

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.

June 29, 2023

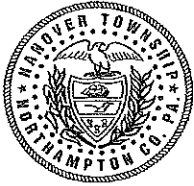
To: Board of Supervisors
John J. Finnigan, Jr
Christina Thomas
Barbara Baldo
Joseph Moeser
Brian Dillman
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 23ZHB09
Applicant: St. Luke's Health Network Inc
Property location: 2201 Schoenersville Rd
Zoning District: AFHBD

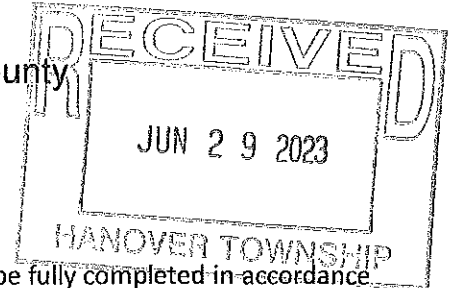
Enclosed is a copy of the application received June 29, 2023, from St. Luke's Health Network Inc, requesting relief from the provisions of the sign Ordinance.

Next scheduled meeting is at 7:00 PM Thursday, July 27, 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 29th day of June, 2023

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

1. Address of property for which a special permit is requested: 2201 Schoenersville Road, Bethlehem, PA
2. Tax Parcel No.: M5SE1 8 1 0214
3. Current Zoning Classification: Aircraft Flightpath Highway Business District (AFHBD)
4. The Dimension of the land area are: 1.6362 acres
5. The real estate contains 71,272 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
Aircraft Flightpath Highway Business District (AFHBD)
 - (a) The real estate is presently used for the purpose of: The building was used as a restaurant, but has been vacant since 2018. The building has been remodeled for use as a medical office building.
 - (b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):
One building to be used for a medical office

II. OWNER INFORMATION

1. Owner of property: Schoenersville Site LLC Telephone
(all parties to the title must be listed, attach additional page if needed)
Address 619 Iron Street, Lehigh, PA 18235

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

1. Applicant ("Petitioner(s)") St. Luke's Health Network, Inc. Telephone (484) 658-1911
(all parties must be listed, attach additional page if needed)
Address 801 Ostrum Street, Bethlehem, PA 18015 Attn: Jennifer K. Peters
2. Petitioner is the (check one or more)
☐ Owner ☒ Occupant ☐ Agent for: ☐ Other:
3. Attorney representing Petitioner(S): Steven T. Boell, Esq. Telephone (610) 797-9000
Address Fitzpatrick Lentz & Bubba, P.C.
Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101
4. Petitioner: (check appropriate action)
☐ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for:
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on , 20, which was as follows: (quote, or if insufficient space, attach additional page).

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) Please see attached Supplemental Statement.

7. The variance or exception requested and the new improvements desired to be made as follows:

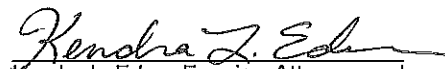
(a) Building(s) to be erected: Please see attached Supplemental Statement.

(b) Building(s) to be changed: Please see attached Supplemental Statement.

(c) Building(s) to be used for: Please see attached Supplemental Statement.

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)


Kendra L. Eden, Esquire, Attorney and
Authorized Agent of Petitioner

_____ (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 LEHIGH)

ON THIS, the 29th day of JUNE, 2023, before me, A NOTARY PUBLIC
the undersigned officer,

personally appeared, KENDRA L. EDELL ESQUIRE,
known to me (or satisfactorily proven) to be the person whose name (is)(are) subscribed to the within instrument, and
acknowledged that she executed the same for the purposes therein.

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

Kendra Edell (SEAL)
Signature of Attorney and Authorized Agent of Petitioner

Sworn to and subscribed before me
This 29th day of JUNE 2023.

[Signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kevin J. Gaeta, Notary Public
Lehigh County
My commission expires May 8, 2026
Commission number 1331260
Member, Pennsylvania Association of Notaries

FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF _____)

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

BEFORE THE ZONING HEARING BOARD OF HANOVER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

In Re: Application of St. Luke's Health Network, Inc.

SUPPLEMENTAL STATEMENT

Property Location: 2201 Schoenersville Road, Hanover Township, Northampton County, PA (Parcel ID: M5SE1 8 1 0214) (the "**Property**"). The Property contains a building to be used as a medical office building.

Owner: Schoenersville Site LLC ("**Owner**")

Petitioner/Applicant: St. Luke's Health Network, Inc. ("**St. Luke's**")

Requested Relief: St. Luke's requests variances from Sections 185-19.A, 185-19.B and 185-19.D of the Hanover Township Zoning Ordinance (the "**Ordinance**") for signage at and relating to the Property.

I. BACKGROUND

The Property was formerly utilized for a restaurant use but has been vacant since 2018. Redevelopment as a medical office building is underway. St. Luke's is proposing signage for the medical office building use as depicted on the plan prepared by Reed Sign Company (the "**Plan**"), which is attached as an Exhibit and incorporated into this Supplemental Statement. St. Luke's believes the proposed signage is necessary to identify its building in this location. The Property is located within the Aircraft Flightpath Highway Business District ("**AFHBD**").

II. ZONING RELIEF REQUESTED

A. Variances for Wall Mounted Signs and On-Premises Free-Standing Signs

Section 185-19.D(3)(c) allows only one wall-mounted sign on the Property which must consist of letters not to exceed 16 square feet and meet the following criteria: (1) letters to be a maximum of eight inches high; (2) letters to be located four to 10 feet above grade; (3) located on or near the user's door; (4) all mounted signs for one building shall be similar to one another.

St. Luke's is proposing the following wall mounted signs: (1) three wall mounted logo signs, each being 14.29 square feet in size and indicated as A1, A2, and A3 on the Plan; (2) one wall mounted "St. Luke's" sign, being 20.8 square feet in size, with a star logo, being 10.8 square feet in size, indicated as D on the Plan; (3) one wall mounted "Medical Offices—Schoenersville Road" sign, being 13.25 square feet in size and indicated as B1 on the Plan; (4) one wall mounted "St. Luke's" sign, being 35 square feet in size and indicated as F on the Plan. The total wall mounted signage proposed is 122.72 square feet of wall mounted signage.¹

¹ St. Luke's is also proposing wall mounted address numbers, indicated as C1 and C2 on the Plan. St. Luke's understands the address numbers to be permitted under the Ordinance and required by Hanover Township's

St. Luke's seeks a dimensional variance from Ordinance Section 185-19.D(3)(c) to allow 122.72 square feet across six wall mounted signs where one wall-mounted sign not to exceed 16 square feet is permitted, to allow letters up to two feet and eight inches in height where eight inches in height is permitted, and to allow signs to be located away from the user's door.

