



## BOARD OF SUPERVISORS

Hanover Township Northampton County

3630 Jacksonville Road

Bethlehem, Pennsylvania 18017-9302

610.866.1140

Fax 610.758.9116

Submit by Email

Print Form

1/27

### Talent Bank Form

From time to time, positions become available on committees, commissions or boards appointed by the Board of Supervisors. Positions are not always readily available. Each position has a different commitment level that is needed in order to be an effective member. Committees, commissions or boards meet on a regular schedule, typically, once a month in the evening. Some positions require members to gather and review information outside of the meetings that are held. Chairperson or staff is able to provide a better understanding as to the commitment that is needed for each position.

Upon receipt, your Talent Bank Form will be reviewed by the Township to determine if a current match exists between your desire to serve and openings that currently exist. Your application will be added to the list of volunteers who have expressed an interest in serving. We thank you for your interest in serving the Township of Hanover and returning this application.

Name: Michele Kane Home Phone:

Address: 1067 Resolution Dr. Work Phone:  Ext.

Bethlehem, PA 18017 Cell Phone: 215-460-1280

Email: mkane4@outlook.com

I am interested in serving the Township in the following position:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Planning Commission       | <input checked="" type="checkbox"/> Shade Tree Advisory Committee | <input type="checkbox"/> Impact Fee Advisory Committee |
| <input type="checkbox"/> Recreation Advisory Board | <input type="checkbox"/> Crime Watch                              | <input type="checkbox"/> Recycling Advisory Committee  |
| <input type="checkbox"/> Special Events Committee  | <input type="checkbox"/> Airport Advisory Committee               | <input type="checkbox"/> Zoning Hearing Board          |

### Background

Employer: retired Position:

Education: MA - Speech & Hearing Sciences

Please describe any training/experience you possess:

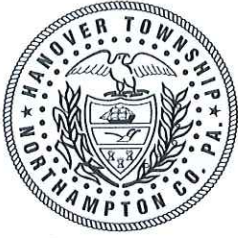
Speech Language Pathologist  
bookkeeper

Please describe other skills and interests:

Gardening

Please describe your government or community volunteer experience (Hanover or elsewhere):

ALS Association visiting volunteer  
TOA @ Bridle Path - Architectural Review Committee member



**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.

August 21, 2023

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

RE: Zoning Petition: 23ZHB13  
Applicant: Avtar Singh  
Property location: 5639 Grace Ave  
Zoning District: R1-U

Enclosed is a copy of the application received August 21, 2023, seeking relief from the ordinance prohibiting a shed in a townhouse development.

Next scheduled meeting is at 7:00 PM Thursday, September 28, 2023. 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

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 21 day of August, 20 23

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

- Address of property for which a special permit is requested: 5639 Grace Ave  
Bethlehem, PA 18017
- Tax Parcel No.: M6NW4 6 15 0214
- Current Zoning Classification: R1-U ~~AJ-110~~ - Single Family, Residential Town house
- The Dimension of the land area are: .36 Acres
- The real estate contains 15,542 square feet.
- The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:  
110 - Single Family, Residential  
(a) The real estate is presently used for the purpose of: Residential  
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):  
1657 square feet

### II. OWNER INFORMATION

- Owner of property: Avtar Singh Telephone 610-849-0053  
*(all parties to the title must be listed, attach additional page if needed)*  
Address 5639 Grace Ave  
Bethlehem, PA 18017

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

- Applicant ("Petitioner(s)") Avtar Singh Telephone 610-849-0053  
*(all parties must be listed, attach additional page if needed)*  
Address 5639 Grace Ave  
Bethlehem, PA 18017
- Petitioner is the (check one or more)  
☒ Owner ☐ Occupant ☐ Agent for:                      ☐ Other:
- Attorney representing Petitioner(S):                      Telephone                       
Address
- 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:
- Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on Aug 21st, 20 23, which was as follows: (quote, or if insufficient space, attach additional page). Per Zoning officer's decision



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) Mitigate fire hazard to life and property due to stored gasoline inside small car garage, daily use property stolen when left outside. Hardship associated is the ordinance prohibits building a shed and is unique to the property size, and configuration. 185-25 C.13
7. The variance or exception requested and the new improvements desired to be made as follows:

- (a) Building(s) to be erected: Shed in rear yard
- (b) Building(s) to be changed: \_\_\_\_\_
- (c) Building(s) to be used for: \_\_\_\_\_

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)

Arthur W  
Petitioner

[Signature] (SEAL)

\_\_\_\_ (SEAL)

\_\_\_\_ (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 )

COUNTY OF NORTHAMPTON )

) ss:

ON THIS, the 25<sup>th</sup> day of AUGUST, 2023, before me, Richard

Young the undersigned officer,  
personally appeared, AVTAR SINGH,  
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.

[Signature] (SEAL)  
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me  
This 25<sup>th</sup> day of AUG 2023.

[Signature]  
NOTARY PUBLIC

X [Signature]  
By

Commonwealth of Pennsylvania - Notary Seal  
Richard E. Young, Notary Public  
Northampton County  
My commission expires May 9, 2025  
Commission number 1184042  
Member, Pennsylvania Association of Notaries

FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF \_\_\_\_\_ )

) ss:

ON THIS, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_

the undersigned officer,  
personally appeared, \_\_\_\_\_,  
who acknowledged \_\_\_\_\_ self to be the \_\_\_\_\_ of  
\_\_\_\_\_, a corporation, and that he as such \_\_\_\_\_ being  
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by \_\_\_\_\_ self as \_\_\_\_\_.

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

## COUNTY OF NORTHAMPTON

### RECORDER OF DEEDS

NORTHAMPTON COUNTY GOVERNMENT CENTER  
669 WASHINGTON STREET  
EASTON, PENNSYLVANIA 18042-7486  
Area Code (610) 829-6210

Andrea F. Suter - Recorder  
Dorothy J. Edelman - Lead Deputy  
Barbara L. Manieri - Deputy



Book - 2016-1 Starting Page - 190408

\*Total Pages - 3

Instrument Number - 2016023440

Recorded On 9/7/2016 At 10:07:28 AM

\* Instrument Type - SATISFACTION PIECE

Invoice Number - 841904

\* Grantor - SINGH, AVTAR

\* Grantee - WELLS FARGO BANK N A

User - KSKE

\* Customer - SIMPLIFILE LC E-RECORDING

NCGIS Registry UPI Certification  
On September 7, 2016 By KW

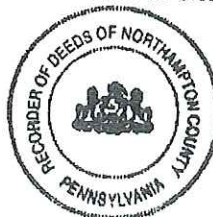
#### \* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES	\$15.00
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
TOTAL PAID	\$66.00

#### \*RECORDED BY:

NATIONWIDE TITLE CLEARING INC.  
2100 ALTERNATE 19 N  
PALM HARBOR, FL 34683

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania



*Andrea F. Suter*

Andrea F. Suter  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

## Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

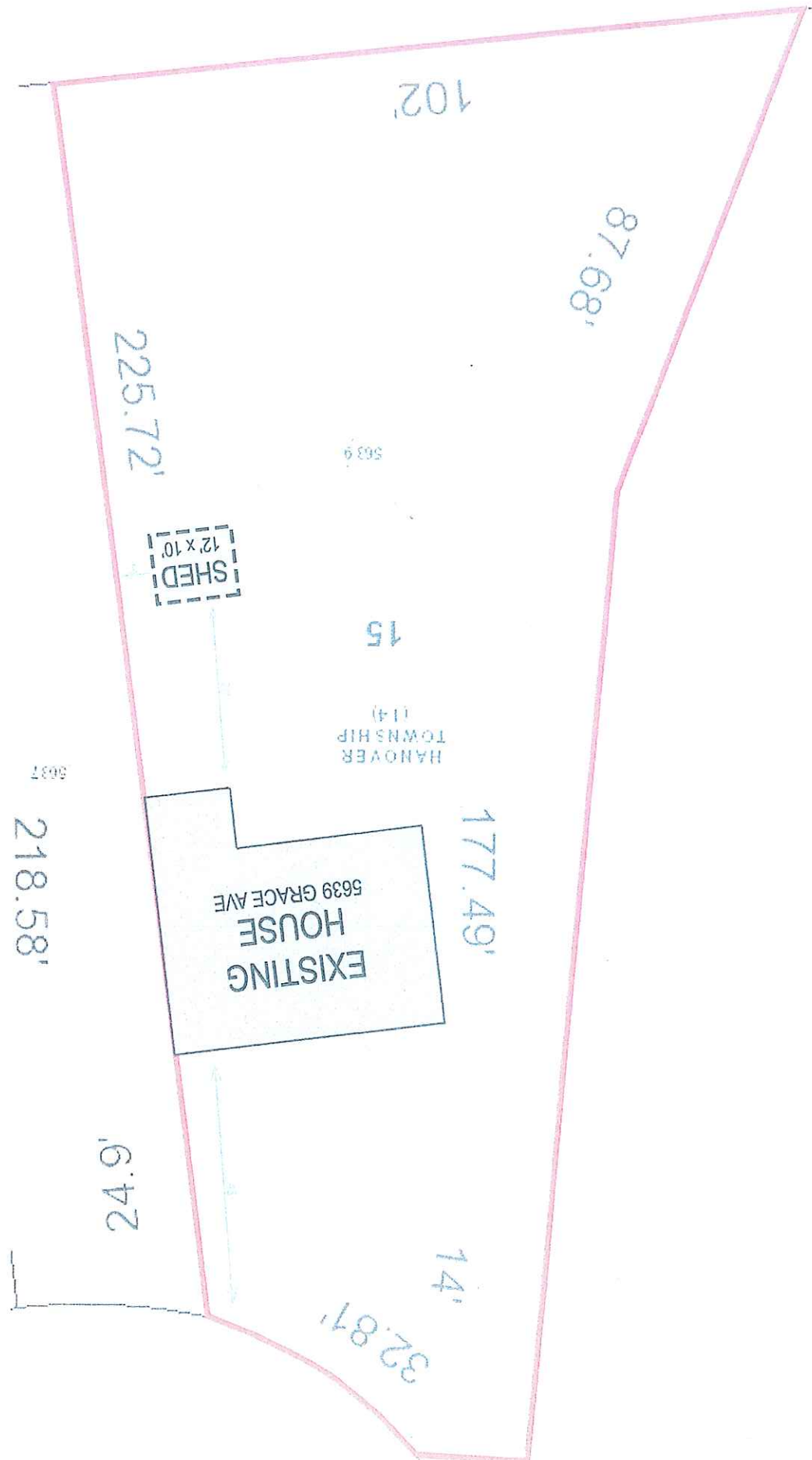
Book: 2016-1

Page: 190408

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\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.





