

February 19, 2020

Via: email & FedEx Delivery

Hanover Township  
3630 Jacksonville Road  
Bethlehem, PA 18017-9302

Attention: Yvonne Kutz

Re: Proposed Facility Improvements  
Courtney II Building  
3864 Courtney Street  
Hanover Township  
Northampton County  
PY202005

Dear Supervisors:

On behalf of the applicant, Fairfield Management Corporation, Bohler Engineering PA, LLC is hereby submitting for review a Waiver of Land Development for the proposed improvements at the above-referenced site.

As an introduction, a description of the proposed improvement and reason for the improvement is as follows:

The applicant proposes to construct a  $\pm 7,000$  square foot building expansion with an  $\pm 1,800$  square foot common area to the existing  $\pm 94,000$  square foot Courtney II building. The combined  $\pm 8,871$  square foot building expansion is needed to support the growth of an existing tenant and serve to expand the current uses of warehousing and light assembly as permitted by the zoning district.

In accordance with the Township's Subdivision and Land Development Ordinance Section, please find the following justification for the waiver request:

- No Stormwater Management Required – Lot coverage is proposed to remain unchanged with no increase of impervious cover. Therefore, there is no increase in stormwater and no requirement to manage stormwater.
- No change in Use – The additional building square footage is proposed as an extension of the existing warehousing and light assembly uses and there is no proposed change of use.
- No NPDES Requirement - The proposed area of work does not exceed 1 acre of disturbance, thereby exempting the project from the requirements of an NPDES permit.
- No LVPC Review – There is no proposed increase to impervious surfaces, thereby exempting the project from the requirement of LVPC review and approval.
- Erosion & Sediment Control – Minimal earth disturbance is proposed as there is no change in cover type and due to scope of the improvements and location of the building addition, minimal erosion and sediment controls are anticipated to be required as part of the construction process.

For the reasons set forth herein, the Applicant requests that a Waiver of Land Development for the proposed project be granted and that the matter be placed on the agenda for the **February 25, 2020 Board of Supervisors Meeting** for review and approval.

Upon your review, should you have any questions or concerns regarding this matter, please do not hesitate to contact Matt Longenberger at [mlongenberger@bohlereng.com](mailto:mlongenberger@bohlereng.com) or by phone at (610) 709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Michael E. Jeitner, P.E.

MEJ/MSL

Cc : Richard Bartolacci (via email)

R:\20\PY202005\Administrative\Correspondence\PY202005\_2020-02-19-L (Waiver of LD Letter).doc

# OTT CONSULTING INC.

CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS

JEFFREY L. OTT, P.E., M.B.A., S.E.O.  
REYNOLD E. PETRE, P.L.S., P.D.C.  
JASON W. BUCHTA, R.L.A., ASLA  
MICHAEL J. KUKLES, P.E.  
J. MICHAEL PRESTON, P.E.

**LEHIGH VALLEY OFFICE**  
P.O. BOX 386  
EMMAUS, PA 18049

TELEPHONE (610) 928-4690  
FAX (610) 928-4695  
WEBSITE: WWW.OTTENG.COM  
EMAIL: INFO@OTTENG.COM

ECFA 1801

February 20, 2020

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

**Re: 6904 Steuben Road**  
**Hanover Township, Northampton County, Pennsylvania**  
**Preliminary/Record Land Development Plan**

Dear Members:

On behalf of East Coast Facilities, we request a time extension to grant the Township an extension to review the plans for the 6904 Steuben Road project until May 29, 2020.

Thank you for your assistance in this matter. Please feel free to contact the undersigned with any questions or comments.

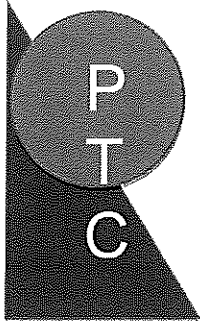
Sincerely,

**OTT CONSULTING INC.**



Jason W. Buchta, R.L.A., ASLA  
Senior Landscape Architect

Cc: John Armagast, East Coast Facilities  
File



# ENN TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 [suekandil3@gmail.com](mailto:suekandil3@gmail.com) <http://penntc.com>

Land Development /Site/Civil Engineering

February 17, 2020  
Planning Commission Board  
Hanover Township Northampton County  
3630 Jacksonville Road  
Bethlehem, Pennsylvania 18017-9302

**RE: Farmhouse Village, Subdivision and Land Development Plan**  
Airport Road and Hanoverville Road  
East Allen & Hanover Townships, Northampton County, Pennsylvania  
**PTC Project No. 180723**

Dear Planning Commission Board,

Please accept this correspondence as a time extension to act upon the above captioned land development plan. This extension shall be valid to and including May 29, 2020. Should you have questions, please do not hesitate to contact the undersigned. Thank you.

Sincerely,

Sue Kandil, P.E.  
President  
610-730-9809



# ZATOR LAW

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

February 17, 2020

AMERICAN HERITAGE BUILDING  
4400 Walbert Avenue at Ridgeview Drive  
Allentown, Pennsylvania 18104  
Ph: 610.432.1900 F: 610.432.1707  
[www.zatorlaw.com](http://www.zatorlaw.com)

**SENT VIA ELECTRONIC MAIL**

[eritter@hanovertpw-nc.org](mailto:eritter@hanovertpw-nc.org)

Board of Supervisors  
Hanover Township – Northampton County  
c/o Elizabeth D. Ritter, Township Secretary  
36 Jacksonville Road  
Bethlehem, PA 18017-9302

**RE: Jaindl – Monocacy Farms – Lot 61**

ATTORNEYS AND  
COUNSELORS AT LAW

Joseph A. Zator II  
Andrew D. Hoffman  
Amy J. Andrews  
Jennifer R. Alderfer  
Thomas L. Harper  
Marissa R. Harper  
Richard S. Roberts, Jr.