Section 185-19.D(3)(a) allows only one free-standing sign for each building. St. Luke's is proposing two free-standing directional signs, indicated as E1 and E2 on the Plan. St. Luke's seeks a dimensional variance from Ordinance Section 185-19.D(3)(a) to allow two free-standing directional signs.

The relief requested in is dimensional. Under Hertzberg v. Zoning Bd. of Adjustment of the City of Pittsburgh, 721 A.2d 43 (Pa. 1998), the traditional variance standard for "unnecessary legal hardship" is not applicable to dimensional variances. "The grant of a dimensional variance is of lesser moment than the grant of a use variance.... When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations." St. Luke's is requesting a reasonable adjustment to the dimensional requirements for wall mounted signs and to allow an additional directional sign to promote traffic safety on and around the Property. The requested variances will not alter the character of the neighborhood or have an adverse impact on public health, safety or welfare. The proposed signage is intended to promote public health, safety and welfare by reducing traffic issues related to the medical office building.

B. Variance for Free-Standing, Electronic Controlled Advertising Sign

The Ordinance defines "Business Sign" as "[a] sign offering goods or services available on the lot on which the sign is located" and "Advertising Sign" as "[a] sign offering goods or services produced or available somewhere other than the lot on which the sign is located." Ordinance Section 185-19.D(3)(d) permits business signs in the AFHBD for "...a planned office, research and residential park or an office and institutional area developed according to a unified site plan...at each major entrance not to exceed 50 square feet in area." However, such business signs must be on the same lot. The Ordinance does not allow for off-premises business signs nor does the Ordinance explicitly allow for advertising signs in the AFHBD.

St. Luke's is proposing to construct a free-standing advertising sign to be located on adjacent property owned by Lehigh-Northampton Airport Authority on Parcel Number M5SE1 8 9 0214E at the corner of Airport Road and Schoenersville Road. The sign is intended to provide direction to the medical office building and operate like a business sign, but the Property does not have appropriate space for an on-premises sign of this nature. Given the medically vulnerable population that may be utilizing the medical office building, St. Luke's believes such a sign is necessary to promote the safety and well-being of the patients visiting the medical office building. Moreover, the proposed sign is designed to promote traffic safety for individuals navigating from the traffic light at the intersection of Schoenersville and Airport Roads to the medical office building given the high-volume nature of these roads.

Building and Fire Codes, and as such, the square footage of the address numbers was not included in the total of proposed wall mounted signage.

The proposed sign is to be three-sided and 8'10" by 6'3" in size. The proposed sign is internally illuminated and has an electronic message center having a 2'5" by 6'0" active area with a 10mm Daktronics display. Each sign face is a proposed 55 square feet, and the height of the proposed sign to be 12' 10". St. Luke's requests a variance to allow for a business sign of the proposed size to be located on an adjacent lot, or in the alternative, to allow an advertising sign in the AFHBD.

The Ordinance contains the following requirements for electronic controlled signs:

- (1) The message display shall not change more than once every 60 minutes unless being controlled by a government agency for emergency purposes;
- (2) Message display shall change as quickly as possible, without fading in/out, scrolling or any form of animation;
- (3) Sign shall incorporate an automatic brightness control system that automatically adjusts the display brightness and intensity to an appropriate level for existing ambient light conditions. Failure of the ambient light sensing circuitry shall result in the sign setting display intensity to the minimum level;
- (4) Sign shall utilize a nonglare face combined with flat-color borders and backgrounds to prevent any reflection of low-level sunlight or approaching vehicle headlamps;
- (5) Sign shall incorporate a sign display failsafe feature that shall completely power down the display if the display panel features malfunction;
- (6) Sign shall not display a color that could be mistaken for a traffic signal; and
- (7) The company controlling the sign shall join the Pennsylvania Emergency Managers Network and/or be NTCIP compatible for remote interface for a government agency to take control of the sign in an emergency.

St. Luke's will comply with the above referenced Ordinance requirements for electronic controlled signs.

Under the Pennsylvania Municipalities Planning Code and the Ordinance, a variance should be granted for the following reasons: (1) the peculiar nature of the Property; (2) the hardships are not self-created; (3) the relief sought is the minimum necessary for usage of the Property; (4) there will be no detrimental effect to public health, safety and welfare if the requested relief is granted; and (5) there will be no detrimental impact on neighboring properties or values. Here, the Property's layout is such that a business sign would not be practicable on the Property. This layout of the Property was not created by St. Luke's. The relief sought—allowing the proposed sign on an adjacent parcel—is the minimum necessary to allow for a business sign to direct patients to the medical office building. The sign is designed to improve public health, safety, and welfare by directing traffic from the intersection of Schoenersville and Airport Roads to the medical office building safely and allowing appropriate space for vehicles to decelerate as they approach the medical office building. St. Luke's is not aware of any detrimental impact to

neighboring property values. The neighboring property owner, the Lehigh-Northampton Airport Authority, will allow the proposed sign on its property.

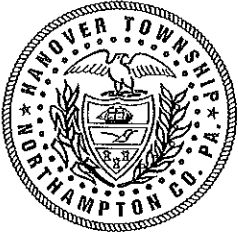
III. CONCLUSION

St. Luke's has provided sufficient information and reason for the Zoning Hearing Board to grant the requested variances. Taken as a whole, St. Luke's has demonstrated that it is entitled to the requested relief, together with such other and further relief as is demonstrated at the time of Hearing. Based on the foregoing, St. Luke's requests that the Board grant the requested variances.

Date: June 29, 2023



Steven T. Boell, Esq.
Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street, Suite 800
Allentown, PA 18101
Phone: (610) 797-9000
Counsel for Applicant



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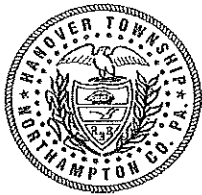
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Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 23ZHB08
Applicant: 4300 Airport Rd PA, LLC-Yoel Jacob
Property location: 4000-4030 Airport Rd
Zoning District: AFHBD

Enclosed is a copy of the application received June 29, 2023, from 4300 Airport Rd PA LLC-Yoel Jacob, requesting relief from the provisions of the ordinance and specific conditional use requirements in the AFHBD

Next scheduled meeting is at 7:00 PM Thursday, July 27, 2023. Notice of Hearing to follow.