ARID: M6NW4 6 15 0214  
INGH AVTAR,

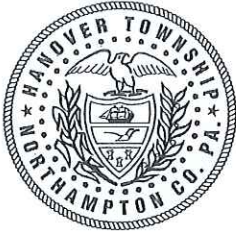


## LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 10, 2023, AT 7:00 P.M. AT THE HANOVER TOWNSHIP COMMUNITY CENTER, 3660 JACKSONVILLE ROAD, BETHLEHEM, PA 18017, FOR THE PURPOSE OF HEARING THE APPEAL OF 4300 AIRPORT RD PA LLC, YOEL JACOB, 21 PHILIPS PARKWAY MONTVALE, NJ 07645, WHO IS SEEKING A CONDITIONAL USE PERMIT PURSUANT TO SECTION 185-38E(11) AND 185-54.E.(15)[9] SPECIFIC REGULATIONS APPLICABLE IN ORDER TO OCCUPY 179,400 SQ. FT BUILDING FOR A MANUFACTURING FACILITY HAVING 50% WAREHOUSING IN THE AFHBD (AIRCRAFT FLIGHTPATH HIGHWAY BUILDING DISTRICT) ZONING DISTRICT WHICH REQUIRES CONDITIONAL USE APPROVAL BY THE BOARD OF SUPERVISORS. THE PROPERTY WHICH APPELLENT IS SEEKING TO DEVELOP IS AT 4000-4030 AIRPORT RD, ALLENTOWN, PA 18109, AND CONTAINS 22.25 ACRES OR APPROXIMATELY 969,038.21 SQUARE FEET.

ALL INTERESTED PARTIES MAY ATTEND THE HEARING AND THEY SHALL BE HEARD.

YVONNE D. KUTZ  
ZONING ADMINISTRATOR  
HANOVER TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA



**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.

August 21, 2023

To: Board of Supervisors  
John J. Finnigan, Jr  
Christina Thomas  
Jim Broughal, Esq.  
Brien Kocher, HEA  
Planning Commission

RE: Conditional Use  
Applicant: 4300 Airport Rd PA LLC-Yoel Jacob  
Property location: 4000-4300 Airport Rd  
Zoning District: AFHBD (Aircraft Flightpath Highway Business District)

Enclosed is a copy of the conditional use application received August 21, 2023 from 4300 Airport Rd PA LLC-Yoel Jacob for a proposed manufacturing tenant requiring 50% warehousing space.

Notice of hearing to be scheduled by the Board of Supervisors.

*Yvonne D. Kutz*

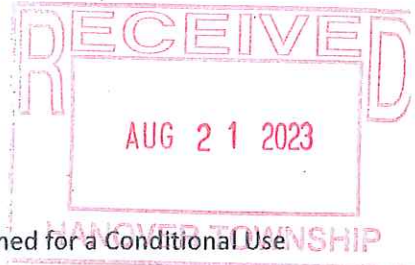




## HANOVER TOWNSHIP, Northampton County

3630 Jacksonville Rd, Bethlehem PA 18017

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



### APPLICATION FOR A CONDITIONAL USE

Application is made this 15th day of August, 2023 by the undersigned for a Conditional Use  
Pursuant to the terms and provision of the Hanover Township Zoning Ordinance, as amended.

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

1. Address of property for which Conditional Use is requested: \_\_\_\_\_  
4000-4030 Airport Road, Hanover Township, Northampton County, Pennsylvania  
Tax Parcel No.: M5 7 14B 0214 & M5 7 15B 0214 Current Zoning District of property: AFHBD Aircraft Flightpath Highway Business District
2. (a) The Dimension of the land area are: multi-dimensional  
(b) The real estate contains 969,038.21 square feet
3. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:  
AFHBD Aircraft Flightpath Highway Business District  
(a) The real estate is presently used for the purpose of: vacant land  
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):  
vacant land

**II. OWNER INFORMATION** (owner of both properties)

1. Owner of property: 4300 Airport Road PA, LLC - Yoel Jacob Telephone 845-202-4900  
(all parties to the title must be listed, attach additional page if needed)  
Address 21 Philips Parkway Montvale NJ, 07645

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

1. Applicant (if different from Owner) N/A - same as owner Telephone \_\_\_\_\_  
(all parties must be listed, attach additional page if needed)  
Address \_\_\_\_\_
2. If Applicant is not the owner, state Applicant's authority to submit this application  
N/A - same as owner
3. Attorney representing Petitioner: Frank N. D'Amore, Esq. Telephone 610-797-9000 ext. 331  
Address 645 West Hamilton Street, Suite 800, Allentown, PA 18101
4. 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) N/A
5. 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) N/A

6. The Conditional Use requested and the new improvements desired to be made as follows:

(a) Building(s) to be erected: Proposed 179,400 SF manufacturing and warehouse building - 89,700 SF (50%) is proposed for manufacturing and 89,700 SF (50%) is proposed for warehouse

(b) Building(s) to be changed: \_\_\_\_\_

(c) Building(s) to be used for: Proposed 179,400 SF manufacturing and warehouse building - 89,700 SF (50%) is proposed for manufacturing and 89,700 SF (50%) is proposed for warehouse. All products stored on site in warehouse portion of building to be manufactured on site.

7. 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.

8. Petitioner believes that the exceptions, variance, Conditional Use or other relief requested should be granted for the following reasons: (attach additional sheet if necessary) The applicant has a prospective tenant and due to their manufacturing process requires more warehousing space than allowed, but provided by conditional use approval.

9. 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.

10. 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.

11. Wherever additional information is requested by the Board of Supervisors, and leave to submit additional information is specifically granted by the chairman of the Board of Supervisors, 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 for decision specified in any Ordinance of the Township, by the same number of days which the 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)

[Signature]  
Petitioner  
[Signature] (SEAL)

\_\_\_\_ (SEAL)

\_\_\_\_ (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:

STATE OF NEW JERSEY  
COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF Bergen )

**ON THIS**, the 17 day of Aug, 2023, before me, Menachem I Neuman  
the undersigned officer,  
personally appeared, Joel Jacob,  
who acknowledged himself to be the Officer of  
4300 Airport Rd PA LLC, a corporation, and that he as such \_\_\_\_\_ being  
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself as Officer.

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

yo \_\_\_\_\_ (SEAL)  
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me  
This 17th day of August 2023.

[Signature]  
NOTARY PUBLIC





## BEFORE THE HANOVER TOWNSHIP BOARD OF SUPERVISORS

In Re: Application of 4300 Airport Road PA, LLC

### SUPPLEMENTAL STATEMENT IN SUPPORT OF CONDITIONAL USE

- I. Applicant 4300 Airport Road PA, LLC
- II. Property Location 4000-4030 Airport Road  
Allentown, PA 18109  
Northampton County Tax Parcel Nos: M5-7-14B-0214  
(referred to as the “Property”) M5-7-15B-0214
- III. Requested Relief

Applicant seeks Conditional Use Approval pursuant to §185-54 of the Hanover Township Zoning Ordinance (the “Ordinance”)

IV. Background

Applicant is the record owner of the Property. The Property is situated on two adjacent lots consisting of +/- 22.5 acres. The Property is situated in the Aircraft Flightpath Highway Business District – “AFHBD” Zoning District. The Property is currently vacant. Applicant proposes to consolidate the two existing lots to create a single +/- 22.5-acre lot and further proposes to construct a +/- 179,400 square-foot manufacturing and warehousing facility with twenty-seven (27) dock doors (the “Project”). The Project proposes that the area dedicated to manufacturing and warehousing will be divided equally at 50%. The Project is more fully laid out on the plan entitled “Conditional Use Plan” for 4300 Airport Road PA, LLC, prepared by Colliers Engineering and Design, dated June 02, 2022, last revised July 28, 2023 (the “Plan”). The Project proposes the removal of an existing tree line that currently sits on the property line separating the two lots comprising the Property (the “Trees”). The lot-line is proposed to be deleted as part of the lot consolidation. Zoning relief in the form of a variance from §185-22(F)(1) through (5) of the Ordinance was granted on June 5, 2023. On July 27, 2023, variance relief from the following conditional use requirements was granted subject to conditions which will be made part of the record at the time of the conditional use hearing:

- i. §185-54(E)(15)(b)[1] to allow the building in which the use is situated and any associated outdoor storage or truck parking to be 200 feet from the suburban R1-S zoning district when the Ordinance requires a minimum of 500 feet of separation to the suburban R1-S zoning district;
- ii. §185-54(E)(15)(b)[2] to permit direct access to Orchard Lane, Airport Road, Weaversville Road, or Schoenersville Road despite not proposing an internal coordinated road system;
- iii. §185-54(E)(15)(b)[3] to permit a lot size of 22.5 acres when 8 is permitted;

- iv. §185-54(E)(15)(b)[5] from the requirement to improve lane capacity and intersection capacity to provide a capacity level of service of "C" or better service; and
- v. §185-12 "Definition" – from the definition of "Truck Terminal" and instead concluding that the proposed building is a manufactured building.

#### I. CONDITIONAL USE

Conditional use is a permitted use so long as objective and enumerated standards of a zoning ordinance are met. In re Thompson, 896 A.2d 659, 670 (Pa. Cmwlth. 2006). An applicant for conditional use only has the burden of demonstrating compliance with the specific criteria of the ordinance. Levin v. Board of Supervisors of Benner Township, 669 A.2d 1063 (Pa. Cmwlth. 1995). Once an applicant meets the requirements of the ordinance, the application must be granted unless any objectors present sufficient evidence that the proposed use has a detrimental effect on the public health, safety, and welfare. Bailey v. Upper Southampton Township, 690 A.2d 1324 (Pa. Cmwlth. 1997). Any detrimental effect must be shown by objectors to be more than what is usually associated with a similar development.

Applicant seeks Conditional Use Approval pursuant to §185-54 the Ordinance. Applicant is required to meet the general standards of §185-54(D) and any specific standards of §185-54(E)(15)(b), as modified.

The general standards of §185-54(C) are as follows:

- (1) In conformance with the spirit, purposes, intent, and all applicable requirements of this chapter.
- (2) In conformance with all applicable provisions of all other Township ordinances.
- (3) In accordance with the Township Comprehensive Plan.
- (4) Suitable for the particular location in question.
- (5) Not detrimental to public health or welfare.
- (6) No accessory uses shall be permitted except as may be specifically noted on the approved site plan of the proposed conditional use or in accordance with the specific provisions of this chapter.

And the applicable specific standards of §185-54(E)(15)(b) are as follows:

- (1) The building in which the use is situated and any associated outdoor storage or truck parking shall not be closer at any point than 500 feet to any suburban (R1-S) zoning district. Variance relief from this section was granted as outlined above.



- (2) The lot containing the proposed conditional use shall not have direct access to Orchard Lane, Airport Road, Weaversville Road or Schoenersville Road except by an internal coordinated road system approved by the Board of Supervisors during the site plan review process. Variance relief from this section was granted as outlined above.
- (3) The lot size shall be no smaller than five acres and no larger than eight acres in size but otherwise shall be restricted by the shown setbacks and lot coverage criteria as specified for the AFHBD Zone. Variance relief from this section was granted as outlined above.
- (4) The lot shall have no more than two access points to public roads.
- (5) A traffic study shall be submitted with every application for a conditional use. This traffic study shall meet the requirements of § 185-22E and shall evaluate, at a minimum, the lanes and intersections of all roads to be used by vehicles accessing the development to the study limit of one mile from the location where the proposed site driveway or road meets an existing public road. If the traffic study submitted with an AFHBD conditional use application indicates a decrease in intersection capacity or lane traffic capacity level of service within this one mile, the developer must improve lane capacity and intersection capacity to provide a capacity level of service of "C" or better service [for all lanes of the road and all legs of the intersection(s)].

Variance relief from this section was granted as outlined above, subject to certain conditions which will be made part of the record.

- (6) Stormwater management study.

[a] A stormwater management study shall be submitted with every application for a conditional use under this section. This stormwater management study shall meet the requirements of Chapter 152 and shall evaluate the capacity versus flow conditions of all stormwater conveyance systems from the development downstream to the Township boundary.

