

ORDINANCE NO. 24-01

**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 159 SUBDIVISION AND LAND DEVELOPMENT, ARTICLE
II INTERPRETATION AND ARTICLE V PLAN REQUIREMENTS AND
REPEALING 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, Hanover Township (the "Township"), along with nine other municipalities are members of the Nazareth Area Council of Governments (the "NazCOG Municipalities"); and

WHEREAS, the Board adopted the Nazareth Area Multi-Municipal Comprehensive Plan Implementation Agreement (the "Agreement") at its regularly scheduled meeting on August 22, 2023 via Resolution 2023 – 26; and

WHEREAS, the Agreement provides that NazCOG Municipalities adopt certain amendments to their respective subdivision and land development ordinances ("SALDO"); and

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

SECTION 1. Chapter 159 *Subdivision and Land Development*; Article II *Interpretation* § 159-6 *Definitions and word usage*, is amended to add the following:

"DEVELOPMENT OF REGIONAL SIGNIFICANCE

Any Land Development that, because of its character, magnitude or location, will have substantial effect upon the health, safety or welfare of citizens in more than one of the NazCOG Municipalities.”

SECTION 2. Chapter 159 *Subdivision and Land Development*; Article V *Plan Requirements*; § 159-29 *Preliminary Plan*; Subsection E. *Other required supporting documents* is amended to add the following:

“(10) Developers and subdividers of land must furnish either (i) a statement that the preliminary plan is not a Development of Regional Significance under the SALDO, or (ii) if it is a Development of Regional Significance, a signed letter showing the dates upon which copies of the subdivision or land development plan and supporting documentation have been delivered to each of the other NazCOG municipalities.

(a) Copies of professional reviews prepared by one of the NazCOG Municipalities shall also be forwarded to the other NazCOG Municipalities upon receipt.

(b) In acting on the subdivision and/or land development plans, the host NazCOG Municipality shall consider the comments provided by the other NazCOG Municipalities.

(11) Upon submission to the host NazCOG Municipality, the Planning Administrator or other designated Municipal staff member shall verify that plan is delivered in accordance with the SALDO definition of a Development of Regional Significance, and that the Developer has correctly executed the requirements of Subsection (10) above. If in accord, and all other Municipal submission requirements are satisfied, the developer’s plan shall be accepted for review by the Municipality.

(12) Upon receipt of a plan which is a Development of Regional Significance that was submitted to another NazCOG Municipality, the Planning Administrator shall add the plan to the

agenda of the next available Planning Commission meeting and notify the members of the Municipal governing body.”

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.

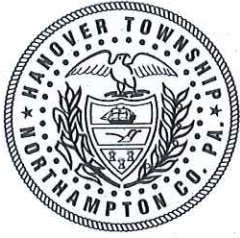
ENACTED AND ORDAINED at a regular meeting of the Board of Supervisors of the Township of Hanover, County of Northampton on this **9** day of **January, 2024**.

ATTEST:

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

By: _____
KIMBERLY LYMANSTALL,
Secretary

By: _____
SUSAN A. LAWLESS, ESQ.,
Chair



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.

December 18, 2023

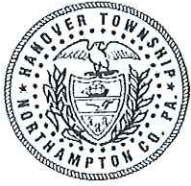
To: Board of Supervisors
John J. Finnigan, Jr
Kimberly Lymanstall
Barbara Baldo
Joseph Moeser
Brian Dillman
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA
Planning Commission
Michael F Corriere, Esquire

RE: Zoning Petition: 24ZHB01
Applicant: Howard K. Kuritzky and Michele A Grasso
Property location: 1214 Alyssa Place
Zoning District: R1-S, Residential

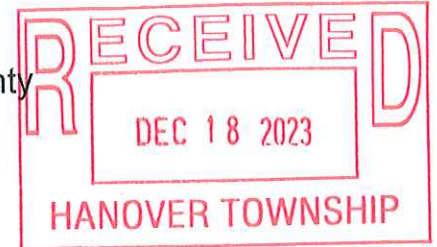
Enclosed is a copy of the application received December 18, 2023, requesting relief from the prior zoning hearing board decision regarding the Dewire Estates Subdivision for maximum lot cover and Woodland Ordinance to construct a single-family dwelling.