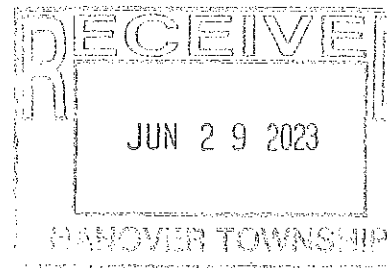
Yvonne D. Kutz



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 29 day of June, 20 23

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

1. Address of property for which a special permit is requested: 4000-4030 Airport Road, Hanover Township, Northampton County, Pennsylvania
2. Tax Parcel No.: M5 7 14B 0214 and M5 7 15B 0214
3. Current Zoning Classification: AFHBD Aircraft Flight Path Highway Business District
4. The Dimension of the land area are: multi-dimensional
5. The real estate contains 969,038.21 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as: AFHBD Aircraft Flight Path 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)

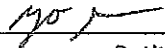
1. Owner of property: 4300 Airport Road PA, LLC - Yoel Jacob Telephone (845) 202-4900
(all parties to the title must be listed, attach additional page if needed)
Address 1 International Boulevard, Suite 410, Mahwah, NJ 07495

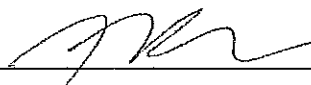
III. APPLICANT INFORMATION (*herein after known at the "Petitioner"*)

1. Applicant ("Petitioner(s)") 4300 Airport Road PA, LLC - Yoel Jacob Telephone (845) 202-4900
(all parties must be listed, attach additional page if needed)
Address 1 International Boulevard, Suite 410, Mahwah, NJ 07495
2. Petitioner is the (check one or more)
☒ Owner ☐ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): Catherine E. N. Durso Telephone (484) 788-0606
Address 645 West Hamilton Street, Suite 800, Allentown, PA 18101
4. Petitioner: (check appropriate action)
☐ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on _____, 20____, which was as follows: (quote, or if insufficient space, attach additional page). see attached document

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) Please see attached document
-
7. The variance or exception 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: 89,700 SF or 50% manufacturing and 89,700 SF or 50% warehouse
-
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)


Petitioner

 (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)
) ss:
COUNTY OF Bergen)

ON THIS, the 28th day of June, 2023, before me, Menachem J Neuman
the undersigned officer,
personally appeared, Yael Jacob,
who acknowledged himself to be the officer of
4300 Airport Road 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.

Yael Jacob (SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me
This 29th day of July 2023.

[Signature]
NOTARY PUBLIC



Additional Statement for Petition Question #5

5. An official zoning determination from the Zoning Officer has not been received. The zoning petition is based upon Section 185-54 (E)(15)(b) which states:

Section 185-54 (E)(15)(b) – Specific regulations applicable to these conditional uses:

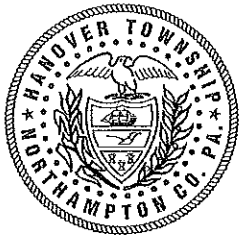
1. The building in which the use is situated and any associated outdoor storage or truck parking shall not be closer at any point than 500 feet to any suburban (R1-S) zoning district.
2. The lot containing the proposed conditional use shall not have direct access to Orchard Lane, Airport Road, Weaversville Road or Schoenersville Road except by an internal coordinated road system approved by the Board of Supervisors during the site plan review process.
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.
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 intersection 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)].

The Applicant requests zoning relief from Section 185-54 (E)(15)(b)

Additional Application Information Document

This information is provided to satisfy requirements to 4b through 4i listed in the General Instructions for Zoning Hearing Board Applicants.

- b. Lot 14B & 15B, Block 7. The lots are multi-dimensional. Refer to the Existing Conditions Plan which provides all the property line dimensions.
- c. The properties abut Airport Rd (State Route 0987). The r-o-w is variable. The cartway width varies but generally is between 40 – 49 feet wide.
- d. The properties do not have any existing structures.
- e. The proposed building is proposed manufacturing use (89,700 SF or 50%) and proposed warehouse use (89,700 SF or 50%). The total SF of the proposed building is 179,400 SF. Please refer to the Site Dimension Plan for layout of the proposed building and associated dimensions of yards and setbacks.
- f. Please refer to the Site Dimension Plan for layout of the proposed building and associated dimensions of yards and setbacks.
- g. There is an existing house with attached shed and a detached shed within 50 feet of the northern property line. The existing house is approximately 3.75 feet from the northern property line. The attached shed encroaches into the property. The detached shed is approximately 4.67 feet north of the existing northern property line. Refer to the existing conditions plan.
- h. The parking requirements and proposed parking accommodations can be found on the Conditional Use Plan.
- i. No known wells or on-lot sewage disposal systems are known within 100 feet of the subject properties. Refer to the existing conditions plans for locations of public sanitary sewer and public water lines.



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John J. Finnigan, Jr., Township Manager
Yvonne D. Kutz, Zoning Officer – B.C.O.

July 17, 2023

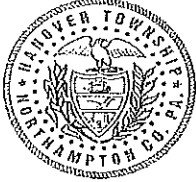
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Brien Kocher, HEA

RE: Zoning Petition: 23ZHB11
Applicant: Mary Kathryn Lopresti
Property location: 1310 Woodland Cr, Bethlehem, PA 18017
Zoning District: R1-S

Enclosed is a copy of the application received July 17, 2023, from relief from the specific setback provisions of the Ordinance to construct a deck .