[b] If the stormwater management study indicates that the capacity of any downstream conveyance watercourse or facility is exceeded for the twenty-five-year storm, with or without the proposed development, the developer must provide conveyance capacity improvements to ensure a capacity of a post development twenty-five-year storm without creating a condition of increasing the one-hundred-year flood level of any downstream watercourse along or adjacent to the path of runoff.

- (7) Warehouse and storage facilities where such uses are accessory to or serve a principal use and where such warehouse or storage exceeds 25% of the square footage in a building shall be limited to the storage of materials used and/or the products produced on-site.

Applicant meets all the above-referenced criteria for Conditional Use approval. Regarding the general standards of §185-54(D), the Project is in conformance with the spirit, purposes, intent,



and all applicable requirements of this chapter and is further in conformance with all applicable provisions of all other Township ordinances. The Project will be developed in accordance with the Township Comprehensive Plan and is suitable for the particular location in question. The Project is not detrimental to public health or welfare. And no accessory uses shall be permitted except as may be specifically noted on the approved site plan of the proposed conditional use or in accordance with the specific provisions of this chapter.

Regarding §185-54(E)(15)(b), Applicant will meet standards, as modified by any variance relief. The use and associated outdoor storage or truck parking is situated 200 feet from the suburban R1-S zoning district. The Property is permitted to have access to Orchard Lane, Airport Road, Weaversville Road or Schoenersville Road. The lot size of 22.5 acres was permitted by the Zoning Hearing Board. A stormwater management study has been submitted for the Project and the same is in compliance with the Ordinance. A traffic study meeting the requirements of §185-22E has been provided, and variance relief from this section was granted subject to certain conditions. The Project does not propose more than two access points to public roads. The Project was granted relief from the definition of Truck Terminal.

## **V. CONCLUSION**

For the above stated reasons, Conditional Use approval should be granted.



**COUNTY OF NORTHAMPTON****RECORDER OF DEEDS**

NORTHAMPTON COUNTY GOVERNMENT CENTER

669 WASHINGTON STREET

EASTON, PENNSYLVANIA 18042-7486

Area Code (610) 829-6210

Andrea F. Suter - Recorder

Dorothy J. Edelman - Lead Deputy

Barbara L. Manieri - Deputy

**AFFIDAVIT FILED**

Book - 2022-1 Starting Page - 231245

\*Total Pages - 8

Instrument Number - 2022027156

Recorded On 8/18/2022 At 10:45:52 AM

NCGIS Registry UPI Certification

On August 17, 2022 By HW

\* Instrument Type - DEED

Invoice Number - 1040607

\* Grantor - LIBERTY SQUARE INC

\* Grantee - 4300 AIRPORT ROAD PA LLC

User - MKTE

\* Customer - BETTER RESEARCH LLC 2

**\* FEES**

STATE TRANSFER TAX \$45,000.00

STATE WRIT TAX \$0.50

JCS/ACCESS TO JUSTICE \$40.25

RECORDING FEES \$19.00

AFFORDABLE HOUSING \$14.02

AFFORDABLE HOUSING - \$2.48

ADMIN FEE

COUNTY RECORDS \$2.00

IMPROVEMENT FEE

DEEDS RECORDS \$3.00

IMPROVEMENT FEE

UPI CERTIFICATION FEE \$20.00

BETHLEHEM AREA \$22,500.00

SCHOOL REALTY TAX

HANOVER TOWNSHIP \$22,500.00

TOTAL PAID \$90,101.25

**\*RECORDED BY:**

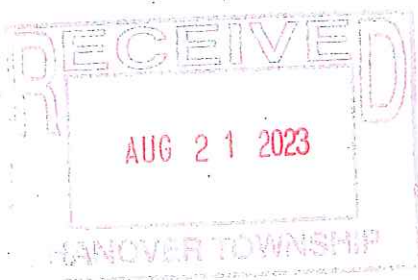
BETTER RESEARCH LLC 2

1 PARAGON DR&amp;#10;SUITE 150B

MONTVALE, NJ 07645-1765

I hereby CERTIFY that this document is recorded in the  
Recorder's Office Of Northampton County, Pennsylvania

Andrea F. Suter

Andrea F. Suter  
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

**Do Not Detach**THIS PAGE IS NOW THE FIRST PAGE  
OF THIS LEGAL DOCUMENT

001118



Book: 2022-1

Page: 231245

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



Prepared by:  
Joseph J. Plunkett Esquire  
Plunkett & Graver, P.C.  
2030 Tilghman Street  
Suite 202  
Allentown, PA 18104

Tax Parcel Identifier: **M5-7-14B0214**  
**M5-7-15B0214**

**DEED**

**THIS DEED**, made this 11 day of April in the year Two Thousand Twenty-Two (2022)

BETWEEN **Liberty Square Inc.**, a New Jersey corporation, of the State of New Jersey, hereinafter referred to as "Grantor", party of the first part,

and

**4300 Airport Road PA, LLC**, a Pennsylvania limited liability company, of the Commonwealth of Pennsylvania, hereinafter referred to as "Grantee", party of the second part,

WITNESSETH, that in consideration of Ten and 00/100 Dollars (\$10.00), Exchanged Value, in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the said Grantee,

**PARCEL A:**

ALL THAT CERTAIN lot or tract of land situated in the Township of Hanover, County of Northampton, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point located on the easterly side of Pennsylvania Legislative Route 48048 and the southwesterly property corner of James M. Heintzelman; thence along the said lands South 81° 11' minutes (sic) East, 124.30 feet to a point; thence North 19° 49' East 102.00 feet to a point; thence along the lands of Edwin F. Sterner North 89° 42' East 170.50 feet to a point; thence North 86° 15' East 729.30 feet to a point; thence South 1° 45' West 374.55 feet to a point; thence South 86° 15' West 36.30 feet to a point; thence South 3° 30' East 330.00 feet to a point; thence South 86° 15' West 569.00 feet to a point; thence along lands of Frank E. Stier, grantor herein, North 8° 12' 20" West 350.00 feet to a point; thence South 83° 49' 16" West 531.99 feet to a point; thence along the easterly side of Pennsylvania Legislative Route 48048 North 19° 49" East 349.40 feet to the place of beginning.

CONTAINING: 13.546 acres.



LESS AND EXCEPTING ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Hanover, County of Northampton, Pennsylvania, lying along the easterly side of Airport Road (S.R. 987), bounded and described as follows:

Beginning at a point, said point located on the easterly side of Airport Road (S.R. 987) and the southwesterly property corner of James M. Heintzelman; thence along the lands of James M. Heintzelman South  $81^{\circ} 11'$  East, 75.69 feet to a point;

Thence along the lands of Darbin T. Skeans and Deborah S. Skeans, on a curve to the left, said curve having a radius of 1055.92 feet a distance of 209.48 feet to a point;

Thence along said lands South  $85^{\circ} 56' 37''$  East, 10.00 feet to a point;

Thence along a curve to the left, said curve having a radius of 1045.92 feet a distance of 90.82 feet to a point;

Thence along the lands of Frank E. Stier South  $83^{\circ} 49' 16''$  West, 153.81 feet to a point on the easterly right-of-way line of Airport Road;

Thence along the easterly right-of-way line of Airport Road (S.R. 987) along a curve to the left, said curve having a radius of 200.00 feet a distance of 21.40 feet to a point;

Thence along the same in a northeasterly direction 321.22 feet to the point of beginning.

Containing total area: 32,626 square feet or (0.749 acres).

Neighborhood valuation code 48100

KNOWN AS TAX PARCEL IDENTIFIER: M5-7-14B Bethlehem School District

BEING THE SAME PREMISES which Darbin T. Skeans and Deborah S. Skeans, husband and wife, by Deed dated April 12, 2000, and recorded April 13, 2000, in the Office of the Recorder of Deeds in and for the County of Northampton, Commonwealth of Pennsylvania in Record Book Volume 2000-1, Page 42999, granted and conveyed unto Liberty Square, Inc., a New Jersey corporation, Grantor herein.

#### **PARCEL B:**

ALL THAT CERTAIN messuage or tenement and three tracts of land, situate in the Township of Hanover, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

#### **Tract No. 1**

BEGINNING at a stone corner of now or late of Daniel Schneider's land, thence extending along the same North  $75 \frac{3}{4}$  degrees West, 49.7 perches to a stump on the West side of the Public road, thence along land late of John Miller, South 4 degrees East 50.4 perches to a stone, thence by lands now or late of Owen Ritter, North 86 degrees East, 43.9 perches to a

stone, thence by land now or late Estate of Daniel Geisinger North 1 ½ degrees East, 34.9 perches to the place of beginning.

CONTAINING: 12 acres and 31 perches of land.

Tract No. 2

BEGINNING at a point in line of lands now or late of Reuben Newhard and Owen Ritter, thence extending by said lands of now or late of Owen Ritter, South 89 degrees and 42 minutes West, 300.5 feet to an iron pin in a Public Road, thence in said Road North 19 degrees and 49 minutes East, 889.8 feet to a point on the West side of said Public Road leading from Schoenersville to Bath, thence by said lands now or late of said Reuben Newhard, said point being in line of land of said Reuben Newhard, South 6, minutes West, 835.6 feet to the place of beginning.

CONTAINING: 2 acres and 141.2 perches of land.

Tract No. 3

BEGINNING at a point on the Eastern edge of tire aforesaid concrete road; thence Eastward along the land now of formerly along the land now or formerly of Jolan Fassman and Mary Banko, a distance of 790 feet to a point; thence northward a distance of 28 feet along the property line running between the land of now or formerly of Edwin F. Sterner and Kathryn K. Sterner and George Hess, to a point; thence Westward to the Eastern edge of the aforesaid concrete road a distance of 790 feet; thence Southward to the point of Beginning, a distance of 28 feet, said tract of land being a rectangular piece of land, being 28 feet wide on the said concrete road and running between two parallel lines Eastward to the land of George Hess a distance of 790 feet.

CONTAINING: ½ acre more or less.

EXCEPTING AND RESERVING thereout and therefrom a tract of one acre more or less granted and conveyed by the said Edwin F. Sterner and Kathryn K. Sterner and William A. Sterner and wife, by Indenture dated October 18, 1967, duly executed and recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton in Deed Book Volume 307, Page 61 and

ALSO EXCEPTING AND RESERVING thereout and therefrom a tract of 5.1683 acres, more or less, granted and conveyed by the said Edwin F. Sterner and Kathryn K. Sterner to Richard A. Charman and Mary Jane Charman, by Indenture dated October 30, 1967, duly executed and recorded in the Office for the Recording of Deeds in and for the County of Northampton, at Easton, in Deed Book Volume 308, Page 403.



BEING THE SAME PREMISES which Darbin T. Skeans and Deborah S. Skeans, husband and wife, by Deed dated April 12, 2000, and recorded April 13, 2000, in the Office of the Recorder of Deeds in and for the County of Northampton, Commonwealth of Pennsylvania in Record Book Volume 2000-1, Page 42999, granted and conveyed unto Liberty Square, Inc., a New Jersey corporation, Grantor herein, , **School District 48100 Bethlehem School District**

**PARCEL C:**

Tract No. 1

ALL THAT CERTAIN piece or parcel of land, with the residence and improvements thereon, situate in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the line between land of Frank E. Stier and Marguerite O. Stier and land now or formerly of Edwin F. Stern and in an easterly line of public roadway leading from Schoenersville to Bath; then along land now or formerly of Edwin F. Sterner, North 89 degrees 42 Minutes East 130.00 Feet to a point; thence through land of Frank F. Stier and Marguerite O. Stier by a line parallel to the public road in a southerly direction for a distance of 80.00 Feet and then 89 Degrees 42 Minutes West 130.00 Feet to the easterly line of the public road; thence along said road in a northerly direction for a distance of 80.00 Feet to the place of BEGINNING.

