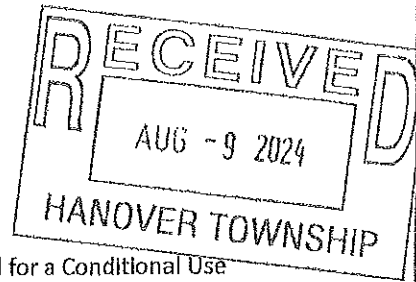


HANOVER TOWNSHIP, Northampton County  
3630 Jacksonville Rd, Bethlehem PA 18017  
Phone 610-866-1140 Fax 610-758-9116



**APPLICATION FOR A CONDITIONAL USE**

Application is made this \_\_\_\_\_ day of \_\_\_\_\_, 20 24 by the undersigned for a Conditional Use  
Pursuant to the terms and provision of the Hanover Township Zoning Ordinance, as amended.

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

1. Address of property for which Conditional Use is requested: 90 Highland Avenue  
Tax Parcel No.: M6 15 10X 0214 Current Zoning District of property: PIBD
2. (a) The Dimension of the land area are: See plan.  
(b) The real estate contains \_\_\_\_\_ square feet
3. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:  
A limited service hotel and motel establishment.  
(a) The real estate is presently used for the purpose of: a business office building.  
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):  
A business office building, a pre-existing bank building ( a Wawa that has not yet been constructed is also proposed on site.) and a Medical Office building (not constructed yet)

**II. OWNER INFORMATION**

1. Owner of property: 90 Highland, LLC Telephone 610-395-3333  
(all parties to the title must be listed, attach additional page if needed)  
Address 3150 Coffeetown Road, Orefield, PA 18069

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

1. Applicant (if different from Owner) 90 Highland LLC Telephone 610-395-3333  
(all parties must be listed, attach additional page if needed)  
Address 3150 Coffeetown Road, Orefield, PA 18069
2. If Applicant is not the owner, state Applicant's authority to submit this application  
\_\_\_\_\_
3. Attorney representing Petitioner: Erich J. Schock, Esquire Telephone 610-797-9000  
Address 645 W. Hamilton Street, Suite 800, Allentown, PA 18101
4. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on \_\_\_\_\_, 20 24, which was as follows: (quote, or if insufficient space, attach additional page) \_\_\_\_\_  
\_\_\_\_\_
5. Petitioner claims that the variance, exception, or other relief should be granted as herein requested under the following sections of the Hanover Township Zoning Ordinance. (cite all sections supporting your position, or relevant to the consideration of your Petition)  
185-35.D; 185-54.E.(9)(as amended by Ordinance No. 2403)

RECEIVED

AUG -9 2024

HANOVER ENGINEERING

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

(a) Building(s) to be erected: See Plan and Narrative.

(b) Building(s) to be changed: See Plan and Narrative.

(c) Building(s) to be used for: See Plan and Narrative.

7. The plot plan, drawings, sketches and other exhibits attached hereto are made a part hereof. Please include 22 copies of the petition and all these attachments.

8. Petitioner believes that the exceptions, variance, Conditional Use or other relief requested should be granted for the following reasons: (attach additional sheet if necessary) Please see Narrative.

9. Petitioner agrees to comply with all provisions of the Hanover Township Zoning Ordinance and is aware that the Ordinance provides for penalties for violations of its provisions.

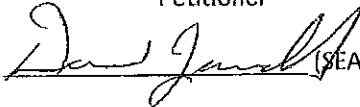
10. The Petitioner further acknowledges that the Board does not have to consider any application until all information requested by the Board of Supervisors is submitted by said applicant, and that in the event this information is not submitted in full within twenty (20) days from the date of the initial Board of Supervisors Hearing, then the Board may deny such application, with or without prejudice to the applicant.

