

HANOVER TOWNSHIP, NORTHAMPTON COUNTY

PROCLAMATION NO. 2022 - 10

A PROCLAMATION HONORING DETECTIVE GARY M. HAMMER

WHEREAS, Gary M. Hammer graduated Indiana University of Pennsylvania in May of 1987; and

WHEREAS, Gary M. Hammer graduated Indiana University of Pennsylvania Police Academy in September 1988; and

WHEREAS, Detective Hammer became a sworn member of the Nazareth Area Police Department in April of a 1989; and

WHEREAS, Detective Hammer started with the Colonial Regional Police Department on October 1, 1995, and became the Department's first Detective in 1988; and

WHEREAS, Detective Hammer took an oath when he was first hired as a Police Officer to "Preserve, Protect and Defend the Constitution", an oath he never broke; and

WHEREAS, on October 31, 2022, Detective Hammer will retire from the Colonial Regional Police Department after twenty-seven years and one month of faithful service as a Police Officer to the residents, business community, and visitors of Hanover Township.

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

That Detective Gary M. Hammer is applauded and recognized for his years of service as a Police Officer and the Board of Supervisors express their gratitude and appreciation. The Board of Supervisors proclaim the week of October 31, 2022, as Gary M. Hammer Week in Hanover Township.

APPROVED and adopted this 25th day of October 2022.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

CHRISTINA M. THOMAS Secretary –
Board of Supervisors

JOHN D. NAGLE, Chairman – Board of
Supervisors

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2022 - 11

**A PROCLAMATION HONORING
THE HONORABLE MARIO M. SCAVELLO
ON HIS RETIREMENT FROM
THE PENNSYLVANIA SENATE**

WHEREAS, Senator Mario M. Scavello has represented the residents of Monroe and Northampton Counties 40th Senatorial District and the 176th Legislative District commencing in 2002; and

WHEREAS, Senator Scavello also served as the Mayor of Mount Pocono and a Monroe County Commissioner; and

WHEREAS, Senator Scavello served as Chairman of the Senate Majority Policy Committee and Vice Chairman of the Senate Transportation Committee. In addition, he served on the Rules and Executive Nominations Committee; Aging and Youth Committee; Urban Affairs & Housing Committee; and Consumer Protection & Professional Licensure Committee; and

WHEREAS, he previously served as majority chairman of the House Labor and Industry Committee for the 2013-14 legislative session. In the Senate, he previously served as majority chairman of the Game and Fisheries Committee for the 2015-2016 legislative session; Community, Economic, and Recreational Development Committee for the 2017–2018 legislative session; and Banking and Insurance Committee for the 2019-2020 legislative session; and

WHEREAS, Senator Scavello pushed for support and action on many issues critical to the 40th Senatorial District including school property tax reform, transportation infrastructure investment, economic development, and tourism promotion. Mario has also taken a lead role in supporting expanded vocational-technical skills training for students entering the trade fields. Mario passionately continues to voice his support for all-day vocational-technical school to help address the skills gap in the Commonwealth; and

WHEREAS, Senator Scavello has always been a friend and strong supporter of the Hanover Township Board of Supervisors and the residents of Hanover Township.

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:

Senator Scavello is applauded and recognized on his retirement from the Pennsylvania Senate and the Board of Supervisors congratulates him for his dedication and devotion to not only the residents of Hanover Township but to the Commonwealth of Pennsylvania. The Board of Supervisors proclaims the week of November 14, 2022, as the Honorable Mario M. Scavello Week in Hanover Township.

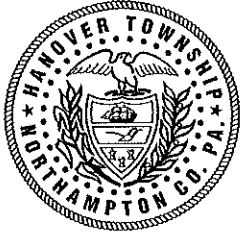
APPROVED and adopted this 25th day of October 2022.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

CHRISTINA M. THOMAS, Secretary –
Board of Supervisors

JOHN D. NAGLE, Chairman – Board of
Supervisors



BOARD OF SUPERVISORS
Zoning & Code Enforcement
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302
610.866.1140
Fax 610.758.9116

John J. Finnigan, Jr., Township Manager

Yvonne D. Kutz, Zoning Officer – B.C.O.

October 14, 2022

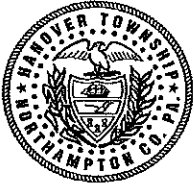
To: Board of Supervisors
John J. Finnigan, Jr
Christine Thomas
Barbara Baldo
Joseph Moeser
Brian Dillman
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 22ZHB24
Applicant: L Wellness LLC (Lauren Turner, Co-owner)
Property location: 81 Highland Ave
Zoning District: PIBD, Planned Industrial Business District

Enclosed is a copy of the application received October 14, 2022, 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.

Due to Conflict with Holidays the next meeting is scheduled for December 8, 2022. Notice of Hearing to follow.