CONTAINING: 0.227 of an Acre, more or less.

Tract No. 2

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the between land of Frank E. Stier and Marguerite O. Stier, and land now of Charles S. Smith and Clara M. Smith and in an easterly line of public roadway leading from Schoenersville to Bath; thence along land of Charles S. Smith and Clara M. Smith, North 89 Degrees 42 Minutes East 130.00 Feet to a point; thence through land of Frank E. Stier and Marguerite O. Stier by a line parallel to the public road leading from Schoenersville to Bath, in a southerly direction for a distance of 22.00 Feet; thence through land of Frank E. Stier and Marguerite O. Stier, North 81 Degrees 11 Minutes West for a distance of approximately 124.3 Feet to the easterly line of the public road leading from Schoenersville to Bath; thence along eastern edge of Schoenersville-Bath road in a northerly direction for a distance of 1 Foot, to the point of BEGINNING.

CONTAINING: 0.033 of an acre, more or less.

KNOWN AS TAX PARCEL IDENTIFIER: M6-7-15B, **School District 48100  
Bethlehem School District**



BEING THE SAME PREMISES which Darbin T. Skeans and Deborah S. Skeans, husband and wife, by Deed dated April 12, 2000, and recorded April 13, 2000, in the Office of the Recorder of Deeds in and for the County of Northampton, Commonwealth of Pennsylvania in Record Book Volume 2000-1, Page 43000, granted and conveyed unto Liberty Square, Inc., a New Jersey corporation, Grantor herein.

AND the Grantor does hereby **WARRANT** specially the property hereby conveyed.

[Remainder of page intentionally left blank. Signature page follows.]

Grantees Address:  
1 International Boulevard, Suite 410  
Mahwah NJ 07495-0027

Agent:



Noami Sidarenka

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

WITNESS:

**LIBERTY SQUARE INC.,**  
a New Jersey corporation

Hopi Cleming

By: Milan Kirby  
Name: Milan Kirby  
Title: President

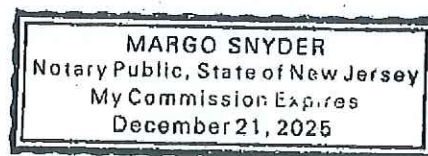
STATE OF NEW JERSEY )

COUNTY OF Morris )

This record was acknowledged before me on this 11th day of April, 2022, by **Milan Kirby** as President who represents that he is authorized to act on behalf of Liberty Square Inc., a New Jersey corporation.

Margo Snyder  
Signature of notarial officer  
Stamp

Title of office  
My commission expires: 12/21/2025





**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

**RECORDER'S USE ONLY**

State Tax Paid: **\$45,000.00**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Instrument Number: \_\_\_\_\_

Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document <b>4/11/22</b>			
Grantor(s)/Lessor(s) <b>Liberty Square Inc.</b>		Telephone Number	
Mailing Address <b>518 Spruce Street</b>		Grantee(s)/Lessee(s) <b>4300 Airport Road PA, LLC</b>	
City <b>Hellertown</b>		Mailing Address <b>1 International Boulevard, Suite 410</b>	
State <b>PA</b>	ZIP Code <b>18055</b>	City <b>Mahwah</b>	State <b>NJ</b>
		ZIP Code <b>07495-0027</b>	

**SECTION II REAL ESTATE LOCATION**

Street Address <b>4000 and 4030 Airport Road</b>		City, Township, Borough <b>Hanover</b>	
County <b>Northampton</b>	School District <b>Bethlehem</b>	Tax Parcel Number <b>M5-7-14B-0214 and M5-7-15B-0214</b>	
Neighborhood valuation code <b>48100</b>			

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input type="radio"/> NO		
1. Actual Cash Consideration <b>\$4,500,000.00</b>	2. Other Consideration <b>+ 0</b>	3. Total Consideration <b>= \$4,500,000.00</b>
4. County Assessed Value <b>\$63,900 / \$27,000</b>	5. Common Level Ratio Factor <b>x 4.61</b>	6. Computed Value <b>= \$294,579 / \$124,470</b>

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed <b>\$ 0</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100 %</b>	1c. Percentage of Grantor's Interest Conveyed <b>100 %</b>
--	---	---

**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name <b>4300 Airport Road PA, LLC</b>		Telephone Number	
Mailing Address <b>1 International Boulevard, Suite 410</b>		City <b>Mahwah</b>	
		State <b>NJ</b>	ZIP Code <b>(07495-0027</b>

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party \_\_\_\_\_ Date **7/22/22**

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105





**Northampton County Conservation District**

Greystone Building – 14 Gracedale Avenue - Nazareth, Pennsylvania 18064-9211  
Phone (610) 829-6276 - Fax (610) 746-1980 – E-mail: [northamptoncd@northamptoncd.org](mailto:northamptoncd@northamptoncd.org)

March 21, 2023

Yoel Jacob ([isaac@realdealmgmt.com](mailto:isaac@realdealmgmt.com))  
4300 Airport Road PA, LLC  
1 International Blvd., Ste. 410  
Mahwah, NJ 07945

Re: PAG-02 NPDES General Permit Coverage Approval  
4000 – 4030 Airport Road  
NPDES Permit Application No. PAC480158  
Cty.#: 14-22-1-78  
Hanover Township, Northampton County



Dear Mr. Jacob:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Northampton County Conservation District has approved your request for new coverage under the PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities ("PAG-02 General Permit"). The latest versions of the Notice of Intent (NOI) and all supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings, for 4300 Airport Road PA, LLC, dated July 15, 2022 and last revised February 17, 2023.
- The PCSM Plan drawings for 4300 Airport Road PA, LLC, dated July 15, 2022, and last revised February 17, 2023.

Your coverage under the PAG-02 General Permit, which has been assigned NPDES Permit No. PAC480158, is effective on **March 21, 2023** and will expire on **December 7, 2024**. If stormwater discharges associated with construction activities are expected to continue beyond the expiration date of PAG-02 General Permit coverage, you must apply to renew your coverage at least 180 days prior to the expiration date, unless otherwise approved by the Department of Environmental Protection (DEP) or the District.

Please review the PAG-02 General Permit and the enclosed attachments carefully and contact this office if you have any questions. Please pay particular attention to the following requirements of the General Permit:

- In accordance with 25 Pa. Code § 102.5(h), operators who are not the permittee shall be co-permittees. An operator is a person who either has oversight responsibility of an earth disturbance activity on a project site who has the ability to make modifications to the E&S



Plan, PCSM Plan or site specifications, or has day to day operational control over an earth disturbance activity on a project site. Please be advised that after an operator (contractor) has been selected for the project, the operator must be made a co-permittee and enter into an agreement with the permittee. Please use the enclosed Co-Permittee Acknowledgement Form for Chapter 102 Permits form (3800-FM-BCW0271a) to add a co-permittee.

- A pre-construction meeting is required as specified in 25 Pa. Code § 102.5(e), unless otherwise notified in writing by this office. The purpose of this meeting is to review all aspects of the permit with the permittee, co-permittees, operators, consultants, inspectors and licensed professionals or their designees who will be responsible for the implementation of the critical stages of the approved PCSM Plan. You must provide at least seven days notice of the pre-construction meeting to all invited attendees.
- You must conduct inspections of all best management practices (BMPs) on a weekly basis and after each measurable stormwater event (i.e., precipitation in an amount of 0.25 inch or greater over a 24-hour period) to ensure effective and efficient operation. The Visual Site Inspection Report Form (3800-FM-BCW0271d) is enclosed along with instructions. This form (or an equivalent electronic form providing the same information) must be used to document the required site inspections.
- For any property containing a PCSM BMP, the permittee or co-permittee must record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance (O&M) for PCSM BMPs, and provide notice that the responsibility for long-term O&M of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees. **You must record an instrument with the Recorder of Deeds within 45 days and provide proof of the recording at the time an application to transfer permit coverage is submitted, if applicable, and at the time a Notice of Termination (NOT) is submitted to this office.**
- If there are any changes to the PCSM BMPs or long-term operation and maintenance plan after the initial instrument recording and prior to permit termination, the permittee(s) will need to amend the initial recorded instrument at the recorder of deeds office prior to permit termination. Please note, most Recorder of Deeds Offices require that the land owner (at the time of actual recording) signs the instrument to be recorded. If the land owner changes and an amended instrument needs to be recorded, the Recorder of Deeds office will likely require the new land owner's signature on the amended instrument. It is recommended that for any sale or transfer of property to a new owner before this permit is terminated that the permittee seek legal counsel on how to structure the sale or transfer to allow the recorded instrument to be amended.
- The NOT form (3800-PM-BCW0229b) is also enclosed and must be completed and filed when construction activities have ceased and final stabilization has been achieved. The NOT must identify the responsible person(s) for the long-term O&M of the PCSM BMPs. Please be advised that the permittee and any co-permittees remain responsible for all operational



**maintenance for this project site until the NOT has been filed and acknowledged. It is important that you fulfill your obligations under the General Permit and submit a complete NOT to this office upon final stabilization of the site.**

Persons aggrieved by an action of a conservation district under 25 Pa. Code Chapter 102 may request an informal hearing with DEP within 30 days of publication of this notice in the *Pennsylvania Bulletin*, pursuant to 25 Pa. Code § 102.32(c). DEP will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by DEP may be appealed to the Environmental Hearing Board.

**IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.**

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

If you have questions, please contact James Lawrence by e-mail at [jlawrence@northamptoncounty.org](mailto:jlawrence@northamptoncounty.org) or by telephone at 610-829-6276 and refer to Application No. PAC480158.

