REGULAR SEMI-MONTHLY MEETING
October 27, 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, Versteeg, Prendeville, Pepitone, Township Engineer Brien Kocher, and Township Solicitor James Broughal.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Ms. Versteeg, the Board approved the agenda. Motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Ms. Versteeg, the Board approved the minutes from meeting of the Board of Supervisors dated October 13, 2026. Motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Ms. Versteeg, the Board approved the list of bills and transfers dated October 27, 2026. Motion passed unanimously.

COURTESY OF THE FLOOR

Darryl Higgins, 893 Briarstone Road, expressed his support for the Hanover Township Fire Company and advised the Board that the fire service is evolving, noting that the traditional volunteer model is becoming increasingly difficult to sustain. He further explained that surrounding communities are experiencing similar challenges with fire personnel recruitment, retention, and availability.

REPORT OF THE CHAIR & Road District #4

Ms. Lawless had nothing to report.

REPORT OF THE VICE CHAIR & Road District #2

Ms. Versteeg had nothing to report.

SUPERVISOR'S COMMENTS

Mr. Pepitone – Road District #1, had nothing to report.
Mr. Gross– Road District #3, was absent.
Mr. Prendeville – Road District #5, had nothing to report.

PLANNING & ZONING – Mr. Versteeg

DEVELOPMENTS – Ms. Versteeg

Northgate 1-2-Lot Subdivision -Improvements Deadline

Ms. Versteeg moved the Board to grant the developer of Northgate 1 2-Lot Subdivision an extension to October 31, 2027, regarding the improvements deadline, per the developer letter dated October 15, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Northgate 1 Land Development Plan - MPC Deadline

Ms. Versteeg noted for the record, the developer for Northgate 1 Land Development is granting the Township an extension under the MPC deadline to October 31, 2027, per the developer letter dated October 15, 2026.

Northgate 1 Lot Consolidation Plan – Recording Deadline

Ms. Versteeg moved the Board to grant the developer of Northgate 1 Lot Consolidation Plan an extension to October 31, 2027, regarding the record plans conditions deadline, per the developer's letter dated October 15, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

4000-4030 Airport Road Lot Consolidation & Land Development Recording Deadline

Ms. Versteeg moved the Board to grant the developer of the 4000-4030 Airport Road Lot Consolidation & Land Development an extension to October 31, 2027, to record the plans, per the developer letter dated October 15, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Jaindl Land Company 90 Highland Avenue Commercial Land Development – Amendment to Tri-Party Escrow Agreement and Land Development Improvements Agreement

Ms. Versteeg moved the Board to authorize the Chair and Secretary to execute the amended Tri-Party Escrow Agreement and Land Development Improvements Agreement for the 90 Highland Commercial Development.

Mr. Prendeville seconded the motion. Motion passed unanimously.

ADMINISTRATION – Mr. Pepitone

Ordinance 2026-xx AFHBD Text Amendment

Mr. Hudson stated per the Board's request, the AFHBD Text Amendment draft now permits apiaries as an accessory use within commercial solar farms and all references to business parks have been removed. Mr. Hudson noted that the amendment is mostly listed to uses. It adds some uses, removes others, makes no changes to setbacks, building dimensions or impervious coverage limits. The amendment restricts access to Sydna Street, Kim Street, Lord Byron Drive, and Gaspar Avenue.

Jennifer Levins, 1370 Gaspar Avenue, complimented the Board and staff on the AFHBD Text Amendment.

Mr. Pepitone moved the Board to authorize the Township Staff to send the proposed AFHBD Ordinance Text Amendments to the Hanover Township Planning Commission, Lehigh Valley Planning Commission, and the Nazareth Area Council of Governments for review.

Ms. Versteeg seconded the motion. Motion passed unanimously.

Resolution 2026 – 17 Towing and Storage Vehicle Fees

Mr. Pepitone moved the Board to adopt Resolution 2026 – 17 establishing the 2027 towing fees.

Ms. Versteeg seconded the motion.
Mr. Prendeville, aye, Mr. Pepitone, aye, Ms. Versteeg, aye, Ms. Lawless, aye

2027 Budget Presentation – 2nd Discussion Staff
Ms. Bucko provided a presentation and insight into the 2027 budget for the Board of Supervisors.

Greg Hughes, 856 Merrivale Road, thanked the Hanover Township Fire Company for their services and would like to see growth within the company. Mr. Hughes supports the idea of changing the recruitment process and suggested presenting more awareness to the residents about where the fire company stands.

Jennifer Levins, 1370 Gaspar Avenue, shared information regarding her tax bill and that she would be okay to see the taxes raised in the Township.

The Board will vote to advertise the 2027 Budget at the November 10, 2026, Board of Supervisors meeting.

PUBLIC WORKS – Mr. Prendeville
COURTESY OF THE FLOOR

STAFF REPORTS
Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Recreation Director – Mr. Terenzio noted that the Fall Fest and car show event hosted earlier in the month went very well. In addition, the WMFH program recently completed their 5k. A meet and greet and Q&A with Jimmy Villani had a great turn out.

The Hanover Township Community Center will be hosting a Turkey Bowl Youth Flag Football Outing on November 14th at 9:00am. HTTC is partnering with Advent Moravian Church to support a food collection running from November 1st through November 22nd. Volunteers are needed to assist with assembling food boxes and preparing fifty dinners on November 22nd from 10:00am to 12:00pm. Frozen turkeys can only be dropped off on November 22nd.

Mr. Terenzio complimented Preschool Director, Lisa Outcalt, on her performance managing the Preschool throughout the years. Ms. Outcalt has been a huge asset at the community center.

Township Manager – Mr. Hudson noted that leaf collection has begun. The skylight is being installed at the community center and the HVAC equipment is installed. The Gaspar Storm Sewer project is complete. Mr. Hudson shared with the Board that he met with the residents from the last meeting regarding the home on Bridle Path Road as well as the CAT group regarding the crosswalk and pedestrian safety at the intersection of Wegmans and Stoke Park Road.

Mr. Prendeville requested that the Township promote vacant commercial properties to encourage business development. Mr. Hudson stated that he has a meeting scheduled with the Lehigh Valley Economic Development Corporation to discuss zoning in the Valley Center Parkway area. Mr. Hudson also stated that the Township will be reviewing the business privilege tax and exploring the requirement for local businesses to pay the tax.

Ms. Lawless noted the next Board of Supervisor meeting will be on Tuesday, November 10, 2026, at 7:00pm.

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

Kimberly Lymanstall
Township Secretary