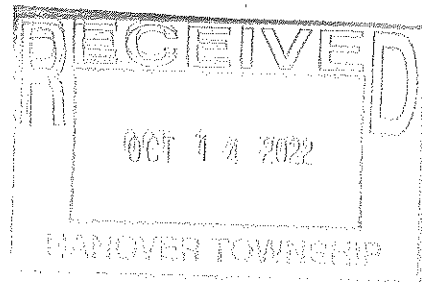
Yvonne D. Kutz



HANOVER TOWNSHIP, Northampton County

3630 Jacksonville Rd, Bethlehem PA 18017

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



PETITION 22 ZH024

NOTICE: This Petition, in order to be acted upon by the Zoning Hearing Board must be fully completed in accordance with the "Instructions to applicant." Failure to do so will result in a denial of the Petition without refund of your filing fee.

Application is made this 5th day of October, 20 22

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

1. Address of property for which a special permit is requested: 81 Highland Avenue, Suite 240
Bethlehem, PA 18017
2. Tax Parcel No.: M6-15-10H-0214
3. Current Zoning Classification: PIBD
4. The Dimension of the land area are: 450.15 ft. x 750 ft.
5. The real estate contains 75,205 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
PIBD
 - (a) The real estate is presently used for the purpose of: General office space. L Wellness LLC will lease 4,909 sq. ft. on the second floor of the building (suite 240).
 - (b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):
There is only one building on the site, with a parking lot

II. OWNER INFORMATION

1. Owner of property: 81 Highland Partners LP Telephone (215) 628-2200
(all parties to the title must be listed, attach additional page if needed)
Address 790 Pennlyn Blue Bell Pike, Blue Bell, PA 19422
NOTE: 81 Highland Partners LP is owned by Franklin Realty Co., and they are co-located

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

1. Applicant ("Petitioner(s)") L Wellness LLC (Lauren Turner, co-owner) Telephone (484) 695-7388
(all parties must be listed, attach additional page if needed)
Address 4556 Greenfield Rd., Bethlehem, PA 18017
2. Petitioner is the (check one or more)
☒ Owner ☐ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): Ronald E. Corkery, Esquire Telephone (610) 437-9867
Address 352 Fifth Street, Suite A, Whitehall, PA 18052
4. Petitioner: (check appropriate action)
☐ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☐ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☒ Hereby applies for: Zoning variance for personal service business to occupy Suite 240 at 81 Highland Av
The property is zoned PIBD. The property exceeds the five acres for personal care (337,590 sq. ft.).
5. 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). This is the initial submission

6. 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) Tenant will be personal care per 185-35D(10). Tenant will offer esthetics & massage services by PA licensed practitioners. It is a clean, quiet practice on par with other tenants in the building. *SEE ATTACHED
7. The variance or exception requested and the new improvements desired to be made as follows:
 - (a) Building(s) to be erected: _____
 - (b) Building(s) to be changed: Suite 240 at 81 Highland is to be remodeled
 - (c) Building(s) to be used for: Suite 240 will have a personal services business (esthetics and massage)
The remainder of the building will continue to be used for general office purposes.
8. 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.
9. Petitioner believes that the exceptions, variance, Conditional Use or other relief requested should be granted for the following reasons: (attach additional sheet if necessary)
10. 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.
11. 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.
12. Wherever additional information is requested by the Zoning Hearing Board, and leave to submit additional information is specifically granted by the chairman of the Zoning Hearing Board, 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 of decision specified in any Ordinance of the Township, by the same number of days which the Zoning Hearing 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)

Lance Turner Susan A. Turner Robert W. Turner
 Petitioner

Lance Turner (SEAL)

Susan A. Turner (SEAL)

Robert W. Turner (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)
) ss:
COUNTY OF Lehigh)

ON THIS, the 05 day of October, 2022, before me, Yvette Lopez
the undersigned officer,
personally appeared, LAUREN ANN TURNER,
who acknowledged her self to be the majority owner of
L Wellness LLC, a corporation, and that she as such majority owner being
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by her self as majority owner.

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

Lauren Turner (SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me
This 05 day of October 2022.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Yvette Lopez, Notary Public
Lehigh County
My commission expires April 2, 2023
Commission number 1198092
Member, Pennsylvania Association of Notaries

ZONING VARIANCE PETITION FOR 81 HIGHLAND AVE., 18017

Submitted by L WELLNESS LLC

OWNER/APPLICANT INFORMATION

Site Address: 81 Highland Avenue, Suite 240	Parcel ID # M6-15-10H-0214	Zoning District PIBD
Applicant Name: L Wellness LLC	Phone: (484) 695-7389	Fax
Mailing Address: 4556 Greenfield Rd.	City Bethlehem	State PA Zip 18017
Owner Name: 81 Highland Partners, LP	Phone: (215) 628-2200	Fax
Mailing Address: 790 Pennlyn Blue Bell Pike	City Blue Bell	State PA Zip 19422

