

HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

September 20, 2023

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Sheetz – Southland Drive
Sketch Plan - First Submission
Received September 13, 2023
Hanover Project H23-27

Dear Jay:

The Applicant for the above-referenced project proposes to construct a 6,132 square-foot Sheetz convenience store with drive-thru window and twelve (12) vehicle fueling positions. The Applicant proposes to construct a right-in only access at the existing access drive along Bath Pike, SR 0512 and construct an additional right-in only access and full access along Southland Drive. The existing office building and garage will be demolished as part of this proposal. The enclosed Sketch Plan submission includes the following:

1. PLANS

- A. Sheetz Site Plan, Drawing No. CS-101, Sheet 1 of 1, prepared by Langan Engineering & Environmental Services, dated September 8, 2023.
- B. Sheetz Aerial Plan, Drawing No. VA-101, Sheet 1 of 1, prepared by Langan Engineering & Environmental Services, dated September 8, 2023.
- C. Sheetz Estimated Woodlands Impact Map, Drawing No. CD-101, Sheet 1 of 1, prepared by Langan Engineering & Environmental Services, dated September 8, 2023.
- D. Sheetz Truck Turning Movements, Drawing No. KT-101-103, Sheets 1 through 3 of 3, prepared by Langan Engineering & Environmental Services, dated September 8, 2023.
- E. Sheetz Cover Sheet/Draft Architectural Plan, Drawing No. G001, Sheet 1 of 1, prepared by Convenience Architecture and Design P.C.

2. SUBMITTALS

- A. Letter of transmittal to Hanover Township, dated September 8, 2023
- B. Zoning Relief Memorandum prepared by Stevens & Lee, dated September 8, 2023.
- C. Drive-Thru Data Sheet prepared by Sheetz, Inc.

With copies of this letter, we are transmitting copies of these Plans to various review agencies for their comments in accordance with the Township Subdivision and Land Development Regulations. We ask that persons and agencies responding to this transmittal respond to the Board of Supervisors with copies to the Planning Commission and the undersigned.

Mr. John J. Finnigan Jr.
Township Manager

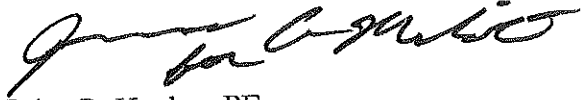
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September 20, 2023

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING

A handwritten signature in black ink, appearing to read "Brien R. Kocher".

Brien R. Kocher, PE
Township Engineer

brk:jlw2

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Enclosure(s)

cc: Hanover Township Board of Supervisors
Hanover Township Planning Commission (w/enclosures)
Ms. Yvonne D. Kutz, Zoning Administrator (w/enclosures)
James L. Broughal, Esquire (w/enclosures)
Mr. Blair Bates, Hanover Township Shade Tree Advisory Board (w/enclosures)
Mr. Michael W. Stasak Jr Recreation Advisory Board (w/enclosures)
Mr. Steve Elton, Hanover Township Fire Marshall (w/enclosures)
Mr. Steven Lyncha, Sheetz (via email)
Mr. Shaun Haas, PE, Langan Engineering and Environmental Services (via email)
Julie Wagner Burkart, Esquire, Stevens & Lee (via email)

9-23-87

DECLARATION OF EASEMENT

May THIS DECLARATION OF EASEMENT, made this *26th* day of 1987, by and between GENE D. TREXLER and KATHLEEN M. TREXLER, his wife, of the Township of Hanover, Northampton County Pennsylvania, (hereinafter referred to as "GRANTORS"), and the TOWNSHIP OF HANOVER, Northampton County, Pennsylvania, a municipal corporation organized under the laws of the Commonwealth of Pennsylvania, (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, Grantors are the owner of certain lands located in the Township of Hanover, Northampton County, Pennsylvania, which the Grantor has submitted to the Grantee for Site Plan Approval; and

WHEREAS, the Grantee, as a condition of Site Plan Approval, has requested that the Grantors reserve for open space a certain portion of their lands more fully described in the attached description marked Exhibit "A", and made a part hereof; and

WHEREAS, the Grantors have agreed to set aside a portion of their lands to be reserved for open space and the preservation of the existing natural resources, including but not limited to, trees.