Next scheduled meeting is at 7:00 PM Thursday, August 17, 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

614.70
BY: *AM*

PETITION 23 ZH311

CC: VISA
R# 2025767

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 17 day of July, 20 23

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

1. Address of property for which a special permit is requested: 1310 Woodland Cir, Bethlehem PA, 18017
2. Tax Parcel No.: M6 SW4 1 3 0214
3. Current Zoning Classification: R1-S, Residential, Suburban
4. The Dimension of the land area are: 97.9' x 125' corner lot
5. The real estate contains 14,506 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:

(a) The real estate is presently used for the purpose of: Single Family Home

(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):
Single Family Home,

II. OWNER INFORMATION

1. Owner of property: Mary Kathryn Lopresti Telephone 610-554-4191
(*all parties to the title must be listed, attach additional page if needed*)
Address 1310 Woodland Cir
Bethlehem PA 18017

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

1. Applicant ("Petitioner(s)") Mary Kathryn Lopresti Telephone 610-554-4191
(*all parties must be listed, attach additional page if needed*)
Address 1310 Woodland Cir
Bethlehem PA 18017
2. Petitioner is the (check one or more)
☒ Owner ☐ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): N/A Telephone _____
Address _____
4. Petitioner: (check appropriate action)
☒ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on _____, 20____, which was as follows: (quote, or if insufficient space, attach additional page). _____

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) _____

185-26. F. (2). Front yard setback; 185-25 C (1) accessory structure nearer to street ;
185-14.C.(3) setback requirements

7. The variance or exception requested and the new improvements desired to be made as follows:

(a) Building(s) to be erected: Wooden Deck

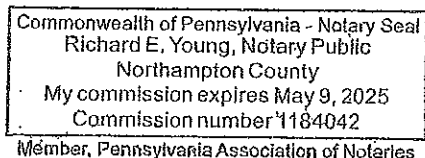
(b) Building(s) to be changed: _____

(c) Building(s) to be used for: Wooden deck to be used for outdoor family enjoyment.

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)

Richard E. Young
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 17th day of JULY, 2023, before me, RICHARD E. Young the undersigned officer,

personally appeared, MARYKATHRYN E. LORESTI,
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 17th day of JULY, 2023.

(Signature)
NOTARY PUBLIC

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.

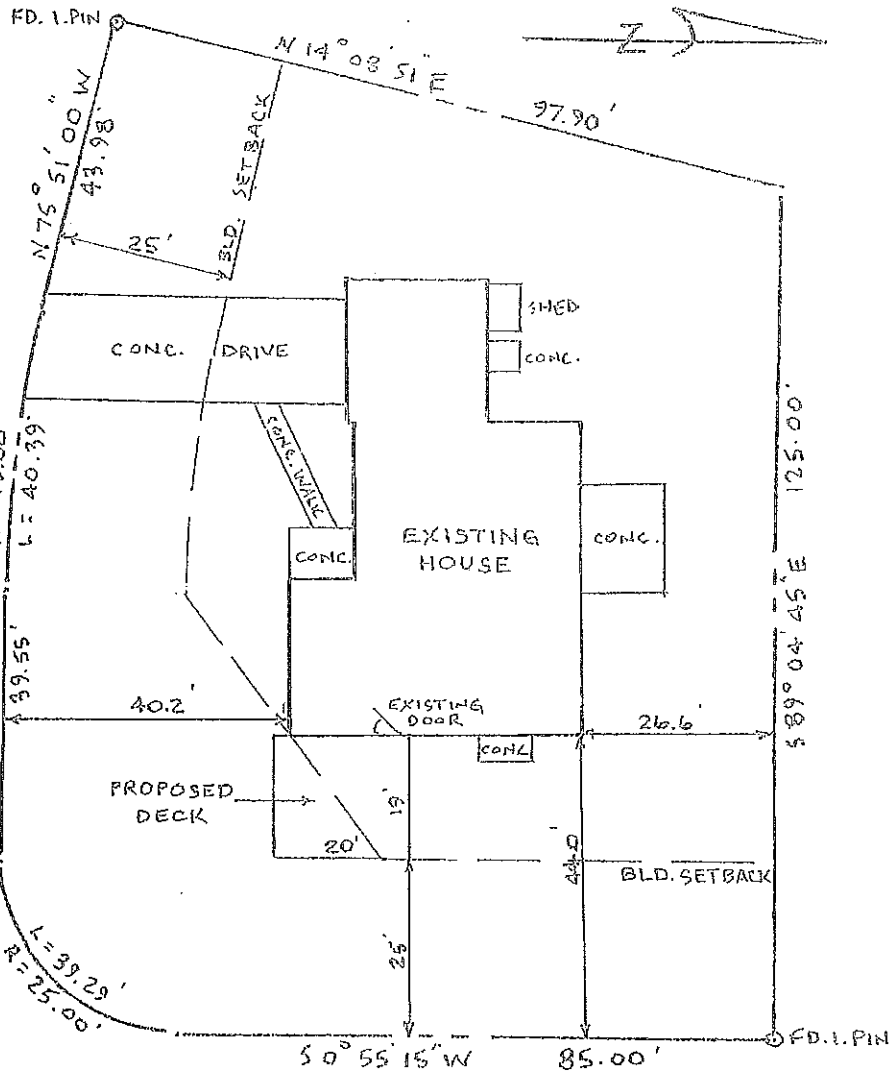
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This _____ day of _____, 20____.

NOTARY PUBLIC

WOODLAND CIRCLE



COVERAGE EXIST.

HOUSE 2465 SF.

DRIVE 675 SF.

CONC./MISC. 370 SF.

TOTAL EXIST 3510 SF

LOT AREA 14,506 SF

PERCENTAGE = 24.2%

STAFORD DRIVE

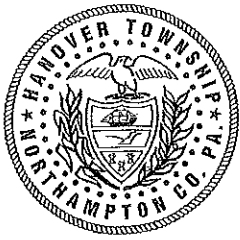
PROPERTY PLAN

1310 WOODLAND CIRCLE

HANOVER TWP, NORTHAMPTON CO., PA

SCALE: 1"=20'

MAY 8, 2023



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.

July 17, 2023

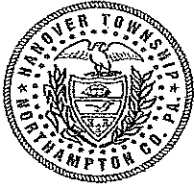
To: Board of Supervisors
John J. Finnigan, Jr
Christina Thomas
Barbara Baldo
Joseph Moeser
Brian Dillman
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 23ZHB10
Applicant: William Papp & Emily Papp
Property location: 5804 Monocacy Dr
Zoning District: R1-S

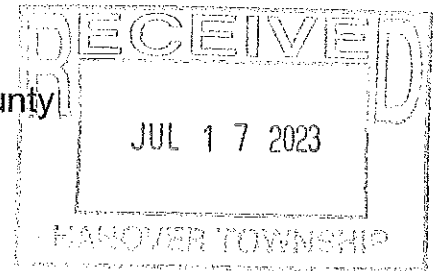
Enclosed is a copy of the application received July 17, 2023, from relief from the specific setback provisions of the Ordinance for a deck encroaching into the drainage easement.