L Wellness is a personal service (esthetics and massage) business, an allowed conditional use in a PIBD zoning district. L Wellness seeks relief/variance on the following sections of Township ordinances:

- 1) 185-54 E.(5)(b)[1] The 81 Highland Ave. property is within 1,000 feet of properties that are zoned other than for personal service, specifically C-1, C-2, PHR, R1-U, LBD and OI (section of zoning map attached)
- 2) 185-54 E.(5)(b)[2] The 81 Highland Ave. property's lot size of 7.75 acres exceeds 5 acres (property information sheet attached)

Property Detail Report

For Property Located At :

81 HIGHLAND AVE, BETHLEHEM, PA 18017-9421



CoreLogic

RealQuest Professional

Owner Information

Owner Name: 81 HIGHLAND PARTNERS
Mailing Address: 790 PENLLYN BLUE BELL PIKE #200, BLUE BELL PA 19422-1658 C011
Vesting Codes: // LP

Location Information

Legal Description:	HIGHLAND AVE	APN:	M6-15-10H-0214
County:	NORTHAMPTON, PA	Alternate APN:	
Census Tract / Block:	177.04 / 1	Subdivision:	UPLANDS
Township-Range-Sect:		Map Reference:	M6 /
Legal Book/Page:		Tract #:	
Legal Lot:	10H	School District:	02
Legal Block:	15	School District Name:	BETHLEHEM AREA
Market Area:		Munic/Township:	HANOVER TWP
Neighbor Code:	C227		

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	01/12/2016 / 11/19/2015	1st Mtg Amount/Type:	\$2,560,000 / CONV
Sale Price:	\$3,200,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	1-5594
Document #:	1-5582	2nd Mtg Amount/Type:	\$3,915,000 / CONV
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$42.55
New Construction:		Multi/Split Sale:	
Title Company:	COMMONWEALTH AGENCY INC		
Lender:	AMERICAN BK		
Seller Name:	GUARDIAN LIFE INS CO OF AMERICA		

Prior Sale Information

Prior Rec/Sale Date:	/ 11/1993	Prior Lender:	
Prior Sale Price:	\$5,000,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	19933-3385	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1980 /	Total Rooms/Offices		Garage Area:	
Gross Area:	75,205	Total Restrooms:		Garage Capacity:	
Building Area:	75,205	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	HEATED
Above Grade:		Construction:	STEEL/HEAVY	Air Cond:	CENTRAL
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	14PIBD	Acres:	7.75	County Use:	OFFICE BLDG IN INDUS PARK (410)
Lot Area:	337,590	Lot Width/Depth:	x	State Use:	
Land Use:	OFFICE BUILDING	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$1,715,000	Assessed Year:	2022	Property Tax:	\$124,268.90
Land Value:	\$271,300	Improved %:	84%	Tax Area:	02
Improvement Value:	\$1,443,700	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$1,715,000				

81 Highland Ave, Bethlehem, PA

Deployed

New Horizons Computer Learning Centers

UNIVERSAL ADLER LLC

19 MICROLAB RD #A, LIVINGSTON NJ 07039-

STANDARD

2150 COFFEETOWN RD, ORFIELD PA 16069.

place Rd

Valley Implants
and Periodontics

TRIPLENET INVESTMENTS XLIII LLC
171 STATE ROUTE 173, ASBURY NJ 08812

CTI STENOBIOL SYSTEMS INC.

42 HIGHLAND AVE BETHLEHEM PA 18017

DOMINION STALC

16 WHITE BRIDGE RD. PITTSBOROUGH, NH 03837.

30 HIGHLAND LLC

2459 COFFEE TOWN RD. CREEKVIEW FL 33009.

highland

B Highland Ave

WILLIS TOWERS WATSON

1550

Wilmington Ave

ke Park Rd

MANPOWER

DEEP LEHIGH VALLEY BUILDING LLC

55 HIGHLAND AVE #300, BETHLEHEM, PA 18017.

BY HIGHLAND PARTNERS

TSJ PENLYN BLUE BELL PIKE #2 RD, BLUE BELL PA 19522

SPECIALTY MINERAL S INC
340 N 13TH ST, EASTON PA

SPECIALTY MINERALS INC.
540 N 13TH ST EASTEN PA 19042

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PIKE

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1305

[illegible]