NOW THEREFORE, in consideration of their mutual promises, each to the other, the receipt of which is hereby acknowledged, and intending to be legally bound thereby, the Parties agree as follows:

1. All "Whereas" clauses are incorporated herein by reference as if the same are set forth here at length.

2. The Grantors do hereby create, grant and declare that the property more fully described in the attached Exhibit "A", shall be set aside and be perpetually utilized as an easement for open space, and the preservation of the existing natural resources, including, but not limited to, trees, woodland and other flora unique to the Township of Hanover, Northampton County, Pennsylvania.

3. The Grantors agree that they shall maintain said easement in its natural state and shall prohibit the construction of any structure, or the placement of any impervious cover without the written consent of the Grantee.

4. The Grantors and Grantee agree that it is the intent of this easement for open space that the subject property be maintained, as much as possible, in its natural and existing state. The removal of any trees and other natural resources is strictly prohibited by this Agreement and the Grantors, their successors and assigns, agree to replace and/or replant any trees removed after the execution of this Agreement.

5. This Agreement shall extend to and be binding upon the heirs, executors, administrators and assigns of the parties hereto.

6. This Agreement shall not be amended or terminated except in writing, executed by the Parties to this Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals the day and date first above written.

WITNESS:

Comm
Comm

Gene D. Trexler (SEAL)
GENE D. TREXLER
Kathleen M. Trexler (SEAL)
KATHLEEN M. TREXLER

Attest:



D. Mosser

TOWNSHIP OF HANOVER

by James P. [Signature]

James F. Morrissey
PROFESSIONAL LAND SURVEYOR

910 E. Lynwood Street
Allentown, PA 18103
(610) 797-1703

SEP 14 1987

Description of Negative Easement

All that certain tract of land situated near the east side of the Bethlehem Bath Pike (Pa. Route 512) in the Township of Hanover, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at a point being the northeast corner of land now or late of John Ament and Elsie Ament (D.B.V. 132 Page 432) said point also being the northwest corner of land now or late of Gene D. Trexler and Kathleen M. Trexler (D.B.V. 670 Page 605). Thence along the eastern property line of said land now or late of John Ament and Elsie Ament South $1^{\circ}08'$ West 148.00' to a point. Thence in and through land now or late of Gene D. Trexler and Kathleen M. Trexler the following courses and distances:

1. South $87^{\circ}50'$ East 80.00' to a point.
2. North $2^{\circ}10'$ East 119.53' to a point.
3. South $87^{\circ}50'$ East 87.33' to a point.
4. North $2^{\circ}10'$ East 28.45' to a point in line with land now or late of the Hanover Development Company. Thence along the same North $87^{\circ}50'$ West 170.00' to the point of beginning.

Containing 0.3365 Acres

Being part of the same premises which Sara Jane Gillispie, Executrix under the Last Will of James P. McKnight by deed dated September 14, 1984 and recorded in the Recorder of Deeds Office in and for the County of Northampton in Deed Book Volume 670 Page 605 granted and conveyed unto Gene D. Trexler and Kathleen M. Trexler.

Exhibit "A"

VOL 0339 PAGE 0621

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF NORTHAMPTON LEHIGH

} SS

On the 26th day of May, 1988, before me,
a Notary Public in and for the state and county aforesaid, the un-
dersigned officer, personally appeared GENE D. TREXLER and KATHLEEN
M. TREXLER, known to me (or satisfactorily proven) to be the persons
whose names are subscribed to the within instrument and acknowledged
that they executed the same for the purposes therein contained and
desired that the same might be recorded as such.

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

LINDA A. HOCH, Notary Public
Allentown, Lehigh County
My Commission Expires Oct. 21, 1990

Linda A. Hoch
Notary Public



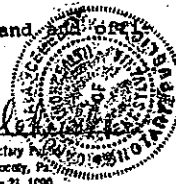
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF NORTHAMPTON

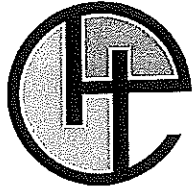
} SS.

On the 26th day of May, 1988, before
me, a notary public, the undersigned officer, personally appeared
Stephen R. Schaefer, who acknowledged himself to be
the Chairman of the Board of Supervisors of Hanover Township, a
municipal corporation, and that he as Chairman, being authorized to
do so, executed the foregoing instrument for the purposes therein
contained by signing the name of the Township by himself as Chair-
man.