11. Wherever additional information is requested by the Board of Supervisors, and leave to submit additional information is specifically granted by the chairman of the Board of Supervisors, then in consideration of the Board's forbearance in not refusing the application at the conclusion of the hearing, the Petitioner agrees to extend the time for consideration of the application by the Zoning Board for the number of days after the date for decision specified in any Ordinance of the Township, by the same number of days which the Board's consideration of the Petition was delayed by failure on the part of Petitioner to submit additional information requested.

NOTE: All Petitioners must sign  
at least one must sign in the  
presence of a person capable  
of administering an oath (see below)

90 Highland LLC

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 )

COUNTY OF Lehigh )

) ss:

ON THIS, the 8<sup>th</sup> day of August, 2024, before me, Kimberly Seip the undersigned officer,

personally appeared, David Jandt,  
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.

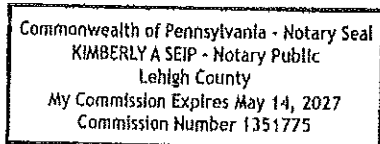
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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

Sworn to and subscribed before me

This 8<sup>th</sup> day of Aug. 2024

Kimberly Seip  
NOTARY PUBLIC



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

#### GENERAL INSTRUCTION FOR CONDITIONAL USE HEARING

1. All information on application with supporting documents must be furnished.
2. Application must be on file with the Secretary of the Board of Supervisors at least thirty (30) days before any stated or special meeting in order to be considered at that meeting. Applications must be prepared to proceed to hearing upon their application at the advertised meeting; otherwise the petition will be dismissed unless postponed by the Board upon cause shown or upon their own motion.
3. At all hearings, proof of title to the property affected must be available to the Board of Supervisors whether the applicant's interest be as owner, tenant, purchaser or in any other capacity.
4. The following must accompany all applications:
  - a. Filing Fees  
A Filing Fee of \$800.00 payable in cash or check made payable to the order of Hanover Township. In the event costs exceed the filing fee, the applicant will be liable for the deficit and the Board of Supervisors reserves the right to continue any hearing or withhold its decision until the deficit is paid. The Filing Fee is NON-RETURNABLE in any event.
  - b. Conditional Use Plan must be titled "Conditional Use Plan" and shall include the following:
    - (1) The lot involved with its dimensions, lot number and subdivision name, if any.
    - (2) Names and widths of all abutting streets.
    - (3) Locations, dimensions and uses of any existing structures on lot involved.
    - (4) Locations, dimensions and proposed use of structure requested and distance from building to lot lines and to other buildings on same lot.
    - (5) Dimensions of all yards in relation to the proposed structure or use.
    - (6) Distance from any existing building or structure within fifty (50) feet.
    - (7) Provisions for off-street parking, number of cars capacity of such area.
    - (8) If involved, accurate location of well and/or sewage or waste disposal systems; location and direction of other wells and drainage or sewage systems if within one hundred feet (100'). Detailed Septic System Layout required if application is for approval of Septic or Waste Disposal System.
    - (9) A sketch showing all properties within five-hundred feet (500') on the same road as the property affected and within one 100 feet not on the same road and indicate clearly the names and mailing address of all owners of these properties.
    - (10) If the conditional use does not occupy all of the building or building(s) then a plot plan must be provided showing the portion of the building or buildings that are proposed to be occupied by the conditional use. Also, plot plan should show the names of the additional occupants and type of the business occupied in the building.
  - c. Submit 22 copies of application, plot plan, drawings, sketches and other exhibits applicable for the Conditional Use.
5. Applicant shall list the specific conditions that are applicable to the conditional use as found in 185-54 E, and list how they comply with those conditions.
6. Please Print or Type all desired information.
7. The Board of Supervisors has the following powers:
  - a. To hear and decide appeals from a decision or determination of the Conditional Use. Such appeals must be made within thirty (30) days after the date of the decision. A copy of the appeals petition must be served on the official which service must be at least five days prior to the hearing.
  - b. To hear and decide Conditional Uses and Permits to the terms of the Zoning Ordinance as specifically set forth and permitted by the Ordinance.
8. All Hearings of the Board of Supervisors shall be open to the public.
9. No decision by the Board of Supervisors shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
10. Applicant and/or owner must notify Zoning Officer at required inspection times.
11. Nothing herein provided shall in any manner, relieve the petitioner from any requirement of Act No. 247, known as the "Pennsylvania Municipalities Planning Code". Especially see sections 901-916.
12. Applications will not be considered until all information is supplied.