Sincerely,



Dion R. Campbell, P.E.  
District Manager  
Northampton County Conservation District

ecc: C. Richard Roseberry, PE, Colliers Engineering & Design  
([Richard.roseberry@colliersengineering.com](mailto:Richard.roseberry@colliersengineering.com)) (NPDES3 & permit cover page)  
Hanover Township (NPDES3 & permit cover page)  
DEP NERO [RA-EPNEROWW@pa.gov](mailto:RA-EPNEROWW@pa.gov) (NOI, NPDES3, Permit cover page, Bulletin notice)  
DEP Bureau of Clean Water (NOI, NPDES3, Permit cover page, module 2 & 4)

Enclosures: PAG-02 General Permit

cc: Project File  
ICIS

**NOTE: This is your permit authorization, hard copies will not follow - please work from the plan revisions listed in the permit approval letter and see DEP's eLibrary for necessary forms (e.g. Permit Transfer, Co-Permittee, Notice of Termination, etc.).**





**PAG-02**  
**AUTHORIZATION TO DISCHARGE UNDER THE**  
**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)**  
**GENERAL PERMIT FOR DISCHARGES OF**  
**STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

**NPDES PERMIT NO: PAC480158**

In compliance with the provisions of the Clean Water Act, 33 U.S.C.A. §§ 1251—1387 and Pennsylvania's Clean Streams Law, as amended, 35 P.S. §§ 691.1—691.1001, the Department of Environmental Protection (DEP) authorizes the permittee named below to discharge stormwater associated with construction activities from an earth disturbance activity that involves earth disturbance greater than or equal to one acre, or an earth disturbance on any portion, part, or during any stage of a larger common plan of development or sale that involves earth disturbance greater than or equal to one acre:

Permittee

**4300 Airport Road PA, LLC  
1 International Blvd., Ste. 410  
Mahwah, NJ 07945**

Project Site

**4000 – 4030 Airport Road  
Hanover Township, Northampton County**

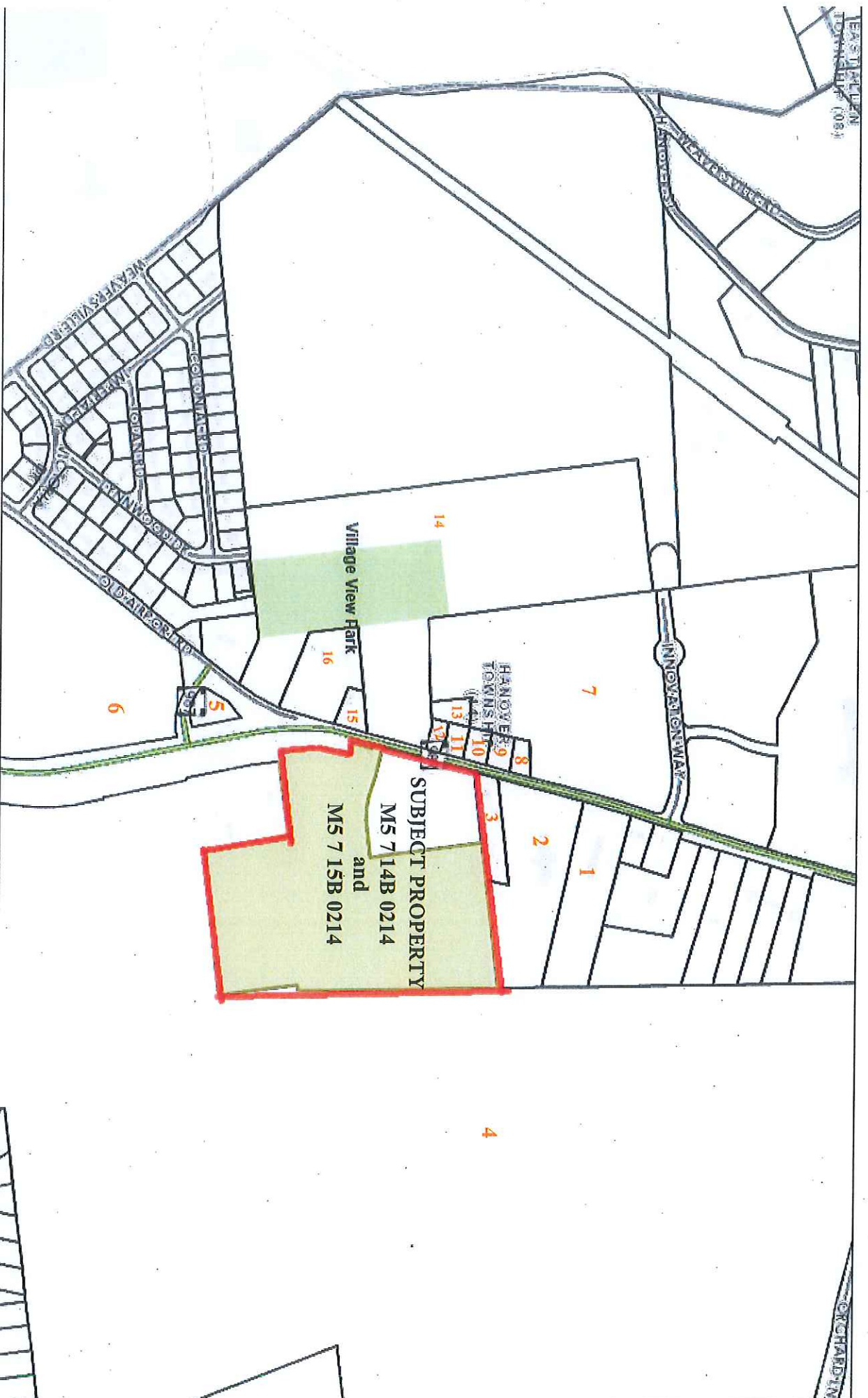
This authorization is subject to DEP's enclosed PAG-02 General Permit (General Permit) which incorporates all effluent limitations, monitoring and reporting requirements, and other terms, conditions, criteria, and special requirements for the discharge of stormwater associated with construction activities to surface waters, including through storm sewers. Authorization to discharge is subject to the implementation of the plans and additional associated information submitted as part of the Notice of Intent (NOI) for general permit coverage.

**APPROVAL TO DISCHARGE IN ACCORDANCE WITH THE TERMS AND CONDITIONS HEREIN IS AUTHORIZED BEGINNING ON March 21, 2023 AND WILL EXPIRE ON DECEMBER 7, 2024 WHEN CONDUCTED PURSUANT TO THE TERMS AND CONDITIONS OF THIS GENERAL PERMIT. GENERAL PERMIT COVERAGE MAY BE TERMINATED PRIOR TO THE EXPIRATION DATE UPON RECEIPT AND ACKNOWLEDGEMENT OF A NOTICE OF TERMINATION FORM AND APPROVAL BY DEP OR THE AUTHORIZED CONSERVATION DISTRICT. NO CONDITION OF THIS GENERAL PERMIT SHALL RELEASE THE PERMITTEE OR CO-PERMITTEE(S) FROM ANY RESPONSIBILITY OR REQUIREMENT UNDER STATE OR FEDERAL ENVIRONMENTAL STATUTES, REGULATIONS, OR LOCAL ORDINANCES.**

Coverage under the PAG-02 General Permit is authorized by:

  
\_\_\_\_\_  
**Dion R. Campbell, P.E.**  
**District Manager**  
**Northampton County Conservation District**

## Nearby Properties Sketch



Note: This sketch shows all properties within 500 feet of the subject property.



**Property Owners within 500 Feet from Subject Property**  
**Subject Property: 4000-4030 Airport Road, Hanover Township, Northampton County, Pennsylvania**

	Owner Name	Owner Address	Parcel ID	Property Address
1	Hindu Temple Society	same as property address	M5 7 17C 0214E	4200 Airport Road, Allentown, PA 18109
2	Mary J. Selko aka Mary N. Selko aka Mary Selko Trust Dated 11/30/2015	360 Wedgewood Road, Bethlehem, PA 18017	M5 7 15 0214	4140 Airport Road, Allentown, PA 18109
3	Michael J. & Kimberly Ann Lehman	same as property address	M5 7 15A 0214	4090 Airport Road, Allentown, PA 18109
4	Lehigh-Northampton Airport Authority	3311 Airport Road, Allentown, PA 18109	M5 7 14 0214E	3940 Airport Road, Allentown, PA 18109
5	Township of Hanover	3630 Jacksonville Road, Bethlehem, PA 18017	M5 7 4 0214E	4020 Old Airport Road, Allentown, PA 18109
6	Lehigh-Northampton Airport Authority	3311 Airport Road, Allentown, PA 18109	MSSE1 8 9 0214E	3810 Airport Road, Allentown, PA 18109
7	Steven Mortazavi	4250 Fritch Drive, Bethlehem, PA 18020	M5 4 11 0214	4415 Innovation Way, Allentown, PA 18109
8	Scott P. & Pamela J. Marcks	same as property address	M5 4 12 0214	4115 Airport Road, Allentown, PA 18109
9	Gregory S.T. Dillard & Patricia A. Miller	same as property address	M5 4 13 0214	4095 Airport Road, Allentown, PA 18109
10	Donald J. & Tara A. Doyle	same as property address	M5 4 14 0214	4085 Airport Road, Allentown, PA 18109
11	Joseph M. & Monica M. Amaya	same as property address	M5 4 15 0214	4065 Airport Road, Allentown, PA 18109
12	William E. Raub	5956 Airport Road, Allentown, PA 18109	M5 4 16 0214	4045 Airport Road, Allentown, PA 18109
13	Joseph M. & Monica M. Amaya	4065 Airport Road, Allentown, PA 18109	M5 4 11A 0214	WO Airport Road
14	Hanover Township	3630 Jacksonville Road, Bethlehem, PA 18017	M5 4 25A 0214E	4025 Old Airport Road, Allentown, PA 18109
15	Maria Rivera	same as property address	M5 4 19 0214	3985 Airport Road, Allentown, PA 18109
16	Mohammad & Marcel Zureiqi	same as property address	M5 4 19A 0214	3955 Airport Road, Allentown, PA 18109









## PENNsylvania

1-11	HIGHWAY OCCUPANCY PERMIT PLANS	
*PLANS TO BE RECORDED		

[illegible][illegible]

22 SPACES
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15 APPROVAL OF THE COMMITTEE OF

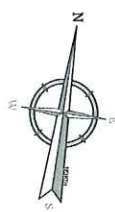
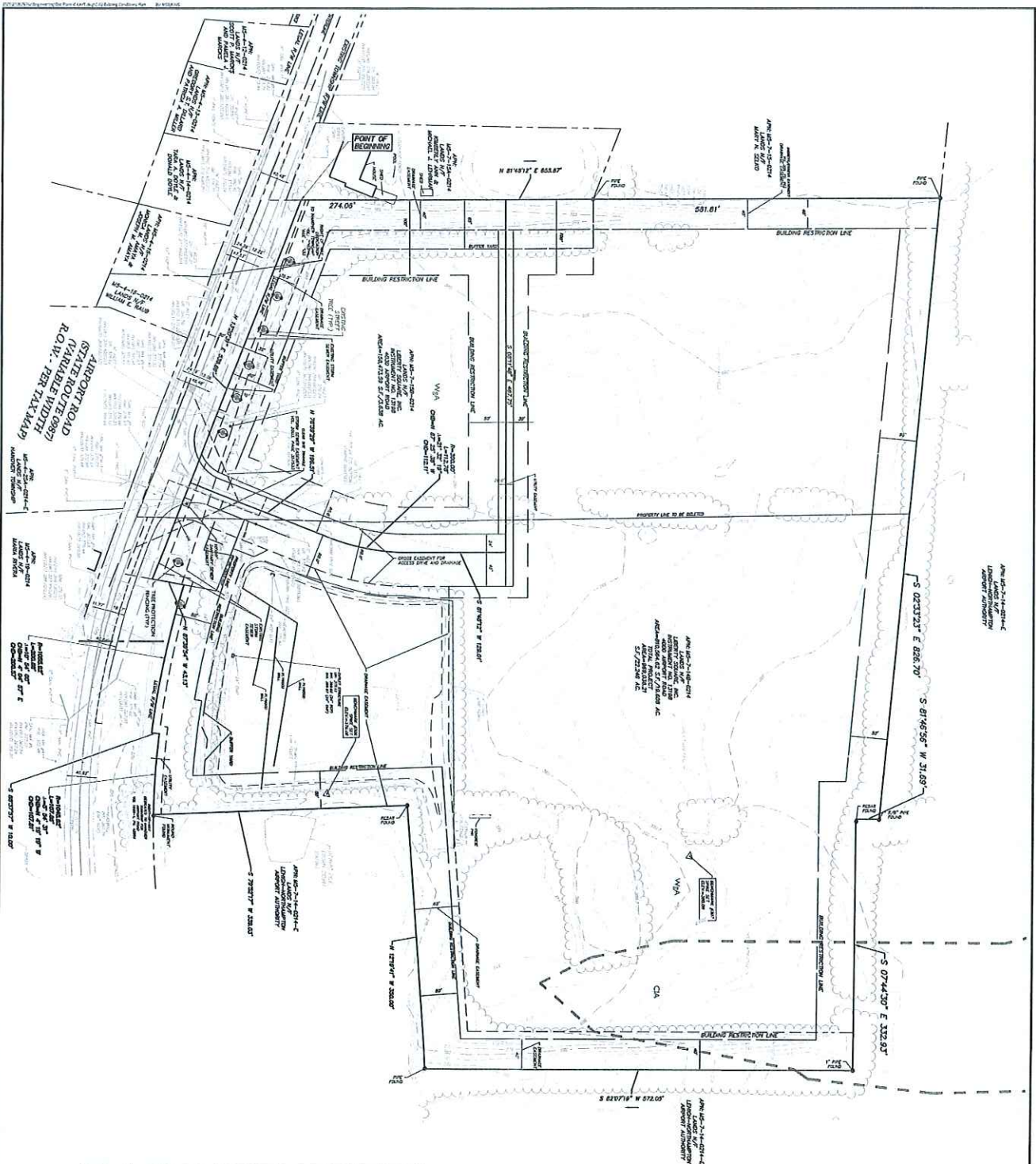
WHAT WELL-ENTRANCED AND LEAVING THE SITE.