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

Carol A. Celebus
Notary Public
CAROL A. CELEBUS, Notary Public
Berthleym, Berks County, PA
My Commission Expires May 21, 1990





Hanover Engineering

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November 9, 2023

Mr. John J. Finnigan Jr., Township Manager
Hanover Township, Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Kevin Drive Extension Project
Hanover Township, Northampton County
Tree Replacement Punch List
End of Maintenance
Hanover Project H21-17

Dear Jay:

Our office confirmed the contractor replaced five (5) street trees along Kevin Drive on October 18, 2023. As outlined in our prior correspondence and in response to the contractor replacing five (5) street trees along Kevin Drive, we recommend the Township release the remaining Maintenance Security.

Our records indicate that the Township is currently holding \$20,186.90 in Maintenance Security for this project. Based upon this recommendation to release the Maintenance Security, the contractor has completed all work associated with this contract.

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING ASSOCIATES, INC.

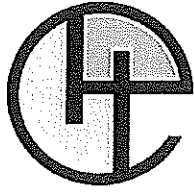

Brien Kocher, PE
Township Engineer

brk:jam/jlw2

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Enclosure(s)

cc: James L. Broughal, Esquire (via e-mail)
Mrs. Yvonne Kutz, Zoning Administrator (via e-mail)
Mr. Nikola Naidu, President, Semmel Excavating
(CERTIFIED MAIL 7021 0350 0001 9772 4417)



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November 9, 2023

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Arcadia Development Corporation – Proposed
Industrial Development
300 Gateway Drive
Preliminary/Record Land Development Plan
Hanover Project H23-21

Dear Jay:

Enclosed please find six (6) copies of a plan, dated April 10, 2023 and last revised October 31, 2023, for the above-referenced Preliminary/Record Land Development Plan. Also enclosed are six (6) copies of the building elevation views. The Draft Motion of Conditional Approval is based on this plan.

Please distribute these for the Board of Supervisors' use at the November 14, 2023 meeting.

We are also enclosing one (1) complete plan set and supplementary documents for your files.

If you have any questions, do not hesitate to call this office.

Respectfully,

HANOVER ENGINEERING

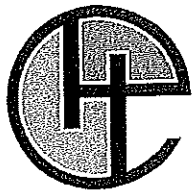
Brien R. Kocher, PE
Township Engineer

brk:jlw

S:\Projects\Municipal\Hanover Twp\H23-21-Arcadia Development Corporation Industrial Development\Docs\11-09-Arcadia Dev Corp Industrial-Prelim Record Plan-Finnigan Ltr.doc

Enclosure(s)

cc: Hanover Township Board of Supervisors
Ms. Yvonne D. Kutz, Zoning Administrator (via e-mail)
Michael Corriere, Esquire (via e-mail)
Eastupland Associates & East Upland Associates III
Mr. Richard Thulin, President, Arcadia Development Corporation (via e-mail)
Mr. Bruce Anderson, PE, The Pidcock Company (via e-mail)
Lisa A. Pereira, Esquire, Broughal & DeVito (via e-mail)



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November 9, 2023

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Arcadia Development Corporation – Proposed
Industrial Development
300 Gateway Drive
Preliminary/Record Lot Consolidation and Land
Development Plan
Fourth Submission
Received October 31, 2023
Hanover Project H23-21

Dear Jay:

We have reviewed the above-referenced fourth submission for the Preliminary/Record Lot Consolidation and Land Development Plan submission, for conformance to the Hanover Township Zoning Ordinance, Subdivision and Land Development Ordinance and other appropriate Ordinances as found in the code of the Township of Hanover, as amended. We offer the following comments for the Township's consideration.

All planning issues are indicated by an asterisk (*).