**BEFORE THE HANOVER TOWNSHIP BOARD OF SUPERVISORS,  
NORTHAMPTON COUNTY, PENNSYLVANIA  
CONDITIONAL USE REQUEST SUPPLEMENTAL STATEMENT**

**I. BACKGROUND**

90 Highland LLC (“**Owner**”), through its development company and related entity, Jaindl Land Company (“**Developer**”), proposes to develop a portion of the property consisting of two parcels to be consolidated located at 90 Highland Avenue (“**Property**”) for use as a limited service hotel and motel establishment (the “**Project**”). Currently existing on the Property are a bank building and a business office building (although a Wawa and a medical office building are currently proposed and vacant space exists that would serve as the site of the hotel).

The Property is located within the PI/BD (Planned Industrial/Business District) Zoning District. Per Ordinance No. 2403, Limited Service Hotel and Motel establishments are now permitted by conditional use in the PI/BD District pursuant to Ordinance Section 185-35.D and 185-54.E.(9) respectively. Developer requests conditional use approval to permit the hotel use as set forth in the application, the plans, and this Supplemental Statement.

**II. CONDITIONAL USE REQUEST**

As noted above, the Developer proposes to construct a limited service hotel and motel establishment. The Property is located within the PI/BD Zoning District and is suitable for the proposed Project. The proposed Project meets the minimum required parking spaces. Public water and sewer service will be provided. The required buffer yard and plantings will be provided. Proposed lighting will meet the Ordinance requirements. Adequate lighting will be provided in order to protect the security of the facility and its customers.

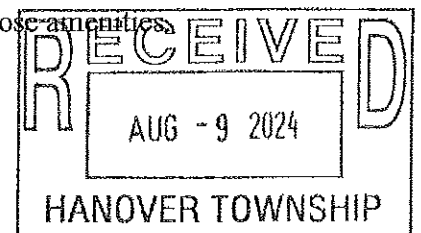
There are several specific conditional use requirements for the limited service hotel and motel establishment use in the PI/BD Zoning District, as set forth in Ordinance Section 185-54.E(9), as amended by Ordinance No. 2403. Those specific conditions are addressed as follows:

- (1) The proposed use will be contained within 750 feet of an arterial street on lot abutting an arterial street and within 2500 feet of an interchange with U.S. Route 22. At the hearing, Applicant will supply a plan demonstrating that this condition is met.
- (2) The proposed use will not be located within 400 feet of any R1-S Zoning District boundary. At the hearing, Applicant will supply a plan demonstrating that this condition is met.
- (3) The proposed use will be located on a corner lot that adjoins a signalized intersection. The enclosed Conditional Use Site Plan depicts that this condition is met.
- (4) The proposed use shall be intended to provide lodging to business visitors to employment district uses. The Property is adjacent to various commercial and industrial uses, a significant employment area of the Township.
- (5) There will be no bar, restaurant, lounge, auditorium, meeting rooms or banquet rooms within the proposed use. The proposed hotel will not have any of those amenities.

RECEIVED

AUG - 9 2024

HANOVER ENGINEERING



- (6) Complete exterior architectural plans were submitted with this application for the proposed use.
- (7) The proposed use will have no more than two (2) oversized parking spaces (a 10-foot by 36-foot space) and will have all appropriate signage at locations determined by the Township Board of Supervisors during the land review process. The enclosed Conditional Use Site Plan depicts that this requirement is met.
- (8) The proposed use is not a monthly rate hotel nor is it intended primarily for use by long-term visitors. No rooms at the hotel will have a full-sized stove or oven. The proposed hotel will not offer a monthly rate, it will only offer daily rates. The hotel is intended primarily to serve visitors with stays of up to 14 days.