The next meeting is tentatively scheduled 7:00 PM Thursday, January 25, 2024. 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 242AB01

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 _____ day of _____ December _____, 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: 1214 Alyssa Place, also known as
Lot 13 of Dewire Estates
2. Tax Parcel No.: N6NW4 15 10H 0214
3. Current Zoning Classification: R1 - S Single Family Residential Suburban
4. The Dimension of the land area are: 135' x 171'
5. The real estate contains 23,096 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
Single Family Residential Suburban
(a) The real estate is presently used for the purpose of: Building Lot
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):
Vacant

II. OWNER INFORMATION

1. Owner of property: Domenic Villani Telephone _____
(all parties to the title must be listed, attach additional page if needed)
Address 930 Wafford Lane
Bethlehem, PA 18017

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

1. Applicant ("Petitioner(s)") Howard K. Kuritzky and Michele A. Grasso Telephone (570) 617-1935
(all parties must be listed, attach additional page if needed)
Address 2739 Apple Valley Circle
Orefield, PA 18069
2. Petitioner is the (check one or more)
☐ Owner ☐ Occupant ☐ Agent for: _____ ☒ Other: Equitable Owner
3. Attorney representing Petitioner(S): Andrew D. Hoffman Telephone (610) 432-1900
Address 4400 Walbert Ave
Allentown, PA 18104
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 December 13, 2023, which was as follows: (quote, or if insufficient space, attach additional page). "Will need variances from the prior Zoning Hearing Board decision from the Woodland Ordinance which reduced the maximum lot cover."

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) Variance under MPC Section 910.2 and Ordinance Section 185-52 to permit maximum lot coverage increase under Section 185-22.F and the ZHB decision of July 29, 2005 for Dewire Estates from 22% to 25.2%.
7. The variance or exception requested and the new improvements desired to be made as follows:
- (a) Building(s) to be erected: One story single family detached dwelling with three car garage and woodlands area
- (b) Building(s) to be changed: N/A
- (c) Building(s) to be used for: Residence
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 _____ Howard K. Kuritzky and Michele A. Grasso
at least one must sign in the _____ Petitioner
presence of a person capable
of administering an oath (see below) Howard K. Kuritzky (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 18th day of DECEMBER, 2023, before me, WENDY S SCHALTER
the undersigned officer,
personally appeared, HOWARD K. KURITZKY,
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.

X Howard K Kuritzky (SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This 18th day of DEC. 2023.

Wendy S. Schalter
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Wendy S. Schalter, Notary Public
Lehigh County
My commission expires December 30, 2024
Commission number 1246925
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.

Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This _____ day of _____ 20____.

NOTARY PUBLIC

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF LEHIGH)

) ss:
)

ON THIS, the 18th day of DECEMBER, 2023, before me, WENDY S. SCHALTER
the undersigned officer,

personally appeared, MICHELE A. GRASSO,
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.

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

Sworn to and subscribed before me

This 18th day of DEC. 2023

Wendy S. Schalter
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Wendy S. Schalter, Notary Public
Lehigh County
My commission expires December 30, 2024
Commission number 1246925
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

Petition of Howard K. Kuritzky and Michele A. Grasso

Section 9 – Explanation of Variance Relief Requested

The property is part of Dewire Estates and subject to a Declaration of Protective Covenants and Restrictions, dated February 27, 2007, recorded at Book 2007-1, Page 79757 in the Recorder of Deeds (“Covenants”). Those Covenants require that a one-story house, exclusive of basement, garage, porch, and patio, contain 2,800 square feet plus a three-car attached garage. Covenants at 2, §2(a). The proposed dwelling complies with the Covenants, and, at 25.2% maximum lot coverage, falls well-below the Zoning Ordinance’s general 35% maximum lot coverage limit.

This property, however, is subject to the Woodlands provisions of the Zoning Ordinance, §185-22.F and the decision of this Board dated July 29, 2005 for Dewire Estates. The application of those provisions reduces the permissible maximum lot coverage and causes the proposed maximum lot coverage to exceed the allowed 22%.

The Petitioners find themselves caught between two requirements. They cannot reduce the proposed dwelling without violating the Covenants, but if they do not reduce it, they will violate the applicable maximum lot coverage limit of the Zoning Ordinance.

The requested variance is small, a mere 3.2%, which could be seen as *de minimis*, especially on a lot which will be substantially wooded.

The Zoning Hearing Board has encountered this issue and similar issues in Dewire Estates on numerous occasions. Petitioners will produce copies of prior variance decisions in which this Board granted variances to resolve them.

Petitioners request that the Board grant their variance petition and enable them to build their proposed home on the property.