\_\_\_\_\_

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**LEGEND**

- Property Line
- Building Footprint
- Building Restriction Line
- Survey Point
- Utility Line
- Other

**ABBREVIATIONS**

AK = AIRPORT ROAD  
 AL = ALLEY  
 AR = AIRPORT ROAD  
 AS = AIRPORT ROAD  
 AT = AIRPORT ROAD  
 B = BUILDING  
 C = CEMENT  
 D = DRIVE  
 E = EASEMENT  
 F = FENCE  
 G = GRASS  
 H = HIGHWAY  
 I = IRON  
 J = JAIL  
 K = KITCHEN  
 L = LANE  
 M = MASONRY  
 N = NORTH  
 O = OIL  
 P = PAVEMENT  
 Q = QUARTERS  
 R = ROAD  
 S = SIDEWALK  
 T = TANK  
 U = UTILITY  
 V = VENT  
 W = WALL  
 X = X-RAY  
 Y = YARD  
 Z = ZONE



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

**Colliers**  
Engineering & Design

www.colliersengineering.com

**MASER**  
ENGINEERING

**Colliers**  
ENGINEERING

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	08/15/11	AK	AK
2	REVISION	08/15/11	AK	AK
3	REVISION	08/15/11	AK	AK



**C. Richard Daseberry**  
Professional Engineer  
Pennsylvania License No. 1000000000000000  
Colliers Engineering & Design, Inc.

**PRELIMINARY/RECORD  
LAND DEVELOPMENT  
PLANS**  
FOR

**4300 AIRPORT ROAD  
PA, LLC**  
LOT 142 & 158, BLOCK 7  
HANOVER TOWNSHIP  
NORTHAMPTON  
PENNSYLVANIA

**Colliers**  
ENGINEERING  
& DESIGN  
1000 W. MARKET STREET  
SUITE 200  
HARRISBURG, PA 17104  
TEL: 717.651.1111  
WWW.COLLIERS-PA.COM

**EXISTING CONDITIONS PLAN**  
2 of 20



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

September 6, 2023

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)

**TRANSMITTED VIA EMAIL**

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

Board of Supervisors  
c/o Christina Thomas  
Hanover Township – Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9303

ATTORNEYS AND  
COUNSELORS AT LAW

Joseph A. Zator II  
Andrew D. Hoffman  
Jennifer R. Alderfer  
Marissa R. Harper

OF COUNSEL  
Paul D. North, Jr., P.E.  
Thomas L. Harper

**RE: Jaindl – Hanover Corporate Center 2  
Remaining Traffic/Roadway Improvements  
Time Extension Request**

Dear Supervisors:

You will recall that the Jaindl team appeared at the October 25, 2022 Board of Supervisors meeting to discuss an alternative approach to addressing remaining traffic improvements called for by the project Improvements Agreements. The Jaindl team has been working diligently in furtherance of direction given at that meeting. The engineers from Pidcock and Hanover Engineering have been working together regarding details and questions relating to the proposed traffic improvements alternative. However, it is very clear that additional time is needed to complete all of this work. Accordingly, on behalf of Jaindl Land Company, we request an extension of time through the end of March of 2024 to continue efforts in working with applicable Township representatives. Please note that this request does not apply to the Steuben Road and Township Line Road improvements; those improvements are on a different timeline that is not about to expire.

Thank you.

Very truly yours,

*Joseph A. Zator II*

Joseph A. Zator II

JAZ:jlw

cc: John J. Finnigan, Jr. (via email [jfinnigan@hanovertpw-nc.org](mailto:jfinnigan@hanovertpw-nc.org))  
James L. Broughal, Esq. (via email [jimbroughal@broughal-devito.com](mailto:jimbroughal@broughal-devito.com))  
Brien Kocher (via email [bkocher@hanovereng.com](mailto:bkocher@hanovereng.com))  
James A. Milot (via email [jmilot@hanovereng.com](mailto:jmilot@hanovereng.com))



David M. Jaindl (via email [david.jaindl@jaindl.com](mailto:david.jaindl@jaindl.com))  
Adam Jaindl (via email [adam.jaindl@jaindl.com](mailto:adam.jaindl@jaindl.com))  
Wendy Nicolosi, Esq. (via email [wendy.nicolosi@jaindl.com](mailto:wendy.nicolosi@jaindl.com))  
John McRoberts, P.E. (via email [jmcroberts@pidcockcompany.com](mailto:jmcroberts@pidcockcompany.com))  
Brian E. Harman P.E., P.T.O.E. (via email [bharman@pidcockcompany.com](mailto:bharman@pidcockcompany.com))  
J. Scott Pidcock (via email [spidcock@pidcockcompany.com](mailto:spidcock@pidcockcompany.com))  
Bruce E. Anderson (via email [banderson@pidcockcompany.com](mailto:banderson@pidcockcompany.com))  
Nicole Galio (via email [nicole.galio@jaindl.com](mailto:nicole.galio@jaindl.com))  
Domenick Dipaolo, P.E., M.S.C.E. ([dom.dipaolo@jaindl.com](mailto:dom.dipaolo@jaindl.com))

941 Marcon Boulevard  
Suite 801  
Allentown, PA 18109  
Main: 877 627 3772  
<http://colliersengineering.com>



September 7, 2023

Christina Thomas, Township Secretary/Assistant Treasurer  
Hanover Township Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017

4000-4030 Airport Road – Extension Request  
Northgate 1- 2-lot Subdivision, Northgate 1 Land Development, Northgate 1 Lot Consolidation Plan, and  
4000-4030 Airport Road Lot Consolidation & Land Development Plan  
Colliers Engineering & Design Project No. 21007876A

Dear Ms. Thomas,

In accordance with 25 Pa. Code §102.6(c)(2), we request a ninety (90) calendar day extension for the following items:

- Northgate 1- 2-lot Subdivision – Improvements Deadline
- Northgate 1 Land Development – MPC Deadline
- Northgate 1 Lot Consolidation Plan – Record Plans Conditions Deadline
- 4000-4030 Airport Road Lot Consol. & Land Dev. – MPC Deadline

If the extensions are granted, the deadlines would be extended to January 1, 2024.

Please let me know if you have any questions, or if you need any additional information.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "C. Roseberry", with a long horizontal flourish extending to the right.

C. Richard Roseberry, P.E., AICP  
Senior Principal/Regional Manager

R:\Projects\2021\21007876A\Correspondence\OUT\230907\_CRR - Hanover Township NC Extension Letter.docx



**AIA****Document G701™ – 2017****Change Order**

<b>PROJECT: (name and address)</b> Hanover Township Municipal Pool 3650 Jacksonville Road Bethlehem, PA 18017	<b>CONTRACT INFORMATION:</b> Contract For: Hanover Twp. Mun. Pool Date: December 22, 2023	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 008 Date: 8-31-23
<b>OWNER: (name and address)</b> Hanover Township 3650 Jacksonville Road Bethlehem, PA 18017	<b>ARCHITECT: (name and address)</b> BKP Architects 1525 Locust Street, 5th Flr. Philadelphia, PA 19102	<b>CONTRACTOR: (name and address)</b> Heim Construction Co. 44 Pheasant Run Road Orwigsburg, PA 17961

**THE CONTRACT IS CHANGED AS FOLLOWS:**

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

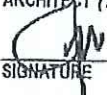
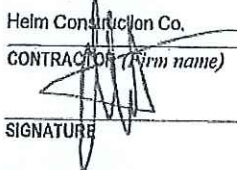
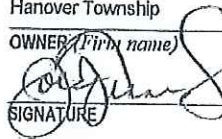
Provide and install inserts in concrete deck for backstroke flags, not included on Documents (\$2,975.24).  
Provide and install (2) faucets and (5) drain strainers in Snack Bar sinks (\$1,808.04).

P

The original <u>(Contract Sum)</u> <del>(Guaranteed Maximum Price)</del> was	\$	\$6,745,325.00
The net change by previously authorized Change Orders	\$	\$444,571.22
The <u>(Contract Sum)</u> <del>(Guaranteed Maximum Price)</del> prior to this Change Order was	\$	<del>\$6,745,325.00</del> 7,189,896 <sup>22</sup>
The <u>(Contract Sum)</u> <del>(Guaranteed Maximum Price)</del> will be <u>(increased)</u> <del>(decreased)</del> <del>(unchanged)</del> by this Change Order in the amount of	\$	\$4,783.28
The new <u>(Contract Sum)</u> <del>(Guaranteed Maximum Price)</del> , including this Change Order, will be	\$	<del>\$7,194,679.50</del> 7,194,679 <sup>50</sup>
The Contract Time will be <del>(increased)</del> <del>(decreased)</del> <u>(unchanged)</u> by	( )	days.
The new date of Substantial Completion will be		December 7, 2023

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

BKP Architects	Helm Construction Co.	Hanover Township
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
		
SIGNATURE	SIGNATURE	SIGNATURE
Joseph Powell, AIA LEED AP, Principal	Michael Wright, VP Operations	John J. Finnigan, Township Manager
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
8-31-23	8/31/23	8/31/2023
DATE	DATE	DATE



HEIM CONSTRUCTION COMPANY, INC.  
1020 Chestnut Road - Orwigsburg, PA. 17961  
PHONE: 570-968-4445 • FAX: 570-968-4441  
LICENSE: PA 021002

**Change Order Request #19 Rev 01**  
**General Construction**

DATE: 8/30/23

Hanover Township, Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9302

RE: Hanover Township Pool Project

TITLE: Backstroke flags and anchors

TIME EXTENSION: TBD

CHANGE DESCRIPTION: Heim Construction is pleased to present pricing to provide additional work to furnish and install backstroke flags and anchors as per Vincent Pools Proposal dated 8/30/23.

**Total PROPOSED CHANGE ORDER: ADD \$2,975.24**

We propose to furnish labor & material - complete in accordance with the above specifications for the sum of:

Dollars \$ 2,975.24

Payment to be made as follows **NET 30 days**

This proposal is valid for 20 calendar days from submission. Heim reserve the right to request additional time from the date of approval of this Change. Request once have had the opportunity to assess the impact of the change on the progress of scheduled work. We further reserve the right to withdrawal, cancel, modify or void this proposal for any reason at any time.