The Project also meets the general conditional use standards set forth in Ordinance section 185-54.D. The plan satisfies the Plan requirements of the Ordinance. The Project will be developed in accordance with the Hanover Township Comprehensive Plan and is consistent with the spirit, purposes, and intent of the Zoning Ordinance. The proposed Project is in the best interests of the Township, the convenience of the community, and public welfare. The Property is suitable for the proposed use and the Project will be designed, constructed, operated, and maintained so as to be in harmony with surrounding uses with an appropriate appearance for the existing and intended character of the general vicinity.

ORDINANCE NO. 24-\_\_

**AN ORDINANCE OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP OF HANOVER'S CODE OF ORDINANCES, CHAPTER 44 ANIMALS; ARTICLE I CONTROL OF DOGS; BY ADDING A NEW § 44-9 STRAY DOGS, WHICH PROVIDES PROVISIONS FOR THE FUNDING OF ANIMAL CONTROL ACTIVITIES; AUTHORIZING COLONIAL REGIONAL POLICE COMMISSION TO ESTABLISH A POLICY FOR THE HANDLING OF STRAY DOGS, AND AUTHORIZING COLONIAL REGIONAL POLICE DEPARTMENT TO ENFORCE ALL LAWS FOR THE HUMANE TREATMENT OF ANIMALS; AND, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH.**

*WHEREAS*, since 1995, Hanover Township (the "Township") and Lower Nazareth Township, Northampton County, Commonwealth of Pennsylvania have utilized Colonial Regional Police Department ("CRPD") to protect and promote the health, safety, and welfare of our communities; and

*WHEREAS*, through mutual agreement, each municipality appoints representatives to the Colonial Regional Police Commission ("CRPC") as the governing body of the CRPD; and

*WHEREAS*, neither municipality or CRPD employs an animal control officer to handle stray dog; and

*WHEREAS*, from time to time, Colonial Regional police officers are dispatched to pick up a lost or stray dog; and

*WHEREAS*, it is the desire of the Township, CRPC, and the personnel of the CRPD to promote the humane treatment of animals; and

*WHEREAS*, the CRPC has established a policy to provide guidance to the personnel of CRPD on the handling of stray dogs, which requires the Township to guarantee funding in their annual budget for the care of stray dogs found within the Township's borders and to authorize

CRPD and CRPC to handle the care and disposition of the dog in a manner consistent with Pennsylvania Dog Law (Amended December 11, 1996, P.L. 943, No. 151).

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

**SECTION 1.** Chapter 44. *Animals*; Article I. *Control of Dogs*; is amended by adding the following:

**“§ 44-9 Stray Dogs**

A. Hanover Township Board of Supervisors shall on an annual basis provide funding in their general fund budget for animal control purposes, which shall include, but not be limited to, costs associated with feeding and basic veterinary care for the dog(s) as outlined in the Colonial Regional Police Commission policy that are picked up in Hanover Township.

B. Hanover Township Board of Supervisors shall empower and authorize the Colonial Regional Police Commission to determine the final disposition of the unclaimed dog(s), whether that should be adoption or euthanasia in a manner consistent with Pennsylvania Dog Law.

C. Hanover Township Board of Supervisors shall empower and authorize the Colonial Regional Police Commission and Colonial Police Department to enforce all Pennsylvania and local legislation pertaining to the humane treatment of animals, including, but not limited to, Pennsylvania Dog Law, Libre’s Law, and local ordinances.”

**SECTION 2.** All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** 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 4.** 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 \_\_\_\_\_, 2024.