Next scheduled meeting is at 7:00 PM Thursday, ^{AUG 17} 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 14 day of July, 20 23

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

1. Address of property for which a special permit is requested: 5804 Monocacy Drive
Bethlehem PA 18017
2. Tax Parcel No.: LG 15 10-28
3. Current Zoning Classification: R1-S
4. The Dimension of the land area are: 95.76' x 128.75'
5. The real estate contains 12,099 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
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):
residential house only

II. OWNER INFORMATION

1. Owner of property: William Papp, Emily Papp Telephone 484 788 4758
(all parties to the title must be listed, attach additional page if needed)
Address 5804 Monocacy Drive Bethlehem PA 18017

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

1. Applicant ("Petitioner(s)") William Papp, Emily Papp Telephone 484 788 4758
(all parties must be listed, attach additional page if needed)
Address 5804 Monocacy Drive Bethlehem PA 18017
2. Petitioner is the (check one or more)
☒ Owner ☐ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): n/a Telephone _____
Address _____
4. Petitioner: (check appropriate action)
☐ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on July 5th, 2023, which was as follows: (quote, or if insufficient space, attach additional page). Document is attached

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) 185-25 C.(5)

7. The variance or exception requested and the new improvements desired to be made as follows:

(a) Building(s) to be erected: Addition of a deck for a single-family detached residential dwelling unit

(b) Building(s) to be changed: none

(c) Building(s) to be used for: Deck for resident's use only

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) (see attached document)

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) _____ (SEAL)

William Papp
Petitioner

Emily Papp

(SEAL)

(SEAL)

(SEAL)

(SEAL)

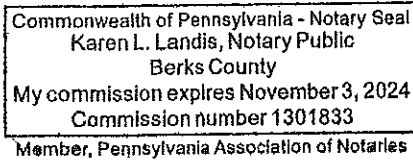
NOTE: The following affidavit must be taken before a Notary Public or other appropriate official by one of the Petitioners.

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF Berks)

ON THIS, the 14th day of July, 2023, before me, Karen L. Landis
Notary Public the undersigned officer,
personally appeared, William Papp,
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. KLL

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



William Papp (SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This 14th day of July 2023.

Karen L. Landis
NOTARY PUBLIC

FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF _____)

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.

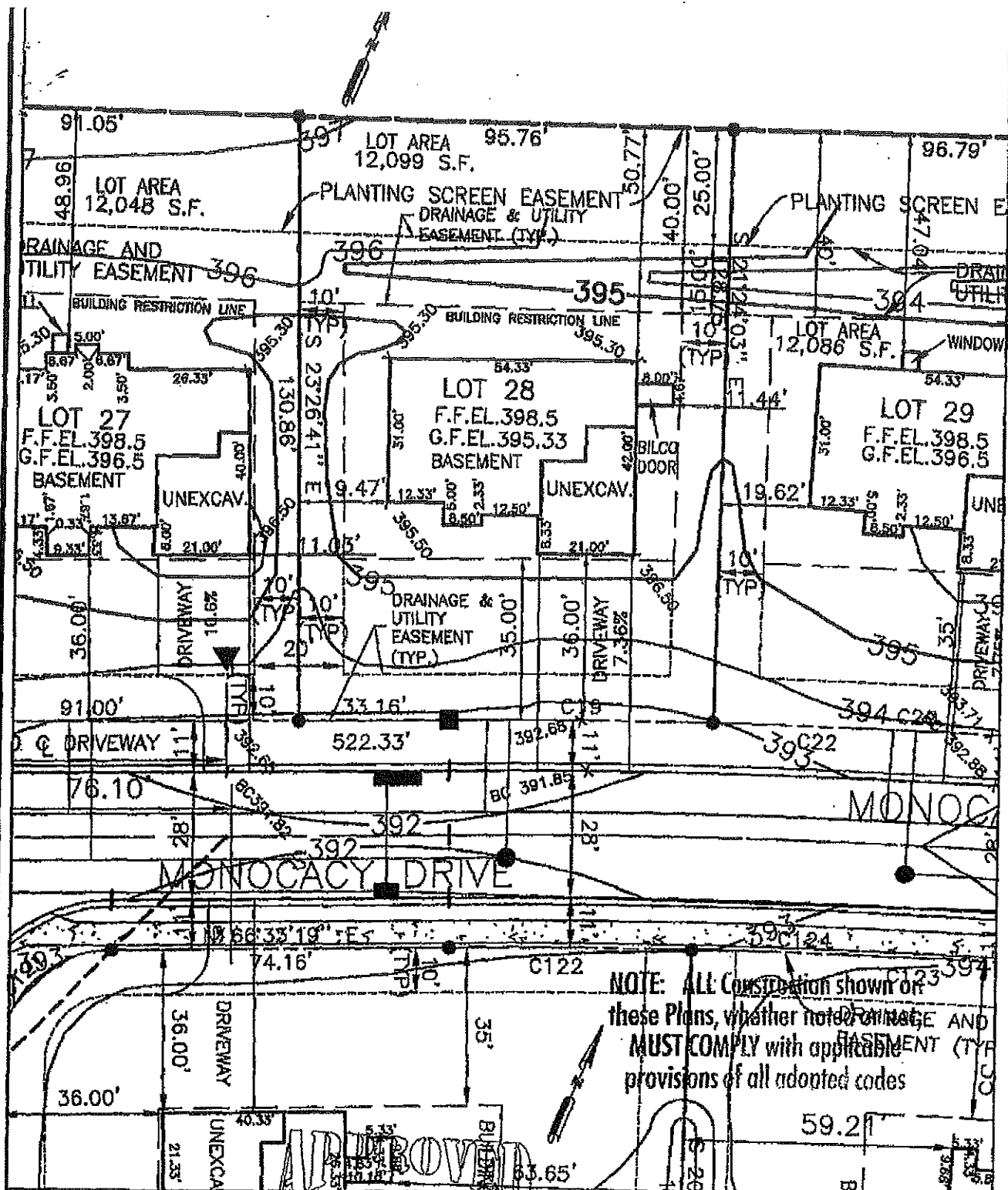
(SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This ____ day of ____ 20__.

NOTARY PUBLIC

PLOT PLAN AND SUBDIVISION PLAN



NOTE: ALL Construction shown on these Plans, whether noted or not, MUST COMPLY with applicable provisions of all adopted codes

AUG 10 2006



CODEMASTER

TOWNSHIP
COPY

NOTE: THIS PLOT PLAN AND PROPOSED HOUSE LOCATION AS SHOWN HEREON WAS PREPARED BY OR FOR ME, UNDER MY SUPERVISION, TO THE LOCAL STANDARD OF CARE, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE PERTINENT AND INTENDED DESIGN DATA OF THIS LOT AS CONTAINED UPON THE APPROVED SUBDIVISION AND LAND DEVELOPMENT PLANS OF RECORD. THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY, CONSTRUCTION STAKE-OUT, OR AS-BUILT SURVEY.