Accepted: The above prices, specifications and conditions are satisfactory and we hereby authorize you to proceed with the work as specified. Payment will be made as outline above.

Respectfully Submitted

HEIM CONSTRUCTION COMPANY INC

Acceptance Date: \_\_\_\_\_

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

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

Note: This proposal may be withdrawn by us if not accepted in 20 days.



# CO Proposal



VINCENT POOLS  
INCORPORATED

1823 Deep Run Road    Pipersville, PA 18947    215.766.7541 Voice    215.766.7541 Fax

Customer: Michael Wright  
Helm Construction

Project: Hanover  
Township

ITEM	DESCRIPTION OF WORK	QUANTITY	UNIT	COST	EXTENSION
Cost to add 6 backstoke anchors, post and flags					
1	5 stainless steel backstoke anchors	4	\$	155.00	\$620.00
2	5 - 8' backstoke post	-	\$	515.00	\$0.00
3	braided nylon cord	-	\$	0.52	\$0.00
4	flags color 1	-	\$	8.00	\$0.00
5	flags color 2	-	\$	8.00	\$0.00
6	flags with numbers (5 each side)	-	\$	8.00	\$0.00
7	freight	1	\$	75.00	\$75.00
8	labor 2 guys - 1 days	1	\$	774.08	\$774.08
9	misc material (concrete, bond wire, etc)	1	\$	550.00	\$550.00
10	sliding collars	-	\$	152.00	\$0.00
11	swivel hooks	-	\$	15.00	\$0.00
Subtotal					\$2,019.08
Profit				10%	\$201.91
Overhead				5%	\$100.95
Total					\$2,321.94

Submitted by:

*Joe Cecco*

Joseph Cecco  
VP of Construction

[illegible]



[illegible]

Company	(Total Cost from 2nd Tier Sub Detailed Cost Breakdown)	Total Cost
Vincent Pools		\$ 2,321.94
		\$ -
		\$ -
	Subtotal	\$ 2,321.94
	10% Overhead, Gen. Supt. & 5% Profit	\$ 348.29
	Total Subcontracts	\$ 2,670.23
<u>Summary</u>		
	Sub Total Materials	\$ -
	Sub Total Labor	\$ 261.04
	Sub Total Equipment	\$ -
	Total Subcontracts	\$ 2,670.23
	Less Deducts (explain separately)	
	Subtotal	\$ 2,931.27
1.5000%	% Bond Cost Adjustment on Subtotal	\$ 43.9691
	Total Proposal	\$ 2,975.24





HEIM CONSTRUCTION COMPANY, INC.  
1020 Chestnut Road - Orwigsburg, PA. 17961  
PHONE: 570-968-4445 • FAX: 570-968-4441  
LICENSE: PA 021002

**Change Order Request #17 rev 01**  
**General Construction**

DATE: 8/25/23

Hanover Township, Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9302

RE: Hanover Township Pool Project

TITLE: Food Service Extras

TIME EXTENSION: TBD

CHANGE DESCRIPTION: Heim Construction is pleased to present pricing to provide additional work to supply kitchen accessories that were not specified but useful for efficient kitchen operation as recommended by Singer Equipment and as per their quote dated 8/25/23

**Total PROPOSED CHANGE ORDER: ADD \$1,808.04**

We propose to furnish labor & material - complete in accordance with the above specifications for the sum of:

Dollars \$ 1,808.04

Payment to be made as follows NET 30 days

This proposal is valid for 20 calendar days from submission. Heim reserve the right to request additional time from the date of approval of this Change Request once we have had the opportunity to assess the impact of the change on the progress of scheduled work. We further reserve the right to withdraw, cancel, modify or void this proposal for any reason at any time.

Accepted: The above prices, specifications and conditions are satisfactory and we hereby authorize you to proceed with the work as specified. Payment will be made as outlined above.

Respectfully Submitted

HEIM CONSTRUCTION COMPANY INC

Acceptance Date: \_\_\_\_\_

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

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

Note: This proposal may be withdrawn by us if not accepted in 20 days.



# Quotation

08/25/2023

To: HEIM CONSTRUCTION CO.,INC  
MICHAEL WRIGHT  
44 PHEASANT RUN ROAD  
ORWIGSBURG, PA 17961  
570-429-1677 (Contact)



Project: HANOVER TWP POOL--  
ACCESSORIES

From: Singer Equipment Company  
Michael Weiss  
150 S Twin Valley Rd  
Elverson, PA 19520  
800-422-8126  
717-443-8539 (Contact)

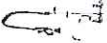
Job Reference Number: 123914

This is a quote (the "Quote") to provide equipment and/or services. This Quote includes the conditions presented below and the terms that are included at <https://www.singerequipment.com/policies/quote-terms-conditions> (the "Terms").

When you accept this Quote, as provided below, this Quote, together with the Terms, will form a binding contract (the "Contract") between you and Singer Equipment Company, Inc., ("Singer").

Item	Qty	Description	Sell	Sell Total
4	1 ea	MINI PRE-RINSE FAUCET ASSEMBLY  Krowne Model No. 18-725L Krowne Royal Series ShelfMaster Pre-Rinse Assembly, with add-on faucet, wall mount, 8" centers, 23-3/4"H stainless steel hose with 15" overhang & 1.15 GPM spray head, built in check valves, 1.8 GPM add-on faucet with 12" swing spout, includes wall bracket & mounting kit, chrome plated brass base, NSF, cCSAus, ADA Compliant (interchangeable with most brands) (ships pre-assembled)	\$492.69	\$492.69
	1 ea	3 year warranty, standard		
ITEM TOTAL:			\$492.69	\$492.69
4.1	2 ea	DRAIN, LEVER / TWIST WASTE  Krowne Model No. 22-404 Packed 12 ea Krowne Lever Waste Valve, 3-1/2" sink opening, 2" NPS drain outlet, 1-1/2" reducer with rubber washer, 4-1/2" flange, stainless steel strainer & handle, 1-1/4" overflow outlet with cap drain outlet: 2" NPS outer threads & 1-1/2" female inner threads (overflow outlet accepts overflow head model# 22-500 & overflow elbow model# 22-501)	\$65.73	\$131.46
ITEM TOTAL:			\$131.46	\$131.46
5	1 ea	PRE-RINSE FAUCET ASSEMBLY, WITH ADD ON FAUCET	\$392.23	\$392.23
ITEM TOTAL:			\$392.23	\$392.23



Item	Qty	Description	Sell	Sell Total
	1 ea	Krowne Model No. 17-109WL Packed 3 ea Krowne Royal Series, pre-rinse Assembly, with add-on faucet, wall mount, 8" centers, spring action flexible gooseneck, 38"H stainless steel hose with 15" overhang & 1.2 GPM spray head, built in check valves, 2.0 GPM add-on faucet with 12" swing spout, quarter-turn ceramic cartridge valves, includes wall bracket & mounting kit, chrome plated brass base, low lead compliant, includes internal check valves to prevent backflow & cross contamination, NSF (interchangeable with most brands) (ships pre-assembled)		
	1 ea	3 year warranty, standard		
ITEM TOTAL:			\$392.23	\$392.23
4.1	3 ea	DRAIN, LEVER / TWIST WASTE Krowne Model No. 22-404 Packed 12 ea Krowne Lever Waste Valve, 3-1/2" sink opening, 2" NPS drain outlet, 1-1/2" reducer with rubber washer, 4-1/2" flange, stainless steel strainer & handle, 1-1/4" overflow outlet with cap drain outlet: 2" NPS outer threads & 1-1/2" female inner threads (overflow outlet accepts overflow head model# 22-500 & overflow elbow model# 22-501)	\$65.73	\$197.19
ITEM TOTAL:			\$276.25	\$276.25
10	1 kt	BLUE HOSE GAS CONNECTOR KIT Dormont Manufacturing Model No. 1675KTS48 Packed 1 kt Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) Swivel MAX®, (1) full port valve, (1) elbow, coiled restraining cable with hardware, 167,000 BTU/hr minimum flow capacity, limited lifetime warranty	\$276.25	\$276.25
ITEM TOTAL:			\$276.25	\$276.25
11	1 kt	BLUE HOSE GAS CONNECTOR KIT Dormont Manufacturing Model No. 1675KTS48 Packed 1 kt Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) Swivel MAX®, (1) full port valve, (1) elbow, coiled restraining cable with hardware, 167,000 BTU/hr minimum flow capacity, limited lifetime warranty	\$276.25	\$276.25
ITEM TOTAL:			\$276.25	\$276.25
XX1	1 ea	CUSTOM Custom Shipping costs	\$84.50	\$84.50
ITEM TOTAL:			\$84.50	\$84.50
Total			\$1,890.57	\$1,890.57
Prices Good Until: 08/23/2023				

Prices are valid for 30 days unless otherwise noted herein, thereafter reconfirm.

Unless otherwise noted herein, freight charges are NOT included.

#### Warranties

Manufacturer's standard warranties are included. No other warranty is extended or implied unless otherwise noted herein, and ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, ARE DISCLAIMED TO THE FULLEST EXTENT ALLOWED BY LAW.

#### Taxes

Prices do not include sales nor use tax unless otherwise noted herein. All applicable taxes are subject to the current rate at time of final invoicing and are the responsibility of the customer.

#### Payment Terms

Unless otherwise noted herein, standard payment terms are 50% due at signing of quote and acceptance of terms and conditions, and the remaining balance will be due prior to delivery. Prices are quoted based on check or ACH as a form of payment. Credit card payment may incur a service charge on the total order.

[See link to the Terms and Conditions, Return/Cancellation Section](#) for the return and cancellation terms applicable to this Quote.

[See link to the Terms and Conditions, Delivery Section](#), for delivery and shipping terms applicable to this Quote.

[See link to the Terms and Conditions, Scope of Work Section](#), for the scope of Singer's work and exclusions therefrom applicable to this Quote.

Please read this quotation carefully as it is based upon our interpretation of the items being requested. Review this quotation for errors, omissions or inaccuracies of any kind. The customer is responsible to verify all measurements, directions of operation, voltages and utility specifications prior to ordering. Any changes to the above may incur a price adjustment.

TO ACCEPT THE QUOTE AND THE TERMS, AND TO CONFIRM OUR CONTRACT, PLEASE EITHER:

- A. Select the "ACCEPT" button at the bottom of the screen which will prompt you to execute an electronic signature, which we accept. By executing this Quote and the Contract hereby created, you are authorizing Singer to rely on your electronic signature as binding confirmation of your agreement to Contract. In addition, by executing this Quote, you are expressly acknowledging and agreeing to the Contract thereby created, comprised of this Quote and the Singer Terms, and the terms on each and every page of the Contract.
- B. Print, sign and return this entire document to your Singer Representative or Copy and Paste this entire document into your confirming acceptance email and send the email to your Singer Representative.



As an authorized representative of the undersigned customer, the undersigned hereby confirms and accepts the terms of the Quote and the Terms at <https://www.singerequipment.com/policies/quote-terms-conditions>, which I hereby confirm on behalf of the Customer. I have reviewed and accepted, and thus confirm and the Contract between the undersigned Customer and Singer, intending the undersigned Customer to be legally bound by the terms of the Contract hereby formed.

AS THE AUTHORIZED REPRESENTATIVE OF THE CUSTOMER, I FURTHER CONFIRM THAT ANY PRE-PRINTED TERMS THE CUSTOMER MAY INCLUDE ON ANY PURCHASE ORDER OR CONFIRMATION WILL NOT AMEND THIS QUOTE OR THE CONTRACT AND WILL NOT BE BINDING ON SINGER AND ARE EXPRESSLY EXCLUDED.