**ATTEST:**

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

**By: \_\_\_\_\_  
Beth Bucko,  
Asst. Township Secretary**

**By: \_\_\_\_\_  
SUSAN A. LAWLESS, ESQUIRE,  
Chairwoman**

I hereby certify that the within is a true and correct copy of the proposed Ordinance to be adopted by the Hanover Township Planning Commission on April 9, 2024.

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

**RESOLUTION 24 - 22**  
**HANOVER TOWNSHIP – NORTHAMPTON COUNTY**

**WHEREAS**, The Board of Supervisors of Hanover Township (“Township”), Northampton County, Pennsylvania (“Applicant”) desires to apply for grants with the Northampton County Department of Community and Economic Development (“Authority”) from the 2024 Public Safety Grant Program.

Be it **RESOLVED** that the Board of Supervisors of Hanover Township, Northampton County hereby requests a 2024 Public Safety grant of \$20,000.00 from the Northampton County Department of Community & Economic Development to be used for three Emergency Management Radios, programing and accessories.

**NOW THEREFORE, IT IS FURTHER RESOLVED THAT:**

1. Any application for a grant from the Authority may be signed on behalf of the applicant by the officials of the Township of Hanover who, at the time of signing, has **TITLE** of **Chairman**, Board of Supervisors; or **Vice Chairman**, Board of Supervisors; or **Township Secretary, Township Treasurer or Township Manager**.
2. The signature page for the grant agreement can be executed on behalf of the Township by the Official who, at the time of the signing of the agreement, has the **TITLE** specified in paragraph 1 and the Township is bound by the grant agreement.
3. If this official signed the “**Signature Page for Grant Application**” prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
4. Any amendment to the grant agreement can be executed on behalf of the Township by the Official who, at the time of the signing of the agreement, has the **TITLE** specified in paragraph 1 and the Township is bound by the grant amendment.
5. This Resolution shall remain in effect and binding until rescinded or modified by the Board of Supervisors, Township of Hanover.

RESOLVED this 27<sup>th</sup> day of August 2024.

ATTEST

BOARD OF SUPERVISORS  
Hanover Township,  
Northampton County

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

By: \_\_\_\_\_  
Susan Lawless, Chairman  
Board of Supervisors

I hereby certify that this Resolution was adopted by the Board of Supervisors, Hanover Township, Northampton County, this 27<sup>th</sup> day of August, 2024 and said Resolution has been recorded in the Minutes of the Board of Supervisors of Hanover Township and remains in effect as of this date.

\_\_\_\_\_  
Beth A. Bucko, Assistant Secretary  
Board of Supervisors, Hanover Township -  
Northampton County



**KOBALT CONSTRUCTION INC.**

216 Route 196  
Tobyhanna PA 18466  
570-895-4613 570-614-2134 fax

7-26-24

Hanover Township  
3630 Jacksonville Road  
Bethlehem PA 18107

Extension of Time  
Project # H 21-24 Storm Sewer Project

Mark Hudson,

We are requesting an extension of time on the project to October 26<sup>th</sup> 2024 at this time.

The project was bid on March 6, 2024. The NOA award was dated March 14<sup>th</sup>, 2024, and the NTP was dated April 12<sup>th</sup>, 2024, with the Pre-Con on April 30<sup>th</sup>, 2024. During review there were some discrepancies with TC and Rim elevations with the precast and we did not release any precast for production until May 30<sup>th</sup> 2024. We did not see our first structure till almost the end of June, although the NTP was issued on April 12<sup>th</sup> there was over 2 months time spent on submittals approvals and production. There is not much that can be started until precast structures are on the site. We did mobilize the end of May and started on tree removal and site demo in preparation for our precast and pipe delivery.

Some of the utility relocation we are encountering are causing difficulties as some of the services are extremely old and fragile which is adding some time.

In the last week and the coming weeks, we will and have added additional manpower and equipment to the site in effort to move things along with the schedule.

Please accept this Extension of Time Request and please feel free to reach out with any questions.

Sincerely,

A handwritten signature in cursive script that reads "julius kollar jr".

Julius Kollar President