A. GENERAL COMMENTS

1. This is the fourth submission and consists of a thirty-four (34) sheet Preliminary/Record Lot Consolidation and Land Development Plan, nine (9) sheet Soil Erosion and Sedimentation Control Plan, six (6) sheet Post-Construction Stormwater Management Plan, eight (8) sheet Irrigation System Plan, five (5) sheet Landscaping and Lighting Plan and forty (40) Sheet PennDOT HOP Plan for the approximately 20.25-acre site zoned Planned Industrial/Business Park District (PIBD). This submission is intended as a "check set" to address the conditions of approval associated with the approval recommendation from the Hanover Township Planning Commission on October 2, 2023.
2. The site is located at the eastern end of Gateway Drive, a private road. The site is bordered on the north by an existing office building and vacant lot in the PIBD, on the west by an existing hotel, on the east by an existing building in the PIBD, and on the south by Route 22. The site currently contains an existing hotel and undeveloped lot.
3. The Applicant proposes to consolidate the two (2) existing lots to create a single, 20.25-acre lot, demolish the existing hotel, and construct a 250,290 square-foot warehouse building. The Applicant proposes to modify the existing Gateway Drive

private road and also construct associated parking lots, utilities, lighting, and landscaping.

4. This site was rezoned to PIBD by the Board of Supervisors on November 8, 2022. Warehousing is a permitted use within the PIBD.

B. ZONING ORDINANCE – CHAPTER 185

- * Sections 185-14.C.(3) and G – No structures shall be placed between the setback line and the existing highway right-of-way line, except lamp posts, driveways, mailboxes, sidewalks, and utility lines, or such incidental items as may be agreed to by the Board of Supervisors during the site or land development plan review. The Applicant proposes on-site drive aisles, a truck snow scraper, and stormwater management facility within the 150 feet functional setback from Route 22, and the Township shall determine the acceptability of these features within the required setback.
- * Section 185-17.A.(1) – Signage and pavement markings shall be provided to direct and prohibit truck and other employee/visitor traffic throughout the site.
 1. Pavement markings, type and color, shall be indicated and labeled on plans to be recorded, including transition areas, truck queueing and ADA parking spaces.
 2. The applicant shall confirm all pavement markings and signage are consistent between the Site Plans and PennDOT Plans.
- * Section 185-17. F – All parking areas of more than twenty-five (25) spaces shall be landscaped subject to approval of the Board of Supervisors.
- * Section 185-18.A.(1) – The following comments regarding the truck access through the site and Truck Turning Plans shall be satisfactorily addressed
 1. Any truck queueing areas shall be identified and **enumerated** on the Plans via signage and pavement markings. Various plans indicate eight (8) spaces along the southerly aisle; however, the Truck Turning Plan 1 indicates nine (9) on Sheet 30.
- * Sections 185-20 and 185-35.A.(1) – The Applicant has submitted a letter dated October 27, 2023, stating that the proposed use will be in compliance with the performance standards of this Section.

Sections 185-22.C.(1)(c), 185-33.E, 185-35.A.(2) and 185-39.C – Architectural elevations and sections of the proposed building have been provided for review.

Section 185-22.E.(6) – The applicant shall continue to provide plans (Signal/HOPs), for Township review and concurrence, as needed for all physical improvements. As part of the revised access of Gateway Drive with SR 0512, the applicant shall evaluate if near-side signal indications are appropriate for the eastbound approach.

Section 185-33.C.(1) – All employment district uses shall have direct access and egress to an arterial or collector road, so designated in the Township's Official Map, subject to the approval of the Township Board of Supervisors, and all roads within an employment district shall meet collector road standards.

Gateway Drive is proposed to be reconstructed to meet Township standards for a collector road. The plans should demonstrate whether the existing curb is of sufficient depth or is

proposed to meet Township standards. The roadway is to remain private and maintained by the Owner of Lot 1.

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159

- * Sections 159-11.D and F – A paved cul-de-sac bulb, with an access easement radius of at least 50 feet and a curb radius of at least 40 feet, shall be provided at the eastern end of Gateway Drive. The maximum length of a cul-de-sac shall be 600 feet. **A waiver has been requested.**

The Applicant is providing an emergency and pedestrian access drive to Highland Avenue through the existing drainage, access, pedestrian, and utility easement on the property to the north. Property owner notification may be required. Snow plowing and pavement maintenance responsibilities are assigned to the Owner of the proposed consolidated Lot 2.