ORDINANCE NO. 24 - _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, TO AMEND THE HANOVER TOWNSHIP ZONING ORDINANCE CHAPTER 185 OF THE CODIFIED CODE OF THE TOWNSHIP OF HANOVER TO PROVIDE FOR THE AMENDMENT OF CHAPTER 185, SECTION 185-35.D BY ADDING A LIMITED SERVICE HOTEL AND MOTEL ESTABLISHMENT AS A USE PERMITTED BY CONDITIONAL USE IN THE PIBD DISTRICT AND FOR THE AMENDMENT OF SECTION 185-54.E.(9) OF THE CODIFIED CODE OF THE TOWNSHIP OF HANOVER TO ESTABLISH CRITERIA FOR SAID USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. 1010 et seq., the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania, desires to amend Chapter 185 Zoning, Section 185-35.D of the Codified Code of the Township of Hanover by adding a limited service hotel and motel establishment as a use permitted by conditional use in the PIBD District and to amend Chapter 185 Zoning, Section 185-54.E.(9) of the Codified Code of the Township of Hanover to establish criteria for said use in the PIBD District; and

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania, finds that the proposed amendment will promote, protect, and facilitate the public health, safety and welfare; and

WHEREAS, the Board of Supervisors of the Township of Hanover has conducted a public hearing pursuant to public notice concerning the following amendment to the Hanover Township Zoning Ordinance as set forth hereinafter.

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

SECTION 1. The Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, under powers vested by the "Second Class Township Code" of Pennsylvania and the authority and procedures of the "Pennsylvania Municipalities Planning Code," as amended, as well as

other laws of the Commonwealth of Pennsylvania, does hereby enact and ordain the following amendments to the Hanover Township Zoning Ordinance, as amended.

SECTION 2. Chapter 185 Zoning, Section 185-35.D of the Codified Code of the Township of Hanover is hereby amended by amending the existing Zoning Ordinance to add the following as subsection (27):

“(27) Limited service hotel and motel establishments, subject to the approval of the Board of Supervisors and restrictions contained in §185-54.E.(9).”

SECTION 3. Chapter 185 Zoning, Section 185-54.E.(9)(a) and Section 185-54.E.(9)(c) of the Codified Code of the Township of Hanover are hereby amended by amending those subsections of Section 185-54.E.(9) to read as follows:

“(a) In the PORR District, the limited service hotel and motel establishment use shall only be allowed in the four-hundred-foot-wide “no residential” strip along arterial streets or highways. In the PIBD District, the limited service hotel and motel establishments shall only be allowed within 750 feet of an arterial street on a lot abutting an arterial street.

“(c) In the PORR District, the limited service hotel and motel establishments use shall only have access to a street at a signalized intersection. In the PIBD District, the limited service hotel and motel establishments shall be located on a corner lot that adjoins a signalized intersection.”

SECTION 4. If a court of competent jurisdiction declares any provision of this amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provisions of this amendment to the Hanover Township Zoning Ordinance shall continue to be separately and fully effective.

SECTION 5. All provisions of Township ordinances and resolutions or parts thereof that were adopted prior to this amendment to the Hanover Township Zoning Ordinance and that are in conflict with this amendment to the Hanover Township Zoning Ordinance are hereby repealed.

SECTION 6. This Ordinance shall become effective in five (5) days.

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: _____
KIMBERLY LYMANSTALL,
Secretary

By: _____
SUSAN A. LAWLESS, ESQ.,
Chair

Michael P. Shay
mshay@sskdllaw.com

Joanne Kelhart
jkelhart@sskdllaw.com

Richard ("Ricky") E. Santee
santeer10@sskdllaw.com



Richard E. Santee, Jr.
rsantee76@sskdllaw.com

Michael C. Deschler
mcdeschler@sskdllaw.com

Matthew J. Deschler
mjdeschler@sskdllaw.com

December 21, 2023

Via first-class U.S. mail and email to jfinnigan@hanovertpw-nc.org

John J. Finnegan, Jr., Township Manager
Hanover Township, Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017

***RE: Arcadia Development Corporation – Preliminary/Record Plan Submission for Proposed
Industrial Development, Dated April 10, 2023, last revised October 31, 2023 – 300
Gateway Drive – Hanover Project No. H23-21
MPC Extension to March 31, 2024***

Dear Mr. Finnegan:

I am counsel for Arcadia Development Corporation. The above-referenced preliminary/final land development and lot consolidation plan has been submitted to the Township and is pending before the Board of Supervisors, which has until January 30, 2024, to act and render a decision on the plan pursuant to Section 508 of the Municipalities Planning Code ("MPC"), 53 P.S. § 10508. Please consider this letter as a request and agreement, pursuant to Section 508(3) of the MPC, 53 P.S. § 10508(3), to extend the time for the Board of Supervisors to act and render a decision on the plan to March 31, 2024. Thank you for your attention to this correspondence. Should you have any questions, please do not hesitate to contact me.

