
REGULAR SEMI-MONTHLY MEETING
May 12, 2026

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

Present were Supervisors Lawless, Gross, Versteeg, Pepitone, Township Engineer Brien Kocher, and Township Solicitor Anthony Giovanninni. Mr. Prendeville was absent.

The Pledge of Allegiance was performed.

Upon motion of Mr. Gross, seconded by Mr. Pepitone, the Board approved the agenda. Motion passed unanimously.

Upon motion of Mr. Gross, seconded by Mr. Pepitone, the Board approved the minutes from meeting of the Board of Supervisors dated April 14, 2026. Ms. Versteeg abstained; motion passed unanimously.

Upon motion of Mr. Gross, seconded by Mr. Pepitone, the Board approved the list of bills and transfers dated May 12, 2026. Motion passed unanimously.

COURTESY OF THE FLOOR

REPORT OF THE CHAIR & Road District #4

Ms. Lawless had nothing to report.

REPORT OF THE VICE CHAIR & Road District #2

Ms. Versteeg shared that Chief DePalma of the Colonial Regional Police Department will be retiring this year, and the CRPD Commission has been evaluating and selecting the succeeding leadership team. The Commission has selected Lt. Wendling to succeed Chief DePalma. The Board looks forward to supporting him in the role later this year.

In other CRPD news, Officer Luke Segraves, is a member of the Army National Guard as a Specialist (E4) and has been called to active duty and will deploy in September. The Board asks that all residents keep him and his family in their thoughts during his deployment.

SUPERVISOR'S COMMENTS

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

Mr. Gross– Road District #3, acknowledged the Public Works Department for cold patching the roads.

Mr. Prendeville – Road District #5, absent.

PLANNING & ZONING – Ms. Versteeg

Zoning Variance Application – 3893 Adler Place, Suite 160 (Recharge Health & Wellness)

Applicant for 3893 Adler Place, Suite 160 (Recharge Health & Wellness) is requesting relief from the provisions of the Specific Conditions of the Conditional Use Ordinance in order to have a Personal Care Facility which is a Conditional Use in the PIBD Zoning District.

Does the Board wish to send representation to the Zoning Hearing Board Thursday, May 28, 2026?

The Board does not wish to send representation.

Hold Harmless – 5937 Monocacy Drive (Fence)

Ms. Versteeg moved the Board to authorize the Chair and Secretary to sign the Hold Harmless agreement to install a fence on the property of 5937 Monocacy Drive, Bethlehem, PA 18017. The proposed structure will encroach into the ten-foot Drainage Easement in the rear yard located on the premises.

Mr. Pepitone seconded the motion. Motion passed unanimously.

DEVELOPMENTS – Mr. Gross

Jaindl HCC2 Lot 11 – Land Development MPC Deadline

Mr. Gross noted for the record, the developer of the Hanover Corporate Center II Lot 11 Land Development, is granting the Township an extension under the MPC deadline to November 30, 2026, per the attorney letter dated April 14, 2026.

6904 Steuben Road – Land Development MPC Deadline

Mr. Gross noted for the record, the developer of the 6904 Steuben Road land development, is granting the Township an extension under the MPC deadline to May 31, 2027, per the attorney letter dated May 1, 2026.

Wegmans Lot Consolidation – MPC Deadline

Mr. Gross noted for the record, the developer of the Wegmans Lot Consolidation, is granting the Township an extension under the MPC deadline to August 29, 2026, per the attorney email dated May 4, 2026.

School Sisters of St. Francis Convent Addition – Improvements Deadline

Mr. Gross moved the Board to grant the developer of the School Sisters of St. Francis Convent Addition an extension to September 30, 2026, to complete the improvements, per the engineer letter dated May 5, 2026.

Mr. Pepitone seconded the motion. Motion passed unanimously.

ADMINISTRATION – Mr. Pepitone

Data Center Ordinance Discussion and possible approval to forward to the LVPC, the Hanover PC and to advertise for public hearing

Mr. Pepitone explained the changes included a section under power supply to limit the use of auxiliary power generation, limiting it only to power outage and routine maintenance. It can't be used as a supplemental full-time energy source. A section ensuring that First Responders receive adequate training and equipment specific to the installed system of the data center and that First Responders and agencies be reimbursed for required equipment and training. Lastly, to include a vibration study, noise study, a thermal impact mitigation plan, and a decommissioning electronic waste plan for electronic components.

Monica Beaky, 3625 Quincy Lane, asked how much land in the PIBD can be developed or redeveloped. The Board and Mr. Hudson explained that a property can be bought and redeveloped. Mr. Kocher explained that anyone who tries to develop would have to follow the rules and setbacks required in the PIBD.

Mr. Pepitone moved the Board to approve forwarding the Draft Data Center Ordinance to the Hanover Township Planning Commission and the Lehigh Valley Planning Commission as presented.

Mr. Gross seconded the motion. Motion passed unanimously.

Mr. Pepitone further moved the Board to authorize the Secretary to advertise Ordinance 26-xx, amending Hanover Township's Code of Ordinances, Chapter 185, Article II, Section 180-12, Chapter 185, Article VIII, Section 185-35, Chapter 185, Article VIII, Section 185-38, Chapter 185, Article XIV, Section 185-54 and, repealing all ordinances or parts of ordinances inconsistent herewith.

Mr. Gross seconded the motion. Motion passed unanimously.

Proclamation 2026-06 Armed Forces Day

Mr. Pepitone moved the Board to adopt Proclamation 2026-06, to proclaim Armed Forces Day in Hanover Township as May 16, 2026.

Mr. Gross seconded the motion. Motion passed unanimously.