If you are an individual, YOU HEREBY CONFIRM THAT YOU ARE OF LEGAL AGE TO CONTRACT IN YOUR JURISDICTION (18 OR 19 DEPENDING UPON YOUR STATE), and are signing and returning this Contract as your voluntary act and deed, intending to be legally bound by this Contract, which includes the above Quote and the Terms at <https://www.singerequipment.com/policies/quote-terms-conditions>, both of which I hereby ACCEPT.

**WE ACCEPT ELECTRONIC SIGNATURES.** By executing this Quote and the Contract hereby created, as the authorized representative of the Customer, you are authorizing Singer to rely on your electronic signature as binding confirmation of your agreement to Contract. In addition, by executing this Quote, on behalf of the Customer, you are expressly acknowledging and agreeing to the Contract thereby created, comprised of this Quote and the Singer Terms, and the terms on each and every page of the Contract.

Insert name of customer: \_\_\_\_\_

By (signature): \_\_\_\_\_

Name (print): \_\_\_\_\_

Title (print): \_\_\_\_\_

Date: \_\_\_\_\_

Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

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





[illegible]

Company	(Total Cost from 2nd Tier Sub Detailed Cost Breakdown)	Total Cost
Singer Equipment		\$ 1,298.07
		\$ -
		\$ -
		\$ -
	Subtotal	\$ 1,298.07
	10% Overhead, Gen. Supt. & 5% Profit	\$ 194.71
	Total Subcontracts	\$ 1,492.78
<b>Summary</b>		
	Sub Total Materials	\$ 27.50
	Sub Total Labor	\$ 261.04
	Sub Total Equipment	\$ -
	Total Subcontracts	\$ 1,492.78
	Less Deducts (explain separately)	
	Subtotal	\$ 1,781.32
1.5000%	% Bond Cost Adjustment on Subtotal	\$ 26.7198
	Total Proposal	\$ 1,808.04



**BOARD OF SUPERVISORS**  
*Hanover Township Northampton County*  
3630 Jacksonville Road  
Bethlehem, Pennsylvania 18017-9302  
610.866.1140  
Fax 610.758.9116

John N. Diacogiannis, Chairman  
610.865.4410

John D. Nagle, Vice Chairman  
610.737.4431

Barry Check  
484.895.5271

Susan A. Lawless, Esq.  
908.963.6085

Michael J. Prendeville  
610.861.2956

John J. Finnigan, Jr.  
Township Manager

Beth A. Bucko  
Township Treasurer

Christina M. Thomas  
Township Secretary

<http://www.hanovertwp-nc.org>

[hanover@hanovertwp-nc.org](mailto:hanover@hanovertwp-nc.org)

September 12, 2023

SUBJECT: 2024 Minimum Municipal Obligation

For the Retirement Plan for Employees of Township of Hanover

TO: Board of Supervisors

FROM: Beth A. Bucko, Chief Administrative Officer

Act 205 of 1984 requires that the "chief administrative officer" of the pension plan inform the "governing board" of the municipality of the Minimum Municipal Obligation for the following year by the last business day in September. This memo, provided under the guidance of Foster & Foster Company (our plans actuary), is intended to satisfy this legal requirement. Questions on our pension costs can either be addressed to me or Foster & Foster Company at 610-435-9577.

The calculation of the 2024 Minimum Municipal Obligation requires several assumptions relating to projected payroll. The attached 2024 Minimum Municipal Obligation certification details this determination.



**RETIREMENT PLAN FOR EMPLOYEES OF  
TOWNSHIP OF HANOVER  
WORKSHEET FOR 2024 MMO**

1. TOTAL ANNUAL PAYROLL (W-2 payroll for 2023)	\$ 775,724.16
2. TOTAL NORMAL COST PERCENTAGE	11.76%
3. TOTAL NORMAL COST (Item 1 x Item 2)	\$ 91,225.16
4. TOTAL AMORTIZATION REQUIREMENT	\$ 278,426
5. TOTAL ADMINISTRATIVE EXPENSES (Estimated based on recent experience)	\$ 0
6. TOTAL FINANCIAL REQUIREMENTS (Item 3 + Item 4 + Item 5)	\$ 369,651.16
7. TOTAL MEMBER CONTRIBUTIONS (Member Contribution Rate x Item 1)	\$ 0
8. FUNDING ADJUSTMENT	\$ 0
9. MINIMUM MUNICIPAL OBLIGATION (Item 6 - Item 7 - Item 8)	\$ 369,651.16

\_\_\_\_\_  
Signature of Chief Administrative Officer

9/12/2023  
\_\_\_\_\_  
Date Certified to Governing Body

**Note: The 2024 Minimum Municipal Obligation is based on the most recent Actuarial Valuation Report on January 1, 2023.**



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September 12, 2023

SUBJECT: 2024 Minimum Municipal Obligation

For the Non-Uniformed Employees' Money Purchase Pension Plan

TO: Board of Supervisors

FROM: Beth A. Bucko, Chief Administrative Officer

Act 205 of 1984 requires that the "chief administrative officer" of the pension plan inform the "governing board" of the municipality of the Minimum Municipal Obligation for the following year by the last business day in September. This memo, provided under the guidance of Foster & Foster (our plans actuary), is intended to satisfy this legal requirement. Questions on our pension costs can either be addressed to me or Foster & Foster Company at 610-435-9577.

The calculation of the 2024 Minimum Municipal Obligation requires several assumptions relating to projected payroll. The attached 2024 Minimum Municipal Obligation certification details this determination.

**HANOVER TOWNSHIP  
NON-UNIFORMED EMPLOYEES'  
MONEY PURCHASE PENSION PLAN  
WORKSHEET FOR 2024 MMO**

- |  |               |
|--|---------------|
| 1. TOTAL ANNUAL PAYROLL<br>(Estimated W-2 payroll for 2024)                | \$ 943,375.63 |
| 2. TOTAL NORMAL COST PERCENTAGE  | 6.00%         |
| 3. TOTAL NORMAL COST<br>(Item 1 x Item 2)                                  | \$ 56,602.53  |
| 4. TOTAL ADMINISTRATIVE EXPENSES<br>(Estimated based on recent experience) | \$ 0          |
| 5. TOTAL FINANCIAL REQUIREMENTS<br>(Item 3 + Item 4)                       | \$ 56,602.53  |
| 6. FORFEITURES APPLIED TO REDUCE<br>EMPLOYER CONTRIBUTIONS                 | \$ 0          |
| 7. MINIMUM MUNICIPAL OBLIGATION<br>(Item 5 - Item 6)                       | \$ 56,602.53  |

\_\_\_\_\_  
Signature of Chief Administrative Officer

9/12/2023  
\_\_\_\_\_  
Date Certified to Governing Body



**HANOVER TOWNSHIP, NORTHAMPTON COUNTY  
RESOLUTION 2023 - 28**

**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**

Ingersoll Rand Asphalt Roller – Model # DD16

**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 12<sup>TH</sup> day of September 2023.

ATTEST:

HANOVER TOWNSHIP  
BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Beth A. Bucko, Assistant Secretary  
Board of Supervisors

By: \_\_\_\_\_  
John N. Diacogiannis, Chairman  
Board of Supervisors

## RESOLUTION 22 - 29

**WHEREAS**, Ordinance 11-02, Section 172-75.B of the Township of Hanover, Northampton County allows for the establishment of a schedule of fees for towing and/or storage of vehicles pursuant to the provisions of Article VII Towing of the Township of Hanover Code of Ordinances, as from time to time may be amended by resolution of the Board of Supervisors of the Township of Hanover, Northampton County; and

**WHEREAS**, in keeping with good practice, the Board of Supervisors of the Township of Hanover, Northampton County periodically receives the schedule of fees for towing and/or storage and makes appropriate revisions and/or modifications.

**NOW, THEREFORE, BE RESOLVED**, and it is resolved and enacted that the Schedule as set forth on *Exhibit "A"* attached hereto is established for fees for towing and/or storage shall become effective **January 1, 2024**.

That any resolution, or part of resolution, inconsistent with the Resolution be and the same is hereby repealed insofar as the same affects the matters contained in this Resolution.

**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 Board Secretary, to be hereunto affixed this 12<sup>th</sup> day of **September 2023**.

ATTEST:

**BOARD OF SUPERVISORS  
HANOVER TOWNSHIP,  
NORTHAMPTON COUNTY**

By: \_\_\_\_\_  
Beth A. Bucko, Asst. Secretary

By: \_\_\_\_\_  
John N. Diacogiannis, Chairman  
Board of Supervisors

**Exhibit A**

**HANOVER TOWNSHIP – NORTHAMPTON COUNTY**  
**SCHEDULE OF FEES – TOWING/STORAGE**

**Effective January 1, 2024**

Towing Light Duty; up to 10,000 GVRW	\$165
Towing Medium Duty; 10,001-26,000 GVRW	\$325
Township Heavy Duty; 26,001 80,000 plus GVRW	\$570
Debris Clean Up	Up to \$59
Winching; up to 10,000 GVRW	\$78
Winching; 10,001-26,000 GVRW	\$153
Winching; 26,001 80,000 plus GVRW	\$294
Crash Wrap	\$50 per opening
Storage; up to 10,000 GVRW - unsecured	Up to \$56 per day
Storage; 10,001-26,000 GVRW - unsecured	Up to \$179 per day
Storage; 26,001 80,000 plus GVRW – unsecured	Up to \$460 per day
Storage; up to 10,000 GVRW - secured	Up to \$90 per day
Storage; 10,001-26,000 GVRW - secured	Up to \$230 per day
Storage; 26,001 80,000 plus GVRW – secured	Up to \$515 per day
Yard Fee	\$62
Additional charge for extra labor necessary to effect removal of vehicle. Such labor includes, but not limited to, shoveling of snow, and similar activities.	Up to 45.00 per each ½ hour (or any part thereof) when labor is necessary per occurrence
Snow Emergency Rates	Regular rates apply

**Note:** A police investigation supersedes the “Duty Tow” Schedule. A police officer can request any of the approved towing companies to impound a motor vehicle or police impound.



**Policy 39**  
**Sidewalk Damage / Replacement Tree**

It shall be a policy of the Board of Supervisors ("Board") that the Township shall reimburse a property owner should they need to replace a section or sections of their sidewalk because of damage caused by a street/shade tree required by an approved development plan.

To support this policy a fund of not to exceed \$35,000 is to be established out of the current Shade Tree Account which currently totals \$92,791.21 (the "Damage Fund"). Once the Damage Fund is exhausted the policy ceases to exist unless readopted by the Board.

When the property owner is notified that the sidewalk needs to be repaired or replaced, the property owner should be allowed to remove the shade tree and replace it with a tree from the approved Shade Tree list meeting all requirements established therein.

To receive reimbursement from the Damage Fund in conjunction with this policy, once the sidewalk is repaired or replaced, the property owner can submit a copy of the sidewalk invoice and the replacement street/shade tree invoice. Once verified that the sidewalk and tree are satisfactory to the Township, the property owner will be reimbursed from the Damage Fund up to three hundred and fifty [\$350.00] towards the cost of the replacement tree. Reimbursements are to include any sidewalks repaired or replaced in 2023 and thereafter, as directed by the Township, or reviewed by the Township prior to repair or replacement which meet the requirements for repair or replacement, until the Damage Fund is exhausted or readopted by the Board.

**Adopted September 12, 2023**