332 31031 50 6374 31031 23 18015

KOEHLER

ASTEP AND ASSOCIATES

3332 BINGEN RD. BETHLEHEM PA 18015.

ESTERLINE

2335 BINGEN RD. SETH EFEM PA 18016

EASTPLAND ASSOCIATES III & PETRO CORP. 10
3332 BINGEN RD. BETHLEHEM PA 18015-5713 R009

D4011

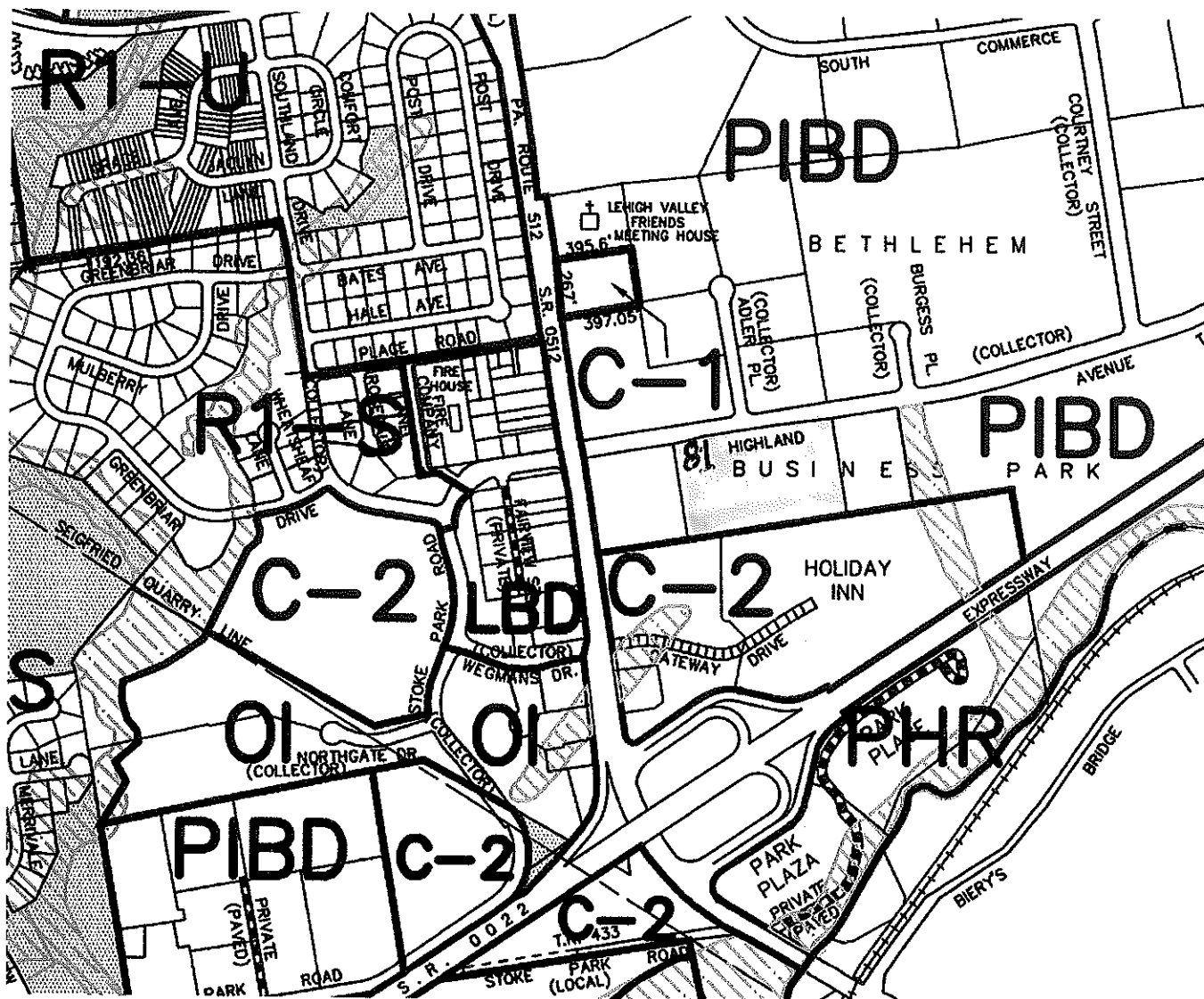
Orthodontics

10

Dr
Gairaud

Lahigh Valley Thruway

Monocacy





October 17, 2022

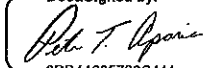
Hanover Township Northampton County
3630 Jacksonville Rd.
Bethlehem, PA 18017
Attn: Christina Thomas

RE: Hanover Senior Living Development Plan Extension Request

Dear Christina,
Our company, Columbia Pacific Advisors, LLC on behalf of our development entity Columbia Wegman Hanover, LLC, (Developer) of Hanover Senior Living located at 4700 Bath Pike is requesting an extension be granted for the improvements deadline. We request the deadline be extended to December 30, 2022 to complete these improvements.

Respectfully,

DocuSigned by:



6DB44635782C441...

Peter T. Aparico
Managing Director
Columbia Wegman Hanover, LLC