- * Sections 159-11.W and 159-24 – The existing streetlights in the vicinity of the Gateway Drive/Route 512 intersection have been identified on the Plans, and the Township shall determine whether additional streetlights shall be provided.
- * Sections 159-13 – The Township shall determine whether sidewalks shall be provided along Gateway Drive, and sidewalks are required along Route 512. Proposed sidewalk locations shall be identified on the Plans, and a sidewalk construction detail shall be provided on the Plans. **A deferral of sidewalk has been requested along Gateway Drive and a deferral of sidewalk has been requested along Route 512.**
- * Section 159-15.F – Where lots abut other uses with an adverse effect upon adjacent properties, a planting screen and associated planting screen easement at least ten (10) feet wide shall be provided along the abutting side with no right of access onto or through said screen, provided, however, that this section shall not apply unless otherwise determined by the Board of Supervisors to be necessary for public safety, convenience or well-being on frontages of nonresidential lots which are used to provide required access or egress. We note this property abuts an existing hotel to the west and an office building to the north.
- * Sections 159-15.I.(1), 73-4.D, 73-6.D, and 73-7.D.(2) – The following comments regarding the proposed driveway and access to the site shall be satisfactorily addressed:
 1. A depressed curb shall be provided at the proposed driveway connection to the access easement. **A waiver has been requested.**
 2. The maximum radius for a commercial driveway is fifty-five (55) feet. The Applicant proposes a sixty-three (63) feet curb radius. **A waiver has been requested.**
- * Sections 159-15.I.(5) and 73-7.E.(1).(b) – Driveways for all nonresidential subdivisions shall not exceed 30 feet in width. **A waiver has been requested.**

Section 159-16.D – The Township shall determine whether the Applicant will be required to meet the Township Recreation and Open Space Area requirements or whether this requirement was addressed with the previously approved subdivision and/or land development of this property.

Sections 159-20, 159-29.D.(8) and 67-10 – The following comments regarding the existing and proposed sanitary sewage service shall be satisfactorily addressed:

2. The proposed sanitary sewer lateral pipe material, slope and size shall be provided from the warehouse to the proposed monitoring manholes.
 3. The proposed inverts of the sanitary sewer laterals at the proposed warehouse shall be provided.
 4. An easement shall be provided to the Township for the access to the proposed monitoring manhole labeled as "W" on the utility plans.
- * Section 159-25 – When a land development abuts U.S. Route 22, a noise study shall be prepared, and if necessary, a noise barrier shall be provided. **The Applicant requests a waiver of this requirement.**
- * Sections 159-29.C.(1) – All existing features within 200 feet of any part of the property shall be identified in the plan views. **The Applicant requests a waiver of this section.**
- Section 159-29.C.(5) – The Applicant shall obtain approval from PPL for the proposed improvements with their easement along the southern portion of the site.
- * Section 159-29.C.(6) – Comments from the Township Shade Tree Advisory Board shall be considered.
- Section 159-29.D.(13) – Revised access and sanitary sewer easement agreements shall be provided and clearly specify the ownership, operations, and maintenance requirements associated with the easements.
- Sections 159-29.F.(8) and 159-30.D.(2) – The Applicant shall provide copies of all Highway Occupancy Permit (HOP) submissions to PennDOT, along with any corresponding review and approval correspondence, to the Township and our office.
- * Sections 159-30 and 159-34 – Preliminary Plan approval is required prior to submission of a Record Plan. **The Applicant requests a waiver to allow a joint Preliminary/Record Plan submission.**
- Section 159-30.C.(6) – Any proposed deed restrictions shall be submitted for review.
- Sections 159-30.D.(5) and 159-36.F.(1) – The Applicant shall execute an Improvements Agreement and provide financial security for the proposed improvements.
- Sections 159-30.D.(6) and 159-36.F.(2) – The Applicant shall execute a Maintenance Agreement and provide financial security for the maintenance of the improvements dedicated to the Township.
- Sections 159-30.E.(9), 159-36.I and 159-37 – Deeds of dedication, with a plot plan and metes and bounds description, shall be provided, and executed.
- Section 159-44 – Upon approval by the Board of Supervisors, a note shall be added to the Plan listing all waivers and deferrals, along with any conditions and the meeting date of the Board of Supervisors action.

D. STORMWATER MANAGEMENT ORDINANCE – CHAPTER 152,
ORDINANCE NO. 19-1

Sections 152-6.1.A and 152-16.D – No Regulated Earth Disturbance Activities within the Township shall commence until approval by the Township of an Erosion and Sediment Control Plan for construction activities. Written approval by DEP or the Northampton County Conservation District shall satisfy this requirement.