433 East Broad Street, Bethlehem, PA 18018 (610) 865-4555 Reply To: □

**HOLD HARMLESS
INDEMNIFICATION AGREEMENT**

THIS AGREEMENT, made this 17 day of July 2023, by and between HANOVER TOWNSHIP, a second class township of Northampton County, Pennsylvania, with an address at 3630 Jacksonville Road, Bethlehem, Pennsylvania, 18017 ("Township") and **ROBERT J. SEDLOCK III & MARY MARGARET MAKOVICH A.K.A. MARY MARGARET MAKOVICH-SEDLOCK** adult individuals residing at 5524 Karen Dr, Bethlehem Hanover Township, Northampton County, Pennsylvania, 18017 ("Owner").

RECITALS

A. Owners propose to install an inground swimming pool with concrete decking, fence and retaining wall (the "Structures") on the property located at 5524 Karen Dr., Bethlehem, Pennsylvania 18017 also known as tax parcel number M6NW2 9 2 0214 (the "Premises").

B. A plot plan of the Premises and the proposed location of the Structures is attached as Exhibit "A".

C. The proposed Structures will encroach into the twenty (20) foot Drainage and Utility Easement in the rear yard located on the Premises (the "Easement").

D. In order to place the Structure within the Easement, the Owners need the permission of the Township. The Township is willing to consent to the placement of the Structure in the Easement, upon satisfaction by Owners of the conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, AND INTENDING TO BE LEGALLY BOUND, the parties hereto agree as follows:

1. All "RECITALS" are hereby incorporated by reference as if the same were fully set forth here.
2. The Township hereby agrees to consent to the placement of the Structure in the Easement of the Premises upon the satisfaction of the conditions set forth below.
3. As a condition for approval and consent by the Township as set forth in paragraph 2 above, Owners, for themselves and their heirs, successors, executors, administrators and assigns, hereby agree to hold the Township harmless and indemnify the Township from and against any and all claims, actions, damages, suits, expenses (including attorney's fees), liabilities and the like, in law or in equity, and of any kind and nature, in connection with loss of life, personal injury and/or damage to property to any person arising from or in any way, directly or indirectly, associated with or caused by Owners' placement of or the existence of the Structure in the Easement of the Premises, including, but not limited to, loss of life, personal injury and/or damage to property caused by the improper construction and/or maintenance of the Structure.
4. In the event the Township is made a party to any litigation commenced by or against the Owners in connection with the placement of or the existence of the Structure, then the Owners shall protect and hold harmless the Township and shall pay all costs, expenses, and attorney's fees incurred or paid by the Township in connection with any such litigation.

5. The parties hereto acknowledge and agree that the Township's consent is conditioned upon the consent to the placement of the Structure by any and all utilities utilizing the Easement.

6. The parties hereto acknowledge that this Agreement is conditioned upon Owners obtaining the permission of adjacent landowners as to the placement of the structure, as may be required under the current Township Ordinance.

7. The parties hereto acknowledge that the Township retains discretion to require the removal of the Structure, in whole or in part, from the easement of the Premises if, in the sole opinion of the Township, the structure interferes with drainage on the Premises or on the Property of surrounding landowners.

8. This Agreement shall run with the land and shall be binding upon the Owners, their heirs, successors, executors, administrators and assigns, and shall inure to the benefit of the Township.

9. This Agreement, or any part thereof, shall not be construed against any party hereto, due solely to the fact that the Agreement, or any part thereof, was drafted by such party.

10. Owners shall immediately upon request pay all Township costs in connection with the Owners' request, including, but not limited to, attorney's fees, engineering fees and administrative expenses.

IN WITNESS WHEREOF, the parties hereto have set forth their hands and seals
on the date first above written.

ATTEST:

HANOVER TOWNSHIP, Northampton County,
Pennsylvania, a second class township

By: _____

By: _____
JOHN N. DIACOGLIANNIS, Chairman
Board of Supervisors

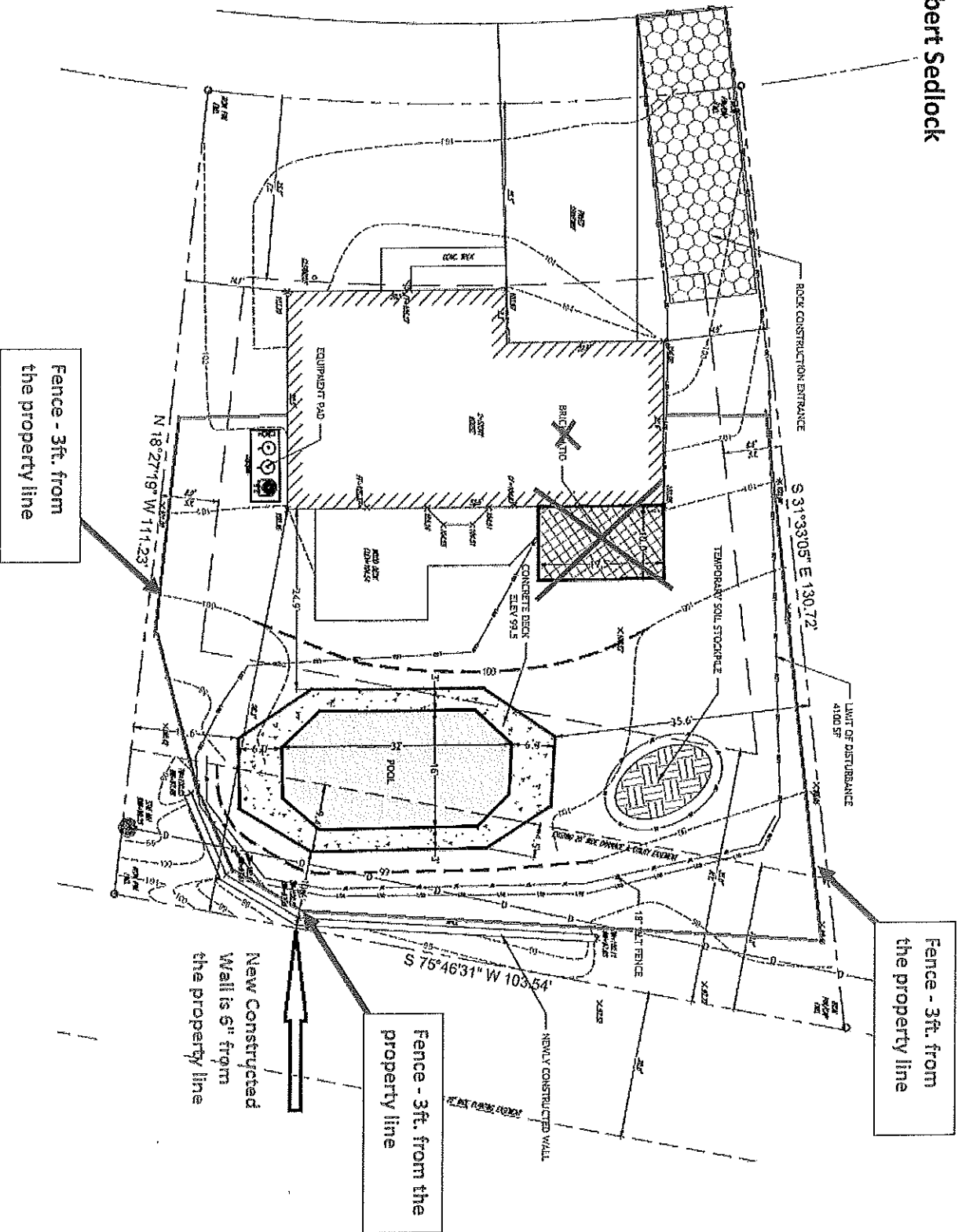
WITNESS:

By: _____
Robert J Sedlock, III

By: _____
Mary Margaret Makovich Mary
aka Mary Margaret Makovich Sedlock
Mary Margaret Makovich Mary
a.k.a. Mary Margaret Makovich-Sedlock

5524 Karen Drive
Bethlehem PA 18017

Robert Sedlock



Jie Floyd
P. O. Box 21075
Lehigh Valley, PA 18002-1075
Tel. 610-217-7589
Email. jiefloyd@gamil.com

Junly 6, 2023

To: Board of Supervisors

Dear Board of supervisors,

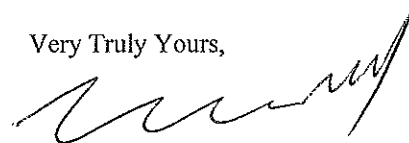
This letter serves as petition to plant a small tree replacement, or no tree replacement preferably, on the property of 702 Overlook Dr. for the following reasons:

1. Very small area for a tree, the distance from curb to sidewalk is less than 5 ft.
2. The distance of the new tree to the property is less than 10ft.
3. There are already 5 large trees within 50ft of the new tree.

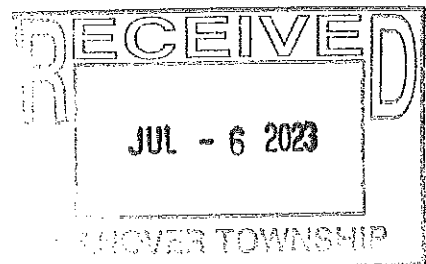
Any large or middle sized tree planted will eventually have large roots, destroying sidewalk concrete again.

Your considerations are greatly appreciated. Thank you.

Very Truly Yours,



Jie Floyd



AIA® Document G714™ – 2017

Construction Change Directive

PROJECT: <i>(name and address)</i> Hanover Township Municipal Pool 3650 Jacksonville Road Bethlehem, PA 18017 OWNER: <i>(name and address)</i> Hanover Township 3650 Jacksonville Road Bethlehem, PA 18017	CONTRACT INFORMATION: Contract For: Hanover Twp. Mun. Pool Date: December 22, 2022 ARCHITECT: <i>(name and address)</i> BKP Architects 1525 Locust Street, 5th Flr. Philadelphia, PA 19102	CCD INFORMATION: Directive Number: 003 Date: July 12, 2023 CONTRACTOR: <i>(name and address)</i> Heim Construction Co. 44 Pheasant Run Road Orwigsburg, PA 17961
---	--	--

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)
 Repair sinkholes in storm water basin per the direction from the Owner's geotechnical engineer as follows:

- excavate, chase/flush out, plug throats with 500 pis flowable fill, backfill with suitable clayey load-bearing fill material in compacted lifts.
- Owner's geotechnical engineer will be on-site during sinkhole repair operations.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price:

- ☐ ~~Lump Sum (increase) (decrease) of \$ _____~~
☐ ~~Unit Price of \$ _____ per _____~~
☐ ~~Cost, as defined below, plus the following fee:~~
 ~~*(Insert a definition of, or method for determining, cost)*~~

☒ As follows: Time and Materials, per the conditions of Section 012600-1.5 of the Project Manual and Paragraph 7.3.4.1-5 of AIA A201-2017 General Conditions of the Contract for Construction.

2. The Contract Time is proposed to (be adjusted) ~~(remain unchanged)~~. The proposed adjustment, if any, is ~~(an increase of _____ days) (a decrease of _____ days)~~.


NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

BKP Architects

ARCHITECT *(Firm name)*


SIGNATURE

Joseph Powell, AIA LEED AP, Principal

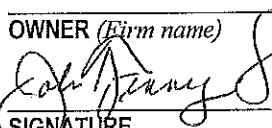
PRINTED NAME AND TITLE

7-12-23

DATE

Hanover Township

OWNER *(Firm name)*


SIGNATURE

John J. Finnigan, Township Manager

PRINTED NAME AND TITLE

7-13-23

DATE

Heim Construction

CONTRACTOR *(Firm name)*

SIGNATURE

Michael Wright, VP Operations

PRINTED NAME AND TITLE

DATE

**HANOVER TOWNSHIP, NORTHAMPTON COUNTY
RESOLUTION 2023 - 25**

**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

1980 Allis Chalmers ACP-50HDPS Forklift

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 25TH day of July 2023.

