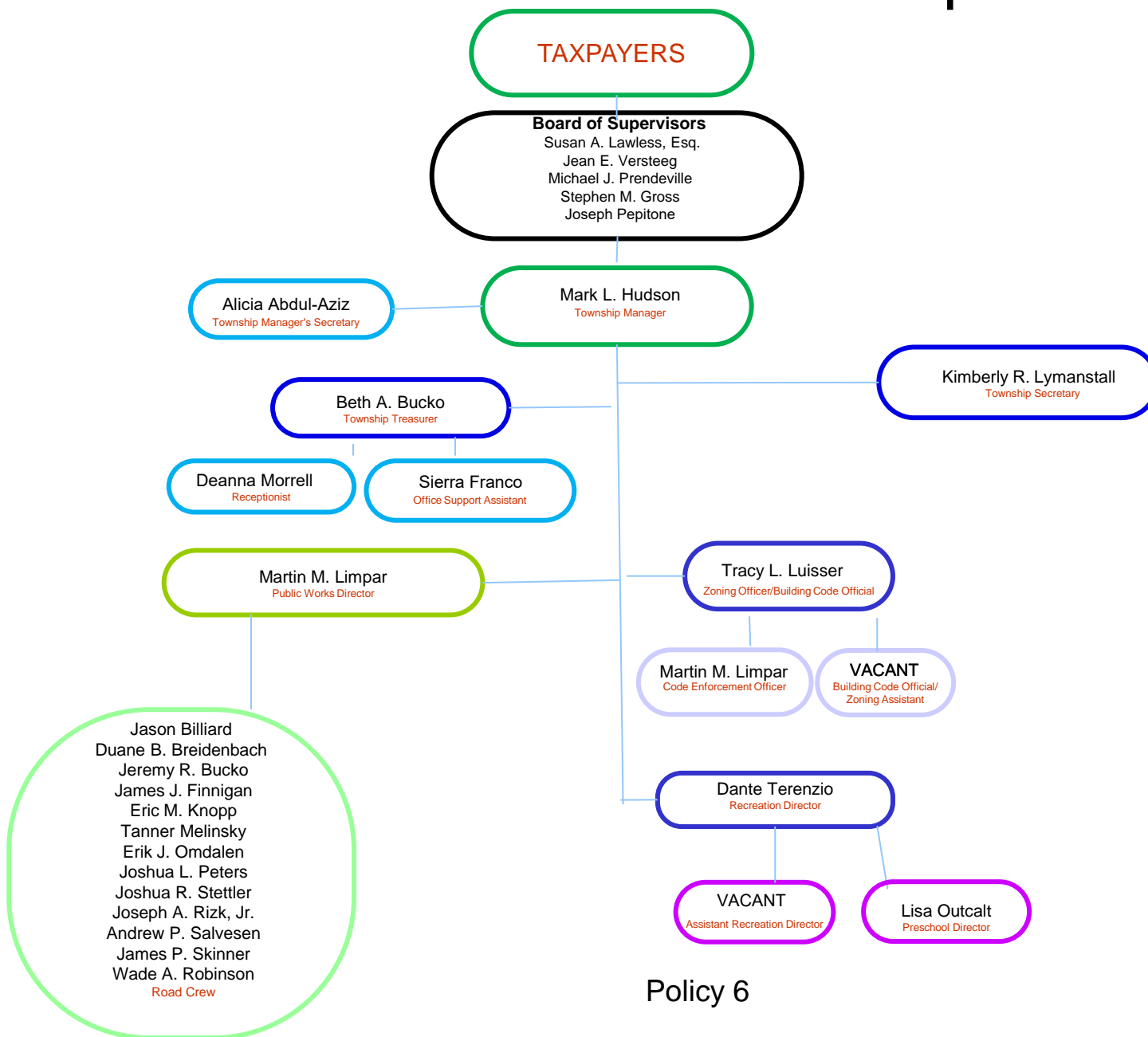
Date: January 14 \_\_, 2026

Frank Natale D'Amore, III, Esquire  
Attorney I.D. No. 322970  
[fdamore@flblaw.com](mailto:fdamore@flblaw.com)  
*Special Solicitor for Hanover Township*  
645 W. Hamilton St.  
Suite 800  
Allentown, PA 18101  
P: (610) 797-9000 ex. 331

**EXHIBIT “A”**

## **EXHIBIT “B”**

# Hanover Township



## Policy 6 Organization Chart

The Township Manager shall prepare an organization chart and submit the same to the Board of Supervisors one month before the Reorganization Meeting.

In addition, an organization chart must be submitted to the Board within one month after appointment to the position of Manager.

**Adopted January 13, 2026**

## Policy 6

**HANOVER TOWNSHIP, NORTHAMPTON COUNTY  
RESOLUTION 2026 - 08**

**A RESOLUTION OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA,  
PERMITTING THE DISPOSAL OF MUNICIPAL ASSETS**

**WHEREAS**, Hanover Township owns assets to perform the general operational functions of a municipal government; and

**WHEREAS**, from time to time these assets become expendable due to the cost of repair; and

**WHEREAS**, the Township wishes to dispose of these assets with value, through posted public bidding, sealed bid, or auction for listed items; and

**WHEREAS**, the Township wishes to properly dispose of property having value.

**ITEMS**

Office Equipment – 2 Copiers

**NOW THEREFORE, BE IT RESOLVED AND IT IS HEREWITH RESOLVED**, as follows:

SECTION 1. All “whereas” clauses are incorporated herein by reference.

SECTION II. The following is a list of property, with no value, that is to be properly disposed of:

APPROVED AND ADOPTED as a Resolution of the Township of Hanover this 13<sup>TH</sup> day of January 2026.

ATTEST:

HANOVER TOWNSHIP  
BOARD OF SUPERVISORS

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

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