Very truly yours,


SHAY, SANTEE, KELHART & DESCHLER LLC


Matthew J. Deschler

As authorized by:

ARCADIA DEVELOPMENT CORPORATION

By:


Richard E. Thulin, President

44 East Broad Street
Suite 210
Bethlehem, PA 18018

www.sskdllaw.com
Tel: (610) 691-7000
Fax: (610) 691-3529



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

eschock@flblaw.com

January 2, 2024

VIA E-MAIL

Board of Supervisors
Hanover Township – Northampton County
3630 Jacksonville Road
Bethlehem PA 18017-9302
Attn: Ms. Kimberly Lymanstall

Re: Jaindl Land Company – Proposed Commercial Development
90 Highland Avenue
Recording Deadline Extension

Dear Board:

My office represents Jaindl Land Company, which submitted the above-referenced preliminary/record land development plan. The upcoming deadline for recording of the above plan is February 8, 2024. As the Township is aware, Applicant continues to diligently address certain items as a prerequisite to recording. I am writing to advise that Jaindl Land Company requests an extension of six (6) months to that deadline which will be August 8, 2024.

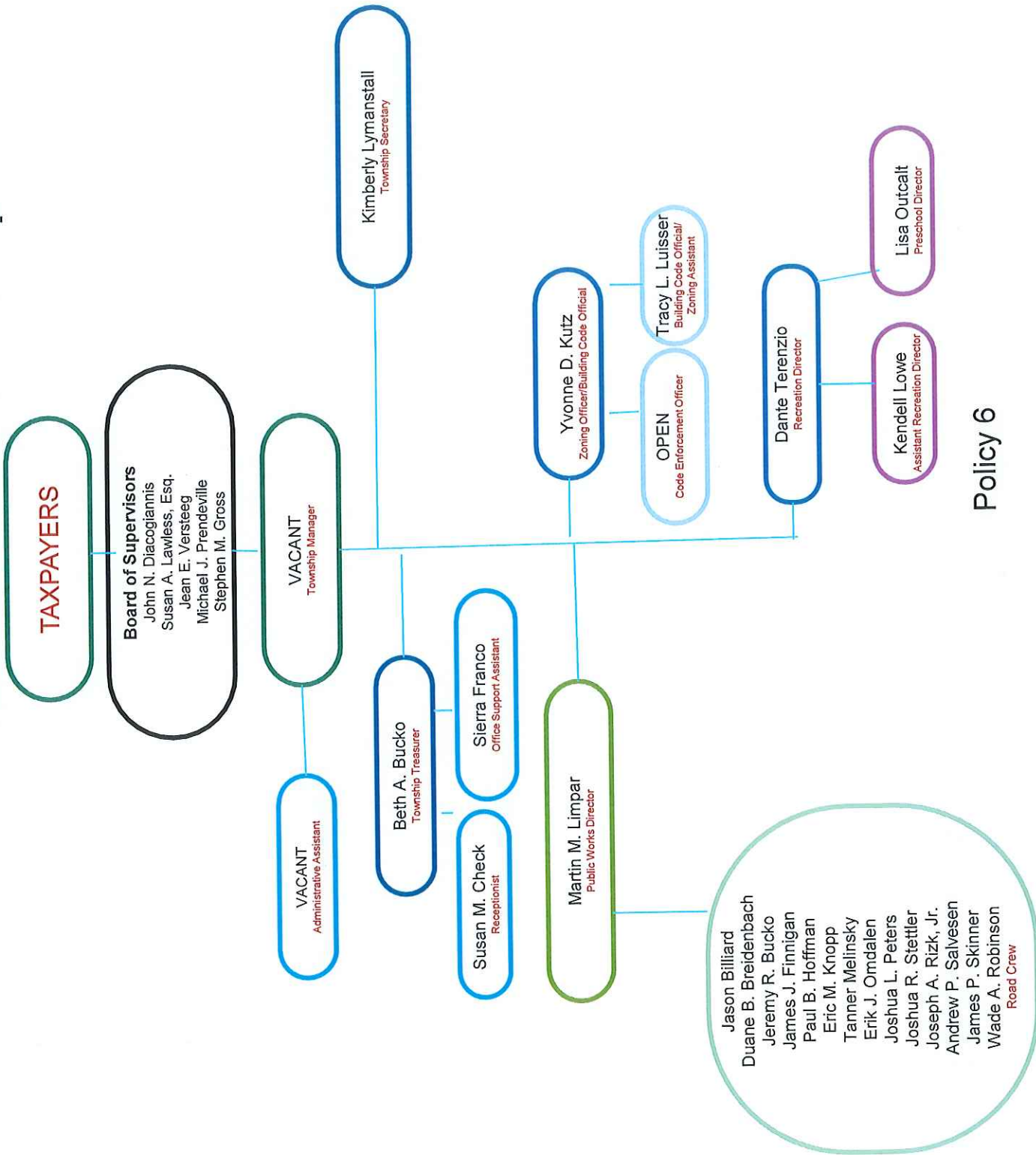
Please advise if you require anything further.