ATTEST:

HANOVER TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Christina M. Thomas, Secretary
Board of Supervisors

By: _____
John N. Diacogiannis, Chairman
Board of Supervisors

2023 Mid Year Budget Amendments

GENERAL FUND

Account Name	Account Number	Budget	Amount	Amount of Amendment	Revised Budget	Amount
SUPERVISORS CONVENTION	01.400.4210	\$	4,500.00	\$	700.00	\$ 5,200.00
MILEAGE - TRAVEL-STAFF	01.406.0090	\$	300.00	\$	700.00	\$ 1,000.00
EMERGENCY MANAGEMENT	01.415.3000	\$	2,500.00	\$	1,000.00	\$ 3,500.00
SANITARY SEWER EXPENSES	01.429.0000	\$	75,000.00	\$	10,000.00	\$ 85,000.00
WORKMENS COMPENSATION	01.484.0000	\$	35,000.00	\$	7,000.00	\$ 42,000.00
ASST PUBLIC WORKS DIRECTOR	014300105	\$	89,448.26	\$	(19,400.00)	\$ 70,048.26

TOTALS			206,748.26	\$	-	206,748.26
Deductions				\$	(19,400.00)	
Additions				\$	19,400.00	
FUND BALANCE	279.0000				0.00	

RECREATION

Account Name	Account Number	Budget	Amount	Amount of Amendment	Revised Budget	Amount
PRESCHOOL SUPPLIES	31.451.2022	\$	1,000.00	\$	1,000.00	\$ 2,000.00
FUNDRAISING EXPENSES	31.451.2080	\$	2,000.00	\$	6,000.00	\$ 8,000.00
FACILITIES SUPPLIES	31.451.2100	\$	900.00	\$	3,100.00	\$ 4,000.00
BACKGROUND CHECKS	31.451.3300	\$	400.00	\$	600.00	\$ 1,000.00
MISCELLANEOUS	31.489.0000	\$	50.00	\$	100.00	\$ 150.00
ASST. RECREATION DIRECTOR	31.451.1085	\$	54,570.00	\$	(10,800.00)	\$ 43,770.00

Deductions		\$	58,920.00	\$	-	\$ 58,920.00
Additions		\$		\$	(10,800.00)	
FUND BALANCE	279.0000		0.00		10,800.00	



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

eschock@flblaw.com

Direct Dial: 610-797-9000 ext 355

July 13, 2023

VIA E-MAIL (cthomas@hanovertwp-nc.org)

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

**Re: Hanover Corporate Center II – Lots 6 & 7
Preliminary/Record Lot Consolidation and Land Development Plans**

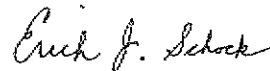
Dear Board:

We represent J.G. Petrucci Co., Inc. (“JGP”), which received conditional approval of the above plans on February 22, 2017. After approval extensions by this Board, Applicant satisfied the conditions and recorded its plan and development agreements. Pursuant to the Site Plan Improvements Agreement, Applicant must complete construction of the improvements by January 19, 2024.

As the Board is aware, JGP continues to actively market Lots 6 and 7 for an appropriate user to allow it to move forward with this project. However, to date it remains unsuccessful in securing a tenant. (Last year JGP pursued approvals to modify its plan for a prospective user, but that project ultimately did not proceed.) JGP is in negotiation with another prospective user, but even should that proceed, it is unlikely that JGP would complete the improvements by the deadline. For that reason, JGP requests an additional extension of one year through January 19, 2025, to complete the improvements.

JGP requests that you please place this matter on an upcoming agenda of the Board of Supervisors, at which time a JGP representative can appear to answer any questions. Thank you for your consideration.

Very truly yours,


Erich J. Schock

cc: J.G. Petrucci Co., Inc. (via email)



July 19, 2023

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

RE: Hanover Senior Living Development Plan Extension

Dear Christina,
Our company, Columbia Pacific Advisors, LLC on behalf of our development entity Columbia Wegman Hanover, LLC, (Developer) of Hanover Senior Living located at 4700 Bath Pike is requesting an extension be granted for the improvements deadline. We request the deadline be extended to October 28, 2023 to complete the paperwork associated with these improvements.

Respectfully,

Vicki Peditto

Digitally signed by Vicki Peditto
DN: cn=US,
c=Columbia Pacific Advisors,
ou=Columbia Pacific Advisors,
cn=Vicki Peditto
Date: 2023.07.19 09:35:44 -0700

Vicki Peditto
Development Manager
Columbia Wegman Hanover, LLC by Columbia Pacific Advisors LLC, its Manager

ORDINANCE NO. 23- 3

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA AMENDING THE
TOWNSHIP OF HANOVER'S CODE OF CODIFIED ORDINANCES,
CHAPTER 172 VEHICLES AND TRAFFIC; ARTICLE II SPEED LIMITS,
AND; ARTICLE IV PARKING, STANDING AND STOPPING, TO
AMEND CERTAIN SPEED LIMITS AND PROVIDE ADDITIONAL
PARKING PROHIBITIONS TO ITS ORDINANCE AND REPEAL ALL
ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT
HEREWITH.**

WHEREAS, The Supervisors of Hanover Township, Northampton County, Pennsylvania (the "Board"), under the powers vested in them by the "Second Class Township Code" of Pennsylvania as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendments to the text of the Hanover Township Code of Codified Ordinances (the "Ordinances"); and

WHEREAS, the Board desires to amend the Ordinances by providing for speed limits and parking prohibitions on roadways within the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania as follows:

SECTION 1. Chapter 172 *Vehicles*; Article II *Speed Limits*; § 172-32 *Establishment of speed limit*, is amended as follows:

Street	Speed Limit (mph)
Harriet Lane (South of Hanoverville Road)	25

SECTION 2. Chapter 172 *Vehicles*; Article IV *Parking, Stopping and Standing*; § 172-39 *No parking anytime*, is deleted in its entirety and replaced as follows:

"§ 172-39 No parking any time.

Parking shall be prohibited at all times in the following locations:

Name of Street	Side of Street	Location
Crawford Drive	Both	Between PA-512 and Jacksonville Road
Southland Drive	Both	Between PA-512 and Crawford Drive
Harriet Lane	Both (excluding 770 feet [330 feet south and 387 feet north of the Crawford Park Driveway] along the easterly side between Crawford Drive and Maria Lane as indicated by signage)	Between Crawford Drive and Hanoverville Road"

SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 4. The provisions of this Ordinance shall be severable and if any provision thereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been enacted had such unconstitutional, illegal or invalid provision(s) not been included herein.

SECTION 5. This Ordinance shall become effective within five (5) days of enactment.

ENACTED AND ORDAINED at a regular meeting of the Board of Supervisors of the Township of Hanover, County of Northampton on this ____ day of _____, 2023.

ATTEST:

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

By: _____
CHRISTINA THOMAS,
Secretary

By: _____
JOHN N. DIACOBIANNIS,
Chairman

I hereby certify that the within is a true and correct copy of the proposed Ordinance in this matter.

James L. Broughal, Esquire
Solicitor
Hanover Township, Northampton County

DRAFT