Sections 152-6.1.C and D and 152-16.D – A DEP NPDES Stormwater Discharges Associated with Construction Activities Permit is required for Regulated Earth Disturbance Activities of one acre or greater under PA. Code Chapter 92, and a copy of the NPDES Permit must be provided to the Township before the commencement of an Earth Disturbance Activity.

Sections 152-9.1.E and G and 152-15.C.(3) – The following comments regarding the Preliminary Stormwater Infiltration & Carbonate Assessment Report shall be satisfactorily addressed:

1. The testing detailed in this Report addresses the preliminary site investigation requirements; however, it is noted that our office did not observe this testing.
2. In Section 3.4 of the Report, the consultant states “Further investigation to determine the extent of the active karst features should be completed in conjunction with additional stormwater and/or geotechnical investigations.” All additional site investigation and testing shall be coordinated with this office for witnessing. A minimum of seventy-two (72) hours notice shall be provided.
7. The consultant reports that bedrock was encountered within the basin footprint in Boring B5 at elevation 333’. The consultant shall provide specifications for the material to be installed in place of the removed bedrock, etc.
9. The consultant shall provide the design infiltration rate for each spray area and demonstrate how it was calculated.

This comment has not been adequately addressed. The consultant states in their revised report their understanding that the final design infiltration rate for each spray irrigation field is presented within the Aqua Mist design drawings. The drawings contain a chart for each of the spray zones. Each chart contains a “max rate of infiltration”. The consultant shall clarify which exact tests were used to calculate the rate for each zone and specify the method used to calculate the rates (arithmetic average, geometric mean, discarding the fastest test, etc.). It is noted that the rates will be revised when additional testing is completed.

Section 152-9.1.F – The Applicant shall demonstrate compliance with horizontal and vertical setback criteria specified in this Section.

Sections 152-10.B, 152-15.B.(13) and 152-24.4 – The following comments regarding the proposed drainage easements shall be satisfactorily addressed:

1. Easements shall be provided along all detention basins.
2. Land Development Note 22 on Sheet 3 specifies a non-exclusive access easement over the property for Hanover Township. The Township Solicitor shall determine the acceptability of the proposed access easement.

Section 152-10.E – The Applicant shall provide the Township with a notarized statement satisfactory to the Township Solicitor, stating that the Township shall be held harmless against any claim of damage from the downstream property owners that may result from the proposed development.

- * Sections 152-10.I.(6) and (7) – The proposed detention basin shall meet the maximum depth of detained runoff requirements of these Sections. **The Applicant requests waivers of these Sections.**

Section 152-10.M – The Developer shall provide a covenant running with the land to identify the property owner's responsibilities for the ownership and maintenance of the private stormwater collection, conveyance, control, and BMP facilities.

Section 152-12.B and C – The developer is required to install or improve the Township interceptor system, by the value of at least \$1.80 per square yard of impervious cover.

Section 152-15.B.(7) – The following comments regarding the special geologic features shall be satisfactorily addressed:

1. Notes and details regarding remediation methods for each feature shall be provided.

Sections 152-15.C.(4) – The following comments regarding the proposed stormwater management system and BMP construction details and specifications shall be satisfactorily addressed:

4. On Aqua Mist Plan Sheets I-04 and I-05, the source of values listed for “maximum rate of irrigation” in the charts shall be clarified.

Section 152-24.3 – The property owner shall sign a Declaration of Covenant and Agreement for Maintenance of Stormwater Management Facilities and BMP(s) (the “Maintenance Agreement”) with the Township covering all stormwater BMPs that are to be privately owned. The Maintenance Agreement shall be substantially the same as the agreement in Appendix E of this Chapter. Other items may be included in the Maintenance Agreement where determined by the Township to be reasonable or necessary to guarantee the satisfactory operations and maintenance of all permanent stormwater BMPs. The Maintenance Agreement shall be subject to the review and approval of the Township.