Very truly yours,

Erich J. Schock

cc: Jaindl Land Company (via e-mail)
Bohler Engineering (via e-mail)
Benchmark Consulting Engineers (via e-mail)

Hanover Township



Policy 6 Organization Chart

The Township Manager shall prepare an organization chart and submit the same to the Board of Supervisors one month before the Reorganization Meeting.

In addition, an organization chart must be submitted to the Board within one month after appointment to the position of Manager.

Adopted January 9, 2024

RESOLUTION 24 - 6

This resolution, approved and adopted by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, on the date hereinafter set forth.

Witnesseth:

WHEREAS, Section 7503 of the Pennsylvania Emergency Management Services Code, 35 Pa. C.S. Section 7101 et seq. mandates that Hanover Township prepare, maintain and keep current an emergency operations plan for the prevention and minimization of injury and damage caused by a major emergency or disaster within the Township; and

WHEREAS, in response to the mandate stated above, this Township has prepared an emergency operations plan to provide prompt and effective emergency response procedures to be followed in the event of a major emergency or disaster; and

WHEREAS, this Township has also prepared an emergency operations plan in order to reduce the potential effects of a major emergency or disaster and to protect the health, safety and welfare of the residents of this Township;

NOW, THEREFORE, we, the undersigned Supervisors of Hanover Township do hereby approve, adopt and place into immediate effect the Emergency Operations Plan of Hanover Township. This Plan shall be reviewed on an annual basis to make certain that it conforms to the requirements of the Northampton County Emergency Operations Plan.

Adopted this 9th day of **January 2024**

Board of Supervisors, Hanover Township – Northampton County

Susan A. Lawless, Esq., Chair

Jean E. Versteeg, Vice Chair

John N. Diacogiannis

Stephen M. Gross

Michael J. Prendeville

ATTEST:

Date: **January 9, 2024**

Kimberly R. Lymanstall, Township Secretary

PROMULGATION

THIS PLAN WAS ADOPTED BY HANOVER TOWNSHIP UNDER RESOLUTION NO. 2024 – 6 DATED JANUARY 9, 2024 AND IT SUPERCEDES ALL PREVIOUS PLANS.

(Susan A. Lawless – Chief Elected Official)

(Michael J. Prendeville– Elected Official)

(Jean E. Versteeg – Elected Official)

(John N. Diacogiannis– Elected Official)

(Stephen M. Gross – Elected Official)

(Kimberly R. Lymanstall – Secretary)

**(John J. Finnigan, Jr. – Emergency
Management Coordinator)**

Prepared For

Kimberly Lymanstall
Hanover Township (Northampton
County)
3630 Jacksonville Rd, Bethlehem,
PA, 18017

Phone: 610-866-1140

Email: klymanstall@hanovertwp-
nc.org

Prepared By

Seth Fleischmann
Client Account Manager
IntermixIT

Phone:

Email: sfleischmann@intermixit.c
om

Quote Information

Quote#	1856
Created	26-Oct, 2023
Expires	19-Jan, 2024

Description

Price

Quantity

Amount

Dell OptiPlex 7010 Desktop Computer
Dell OptiPlex 7010 Micro PC w/ Windows 11 Professional
Intel Core i5-13500 1.60 GHz CPU
16GB RAM / 512GB SSD / No Optical Drive
Integrated Graphics, Audio, Networking
Standard 3 Year Manufacturer's Warranty

\$1,183.93

8

\$9,471.44

Each

NOTE:

These will replace the following systems:

Jaydesk-W10 – Jfinnigan
HTWP-PC05 – Ykutz
HTWP-PC08 – Shared HTCC
HTWP-PC06 – Public Works
HTWP-PC01 – Scheck
HTWP-PC04 – Township Manager Secretary
HTWP-PC03 – Sfranco
HTWP-PC07 – Mlimpar



StarTech.com DisplayPort to VGA Adapter
NOTE:

\$37.11
Each

7

\$259.77

These are needed to run standard VGA monitors with the
PCs quoted above.