OF COUNSEL  
Paul D. North, Jr., P.E.

Dear Beth:

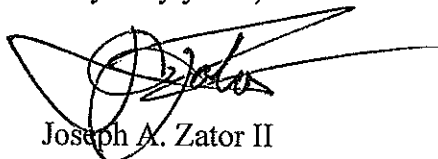
On behalf of Jaindl Land Company, I am requesting an extension until June 30, 2020 with respect to the maintenance period deadline for Monocacy Farms, Lot 61.

Jaindl has visually reviewed the Improvements, and based upon that, has contacted Hanover Engineering for a final maintenance inspection. In addition, Jaindl has retained Barry Isett & Associates (BIA) in order to terminate the NPDES Permit. BIA has been working closely with the Northampton County Conservation District to complete the NPDES Notice of Termination.

Please feel free to let us know should you have any questions.

Thank you.

Very truly yours,



Joseph A. Zator II

JAZ:neh

cc: Howard Kutzler (via email [Howard.Kutzler@Jaindl.com](mailto:Howard.Kutzler@Jaindl.com))  
Christine Sutjak (via email [christine.sutjak@jaindl.com](mailto:christine.sutjak@jaindl.com))  
Christopher Williams, PE, LEED, AP (via email [cwilliams@barryisett.com](mailto:cwilliams@barryisett.com))

**HANOVER TOWNSHIP  
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2020 – 3

**A PROCLAMATION HONORING  
LUKE BLAISE WLADYSLAWSKI  
ON THE ACHIEVEMENT OF HIS EAGLE AWARD**

WHEREAS, Luke has achieved a significant accomplishment in life's path earning his Eagle Award as a member of the Boy Scouts of America on December 17, 2019; and

WHEREAS, Luke, a resident of Hanover Township, will officially receive his award during an Eagle Presentation Ceremony on March 8, 2020, as a member of Boy Scout Troop 352, Notre Dame of Bethlehem Church, Bethlehem, PA; and

WHEREAS, for his Eagle Project Luke constructed a wall to help the S.T.A.R. program for veterans at Christ Church United Church of Christ; and

WHEREAS, Luke has exemplified the virtues of scouting and has exhibited leadership skills in his troop serving Senior Patrol Leader.

NOW, THEREFORE, BE IT AND IT IS HEREBY PROCLAIMED, by the Board of Supervisors of Township of Hanover, County of Northampton, and the Commonwealth of Pennsylvania:

**That Luke Blaise Wladyslawski is applauded and recognized on the occasion of his Eagle Award and the Board of Supervisors congratulates him for his dedication and devotion in preserving the finest virtues of American life as set forth by Scouting principles. The Board of Supervisors also proclaim Thursday, March 12, 2020 as Luke Blaise Wladyslawski Day in Hanover Township.**

APPROVED and adopted this 25<sup>th</sup> day of February 2020.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON  
COUNTY, PENNSYLVANIA

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ELIZABETH D. RITTER, Secretary –  
Board of Supervisors

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JOHN N. DIACOGLIANNIS, Chairman  
– Board of Supervisors

**HANOVER TOWNSHIP  
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2020 – 4

**A PROCLAMATION HONORING  
LUCAS MIGUEL SOARES  
ON THE ACHIEVEMENT OF HIS EAGLE AWARD**

WHEREAS, Lucas has achieved a significant accomplishment in life's path earning his Eagle Award as a member of the Boy Scouts of America on November 19, 2019; and

WHEREAS, Lucas, a resident of Hanover Township, will officially receive his award during an Eagle Presentation Ceremony on March 8, 2020, as a member of Boy Scout Troop 352, Notre Dame of Bethlehem Church, Bethlehem, PA; and

WHEREAS, for his Eagle Project Lucas refurbished an area of St. Mary's Shelter Cay Galgon Life House in Bethlehem to include building indoor mail slots, brochure rack, clothing rod, and painting the indoor ceiling; and

WHEREAS, Lucas has exemplified the virtues of scouting and has exhibited leadership skills in his troop serving Senior Patrol Leader.

NOW, THEREFORE, BE IT AND IT IS HEREBY PROCLAIMED, by the Board of Supervisors of Township of Hanover, County of Northampton, and the Commonwealth of Pennsylvania:

**That Lucas Miguel Soares is applauded and recognized on the occasion of his Eagle Award and the Board of Supervisors congratulates him for his dedication and devotion in preserving the finest virtues of American life as set forth by Scouting principles. The Board of Supervisors also proclaim Tuesday, March 10, 2020 as Lucas Miguel Soares Day in Hanover Township.**

APPROVED and adopted this 25<sup>th</sup> day of February 2020.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON  
COUNTY, PENNSYLVANIA

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ELIZABETH D. RITTER, Secretary –  
Board of Supervisors

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JOHN N. DIACOBIANNIS, Chairman  
– Board of Supervisors