Section 152-24.5 - The Owner/Developer of any land upon which permanent BMPs will be placed, constructed or implemented as described in the BMP operations and maintenance plan, shall record the following documents in the Office of the Recorder of Deeds for Northampton County, as applicable, within ninety (90) days of approval of the BMP operations and maintenance plan by the Township: the Operations and Maintenance Plan or a summary thereof, Maintenance Agreements under Section 152-24.3 of this Chapter and Easements under Section 152-24.4 of this Chapter.

Section 152-24.6 – Persons installing stormwater BMPs shall be required to pay a specific amount (\$5,000.00) to the Township Stormwater BMP Operations and Maintenance Fund to help defray costs of operations and maintenance activities. If the BMP is to be privately owned and maintained, the amount shall cover the cost of periodic inspections by the municipality in perpetuity, as determined by the Township. The amount shall then be converted to present worth of the annual series values.

Mr. John J. Finnigan Jr.
Township Manager

7

November 9, 2023

E. IMPACT FEE – CHAPTER 102

The Applicant shall pay \$19,894.00 for the Traffic Impact Fee (\$343.00/per PM peak hour trip).

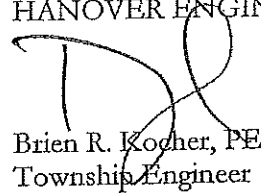
F. TAPPING AND CONNECTION FEE – CHAPTER 140

The Applicant will be required to pay Connection (\$472.50 each) and Customer Facilities (\$330.00 each) Fees at the time of building permit issuance.

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



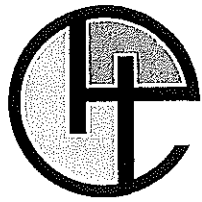
Brien R. Kocher, PE
Township Engineer

brk:jlw2/jam

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Enclosure

cc: Hanover Township Board of Supervisors
Ms. Yvonne D. Kutz, Zoning Administrator (via e-mail)
Michael Corriere, Esquire (via e-mail)
Eastupland Associates & East Upland Associates III
Mr. Richard Thulin, President, Arcadia Development Corporation (via e-mail)
Mr. Bruce Anderson, PE, The Pidcock Company (via e-mail)
Lisa A. Pereira, Esquire, Broughal & DeVito (via e-mail)



HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

October 26, 2023

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Muller Martini Corporation Building Expansion
Northgate II, Lot 1
4444 Innovation Way
Preliminary/Record Land Development Plan
Received October 16, 2023
Hanover Project H21-18

Dear Jay:

The Applicant for the above-referenced project proposes a 2,500 square foot building/loading dock expansion along with modifications to the existing parking lot and a 133-space parking lot expansion. The enclosed Preliminary/Record Land Development Plan submission includes the following:

1. PLANS

- A. Muller Martini Corp. East Parking Lot Expansion, Preliminary/Final Site Plan, Drawing No. C-1.1 through C-8.1, prepared by Ott Consulting Inc. and dated October 16, 2023.

2. SUBMITTALS

- A. Waiver Request Letter, dated October 16, 2023.
- B. Stormwater Management and PCSM Report, dated September 6, 2023.

Please note it is the Developer's responsibility to submit the Land Development Plan to the Lehigh Valley Planning Commission and Northampton County Conservation District for their comments.

With copies of this letter, we are transmitting copies of these Plans to various review agencies for their comments in accordance with the Township Subdivision and Land Development Regulations. We ask that persons and agencies responding to this transmittal respond to the Board of Supervisors with copies to the Planning Commission and the undersigned.

Mr. John J. Finnigan Jr.
Township Manager

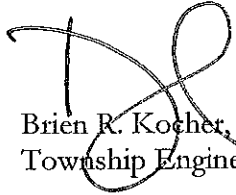
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October 26, 2023

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:jam/jlw2

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Enclosure(s)

cc: Hanover Township Board of Supervisors
Hanover Township Planning Commission
Ms. Yvonne D. Kutz, Zoning Administrator (w/ enclosures)
James L. Broughal, Esquire (w/ enclosures)
Mr. Blair Bates, Hanover Township Shade Tree Advisory (w/ enclosures)
Mr. Michael W. Stasak Jr., Recreation Advisory Board (w/ enclosures)
Mr. Steve Elton, Hanover Township Fire Marshall (w/ enclosures)
Mr. Steve Schoeneberger, Muller Martini Corporation
Mr. Jeffrey L. Ott, PE, Ott Consulting, Inc.