Dell Latitude 3540 Notebook PC
Dell Latitude 3540 Notebook PC w/ Windows 11
Professional
Intel Core i5-1335U 3.40 GHz CPU
16GB RAM / 256GB SSD / No Optical Drive
Integrated Graphics, Audio, Networking, Wireless,
Bluetooth
15.6" Full HD (1920 X 1080) Non-Touch Display
One Year Standard Manufacturer's Warranty

\$1,137.24
Each

1

\$1,137.24

NOTE:

This will replace the following machine:

Treasurer-LTP – Bbucko



Dell ProSupport Warranty Extension
Dell ProSupport 3 Year 24 X 7 X NBD Onsite Warranty

\$166.92
Each

1

\$166.92



NOTES
IntermixIT labor for installation of the items quoted above
is not included and will be quoted separately.

\$0.00
Each

1

\$0.00

This quote is submitted for budgetary purposes only, and
pricing and configurations are subject to change at any
time without notice at manufacturers' discretion.

Upfront	\$11,035.37
---------	-------------

Tax	\$0.00
-----	--------

Total	\$11,035.37
-------	-------------

INTERMIXIT
We Drive IT Success

4309 LINGLESTOWN RD.
HARRISBURG, PA 17112
717.914.0102
BILLING@INTERMIXIT.COM

1/03/2024

To Hanover Township

Concerning Building Permit # 23-0088 fee refund.. In speaking with Yvonne today.

I explained that the used swimming pool we were going to install at my home 205 Bella Vista Dr. will not be installed. After obtaining the permit my husband took the pool apart at the home we were getting the pool from and found there were many pieces of the pool that had to be replaced. We decided that it was not worth it to fix and install the pool.

We understand the township has spent money on this permit. Yvonne did mention that part of the fee could be refundable. We would like a partial refund with your consideration.

Thank You



Audrey Maurer

Audrey Maurer

205 Bella Vista Dr.

Bethlehem Pa 18017

610-570-7871





HANOVER TOWNSHIP
Northampton County
3630 Jacksonville Road, Bethlehem, PA 18017
Phone 610.866.1140 Fax: 610.758.9116

MAY 15 2023
BY: *SF*
CK #114

BUILDING PERMIT #: 23-0088
THIS PERMIT MUST BE PROMINENTLY DISPLAYED

Parcel #: M6-19-0011		Permit Date: May 3, 2023
Property Location: 205 Bella Vista Dr, Bethlehem, PA 18017		Expiration Date: May 2, 2024
Owner Information:	Name: Maurer, Audrey Mailing Address: 205 Bella Vista Dr, Bethlehem, PA 18017	
Applicant:	Name: Maurer, Audrey Mailing Address: 205 Bella Vista Dr, Bethlehem, PA 18017	
Contractor:	Name: Maurer, Audrey Mailing Address: 205 Bella Vista Dr, Bethlehem, PA 18017	
General Notes:	Call Keycodes Inspection Agency at 610-866-9663 for REQUIRED inspection at least 48 hours in advance. SEE ATTACHED LIST	

FEE INFORMATION:

Date	Description	Paid Date	Amount	Paid	Balance
May 3, 2023	Assessed Fee		\$4.50		
May 3, 2023	Plan Review Fee Deposit (Residential) non-refundable		\$75.00		
May 3, 2023	Swimming Pool - Above Ground		\$400.00		
April 28, 2023	TOTAL: Permit Fees		\$479.50		\$479.50
	TOTAL FEES		\$479.50		
	TOTAL PAID			\$0.00	
	TOTAL DUE				\$479.50

IMPROVEMENT INFORMATION:

Permit Type: Residential	Project Cost: 100.00
Permit Use: Swimming Pool - Above Ground	
Type/Improvement: Minor Improvement	
DESCRIPTION OF WORK:	Install a 19' round above ground pool with attached deck
LEGAL TERMS: In accepting this building permit as issued, the applicant agrees to perform all work on new or existing structure(s) as specified in the permit application, and in conformity with the ordinances, statutes and regulations of the municipality, county and state. It is the responsibility of the lot owner to abide by any imposed restrictions and protective covenants running with the land and for the time period specified	

Yvonne D Kutz
BCO, Zoning Officer

Township of Hanover, PA
Thursday, January 4, 2024

Chapter 65. Construction Codes, Uniform

§ 65-3. Modification to Building Code.

In order to complete this chapter, the following information shall be inserted in the International Building Code/2009:

- A. Insert "Township of Hanover" at the following location: first line, Section 101.1 (Page 1).
- B. Add Section 104.7.1:

104.7.1 Reports. The Building Code Official shall submit to the Hanover Township Board of Supervisors a monthly report listing permits issued, and the valuation of the respective intended improvements. He or she shall submit to the Hanover Township Board of Supervisors, prior to the 10th of January of each year, an annual report fully descriptive of the work done by his office during the preceding year.