5325 Northgate Drive, TPI LLC – Tax Assessment

Mr. Pepitone moved the Board to authorize the Township Solicitor to notify the Northampton County Assessment office that Hanover Township is agreeable to the County issuing a settlement offer of a market value of \$7,750,000 for 5325 Northgate Drive, TPI LLC., docketed at C-48-CV-2025-10786.

Mr. Gross seconded the motion. Motion passed unanimously.

Amending Recreation Policies

Mr. Pepitone moved the Board to approve the amended Recreation Policies as presented.

Mr. Hudson summarized the changes to the Board. Ms. Versteeg requested to update Policy 18 to include vaping as a form of tobacco products.

Mr. Gross seconded the motion. Motion passed unanimously.

Park and Recreation 10-Year Park Plan

Mr. Hudson updated the Board with the park and recreation 10-year park plan. Mr. Hudson explained they have a group of residents and staff that are going to collaborate on the study and work to get it ready to go. Staff have been sending information to the contractor when requested, program flyers, memberships, pool, community center information, and staff equipment information. The group sent a representative to visit all the parks and Township properties.

The group is currently working on a survey that will be sent out. The first meeting will be May 28th with the contractor.

EMS Week

Mr. Hudson shared that National EMS Week is May 17-May 23. To show our appreciation, the Township will be delivering treats to the firehouse on Monday for our EMS personnel and volunteers. We encourage all residents to join us in thanking these remarkable individuals. If you see an EMS crew member during the week, please take a moment to let them know how much their service and sacrifice mean to our community.

PUBLIC WORKS – Ms. Versteeg

2026 Paving Project – Bid Award

Ms. Versteeg noted for the record, the 2026 Paving Project bids were opened at 1:00pm, on May 6, 2026; Present for the opening were the Township Manager, Mark Hudson, Public Works Director, Martin Limpar, and Township Secretary, Kimberly Lymanstall.

Ms. Versteeg moved the Board to award the 2026 Paving Project for Hanover Street and Hanoverville Road to Asphalt Maintenance Solutions, LLC., in the amount of \$331,824.71. Mr. Hudson explained that the Township received one bid for the paving project. The bid was higher than expected to be and the treasurer will make a budget amendment for the liquid fuels fund.

Pat Dilliard, 7111 Township Line Road, asked why the project changed from Township Line Road to Hanover Street and Hanoverville Road. Ms. Lawless explained that there is development taking place that abuts Township Line Road and Steuben Road. The developer will be required to repair and pave the road once the project is completed.

Mr. Gross seconded the motion.

Mr. Gross, aye, Mr. Pepitone, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Gaspar Storm Sewer Project Change Order Limit

Ms. Versteeg moved the Board to grant the Township Manager permission to approve change orders requested by Charlie Nansteel Tree & Excavating, LLC., up to \$100,000.00, after discussions and agreement from the Township Engineer.

Mr. Gross seconded the motion.

Mr. Gross, aye, Mr. Pepitone, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Public Works Week – Recognition and Day of Service

Mr. Hudson shared the week of May 17-May 23 is National Public Works Week. Hanover Township would like to express sincere gratitude to our outstanding Public Works Department. This year's national theme, "Rooted in Service, Powered by Community", perfectly reflects the dedication and commitment of our incredible crew. The Public Works Department will participate in a day of service to assist Valley Youth House, a local nonprofit, with improvements to their camp property.

COURTESY OF THE FLOOR

Scott Bandics, 6909 Steuben Road, asked for more information regarding East Coast Facilities at 6904 Steuben Road. Mr. Hudson explained it is ongoing and the extension that was requested was to keep the plan going. Jaindl, 6990 Steuben Road, HCC2 Lot 11, will be on the Planning Commission agenda in June.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report

Solicitor – Mr. Giovanninni reported that his office will be submitting a zoning ordinance text amendment to both the Planning Commission and the LVPC. The LVPC has moved to an all-digital submission portal.

Recreation Director – Mr. Terenzio reported that the pool opens Saturday, June 6. The pool will be open daily, from 12:00pm-7:00pm. Summer camp will begin on Monday, June 8 and will run for 10 weeks, ending August 14. Swim lessons are open for registration and will coincide with summer camp Monday through Thursday from 10:15am to 11:00am.

The HTCC 5th Annual Golf Tournament at Whitetail Golf Club is on Friday, July 10 at 9:00am. Registration is open to participate or sponsor.

Public Works Director – Mr. Limpar shared that the Public Works Department is looking forward to volunteering at the Valley Youth House, Camp Fowler. The department has been working on getting the pool ready for the season and it is good to go for lifeguard training. The Gaspar stormwater project is off to a good start. Mr. Limpar shared the importance of safe driving around construction zones. The Public Works

Department has been doing drain cleaning, moving storm grates, and vacuuming out the drains for the MS4 permit.

Mr. Limpar reminded residents that they may not use the Casella trash totes for yard waste. The crew will not be opening any Casella totes to see what is placed in the totes. Mr. Limpar asked residents to use the provided yard waste container or a rigid container for yard waste. There has been minor vandalism in the Township parks and if anyone witnesses anything, please contact the office.

Township Manager – Mr. Hudson shared that the First Responders Park restrooms are now open to the public. The pavilion looks great. On September 26, 2026, the Township will be hosting the America 250 Celebration from 2:30-7:00 at First Responders Park. The celebration will include inflatables, yard games, entertainment acts, music performances, a car show, craft show, and food trucks.

The Hanover Township Planning Commission will have their 1,000th meeting on June 1. There will be light snacks and refreshments at the end of the meeting to celebrate. Staff is currently working on the Spring/Summer newsletter.

Ms. Lawless noted the next Board of Supervisor meeting will be on Tuesday, May 26, 2026, at 7:00pm.

Upon motion of Mr. Gross, the Board adjourned at 7:58pm.

Kimberly Lymanstall
Township Secretary