- C. Replace Section 109.3 as follows:

109.3 Construction costs. The Building Code Official may require an estimate of the construction costs to be submitted, in writing, by the applicant, upon application for a building permit. Such estimate is to be in sufficient detail, as determined by the Building Code Official, to confirm the accuracy of the estimated total construction cost.

- D. Change Section 105.5 (Page 5) to read:

105.5 Time limit of permit. A properly issued building permit shall be valid and applicable for a period of one year from the date of its issuance, and shall thereafter automatically expire and be of no force and effect, unless construction (as hereinafter defined) shall be commenced.

Within the period of the pendency of a valid permit, the original applicant may, for cause shown, appeal to Hanover Township, at a regular or special meeting of the Board of Supervisors, for an extension of the expiration date of the permit. The Board of Supervisors of Hanover Township may, at its sole discretion, for cause shown, by recognizing a hardship condition, extend the expiration date by a majority vote unconditionally or upon such additional conditions as said Supervisors shall impose, for a period not to exceed six months from the expiration date. No permit shall be extended for longer than one six-month period, and all provisions herein shall be applicable if an extension is given; however, the new expiration date shall become the "expiration date" as used herein.

"Construction" as used herein shall mean the visible excavation of the foundation of the building for which permission has been given pursuant to the plan submitted, and shall neither include grading, engineering, surveying, financing arrangements, nor any other act which shall have or may have been undertaken in reliance of the building permit.

- E. Change Section 109.2 (Page 7) to read:

109.2 Approved building fees for each plan examination, building permit and inspection shall be in accordance with the current resolution, as resolved and enacted by the Board of Supervisors of Hanover Township, Northampton County, Commonwealth of Pennsylvania.

F. Change Section 109.6 (Page 8) to read:

109.6 Refunds. Within six months after the expiration date of a permit, where such permit is not in force, where no work has been performed and where no inspection is necessary, the original applicant for such permit may apply, in writing, to the Secretary-Treasurer of Hanover Township for a refund. Such refund shall be paid forthwith, after approval of the Board of Supervisors at a regular or special meeting, showing the original applicant as payee. Such refund shall be 75% of the application fee less any plan review expenses incurred by Hanover Township. In the event application for such refund is not made in writing as above, within the application period, the entire fee shall be forfeited.

G. Replace Section 109.7:

109.7 Fee receipt. All fees paid shall be described and tabulated on the permit from or by separate receipt with date, permit number covered by such fees, and Hanover Township representative's signature acknowledging receipt of the required fees.

H. Add Section 113.1.1 (Page 9):

113.1.1 Membership of Board. The Board of Appeals shall consist of five members, each appointed for a term of one year by the Board of Supervisors of Hanover Township.

I. Add Section 113.1.2:

113.1.2 Compensation. The members of the Board of Appeals shall not be compensated for services.

J. Delete Section 113.4 (Page 10) Violation Penalties, in its entirety.

K. Change Section 115.3 (Page 10) to read:

115.3 Unlawful continuance. Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be considered in violation of this chapter.

L. Change Section 1612.3 to insert "Hanover Township, Northampton County, Pennsylvania" and "April 6, 2001" for the Official Flood Insurance Study References (Effective April 6, 2001 — Flood Insurance Study established flood hazard date for the Commonwealth of Pennsylvania and specifically for all jurisdictions in Northampton County as provided by the Federal Emergency Management Agency.)

M. Add to Section 1809.5 (2009 IBC, Page 402), Frost Protection: "The frost line in the Township of Hanover shall be 36 inches below finished grade line."

N. Add Section 1811.1 (Page 416) to read:

1811.1 Sinkholes. If a sinkhole, settlement, washout, or other soil failure occurs at, under or within 15 feet of any foundation or footing which, in the opinion of the Building Code Official, may cause a danger to the public safety of the occupants, the Building Code Official may require the owner to submit plans and specifications prepared by a professional engineer or the proposed method for correcting the soil failure problem. The Building Code Official shall withhold issuance of building or occupancy permits until the failure is corrected in accordance with the submitted plans and specifications. If the building is occupied at the time of soil failure, the Building Code Official may order the building to be vacated in accordance with Sections 110.5 and 115.

O. Change the following sections in Chapter 31, Section 3107, Signs:

(1) Add Section 3107.2 (Page 652):

3107.2 Zoning Ordinance. Where more restrictive, the limitations of Chapter **185**, Zoning, shall take precedence over the regulations of this Code.



JOHN DEERE



Selling Equipment

Quote Id: 30185342

Customer Name: HANOVER TOWNSHIP NORTHAMPTON COUNTY

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

John Deere Shared Services
1300 River Drive Moline IL 61265
DUNS #142124762; Tax ID #36-3387700

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Deer Country Farm and Lawn
6670 Ruppsville Road
Allentown, PA 18106
610-398-2553
allentowninfo@deercountry.net

JOHN DEERE 60 P-Tier Compact Excavator

Hours:

Stock Number:

Contract: C&F PA CoStars # 4400028105 (PG N6 CG 72)
CCE

Selling Price *
\$ 99,377.68

Price Effective Date: January 3, 2024

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
0190FF	60 P-Tier Compact Excavator	1	\$ 108,837.00	24.00	\$ 26,120.88	\$ 82,716.12	\$ 82,716.12
Standard Options - Per Unit							
0202	Destination Code - United States	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0259	English Customer Delivery Packet	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0408	Configuration 8 - Cab, Rubber, Susp, Long Arm + EX C/W, Angle Blade	1	\$ 12,006.00	24.00	\$ 2,881.44	\$ 9,124.56	\$ 9,124.56
Standard Options Total			\$ 12,006.00		\$ 2,881.44	\$ 9,124.56	\$ 9,124.56
Dealer Attachments/Non-Contract/Open Market							
BYT10989	18 in. (457 mm) Heavy Duty Bucket; 5.1 c. ft. (0.14 c. m.) (4 TK Teeth Included)	1	\$ 1,814.00	0.00	\$ 0.00	\$ 1,814.00	\$ 1,814.00
BYT10991	24 in. (610 mm) Heavy Duty Bucket; 7.5 c. ft. (0.21 c. m.) (5 TK Teeth Included)	1	\$ 2,020.00	0.00	\$ 0.00	\$ 2,020.00	\$ 2,020.00
BYT11478	Hydraulic Quick Disconnect Kit for Selector Valve	1	\$ 166.00	0.00	\$ 0.00	\$ 166.00	\$ 166.00
BYT11748	Hydraulic Gray Thumb	1	\$ 2,537.00	0.00	\$ 0.00	\$ 2,537.00	\$ 2,537.00
Dealer Attachments Total			\$ 6,537.00		\$ 0.00	\$ 6,537.00	\$ 6,537.00
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Other Charges							
Customer Setup			1	\$ 1,000.00		\$ 1,000.00	\$ 1,000.00
				\$ 1,000.00		\$ 1,000.00	\$ 1,000.00



JOHN DEERE



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

John Deere Shared Services
1300 River Drive Moline IL 61265
DUNS #142124762; Tax ID #36-3387700

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Deer Country Farm and Lawn
6670 Ruppsville Road
Allentown, PA 18106
610-398-2553
allentowninfo@deercountry.net

Quote Summary

Prepared For:

HANOVER TOWNSHIP NORTHAMPTON COUNTY
3630 JACKSONVILLE RD
BETHLEHEM, PA 18017
Business: 610-866-1140
publicworks@hanovertwp-nc.org

Delivering Dealer:

Deer Country Farm and Lawn
Matthew Schlegel
6670 Ruppsville Road
Allentown, PA 18106
Phone: 610-398-2553
Mobile: 717-629-4139
mattschlegel@deercountry.net

Quote ID: 30185342
Created On: 04 January 2024
Last Modified On: 04 January 2024
Expiration Date: 05 February 2024

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 60 P-Tier Compact Excavator Contract: C&F PA CoStars # 4400028105 (PG N6 CG 72) CCE Price Effective Date: January 3, 2024	\$ 99,377.68 X	1 =	\$ 99,377.68
Equipment Total			\$ 99,377.68

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 99,377.68
Trade In	
SubTotal	\$ 99,377.68
Est. Service Agreement Tax	\$ 0.00
Total	\$ 99,377.68
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 99,377.68

Salesperson : X _____

Accepted By : X _____

Confidential

HANOVER TOWNSHIP

TYMCO 600 (BAH)

AUXILIARY ENGINE: JOHN DEERE TURBO CHARGED DIESEL REMOTE OIL SIGHT GAUGE
AUTOMATIC SHUTDOWN SYSTEM
AUXILIARY FUSE PANEL
BLUELOGIC CONTROL SYSTEM
DUST CONTROL SYSTEM
INSTRUMENTS IN CAB
HYDRAULIC TANK SIGHT/TEMPERATURE GAUGE
DUAL STEERING & DUAL GUTTER BROOMS: 43" STEEL
PRESSURE BLEEDER **ELECTRIC**
WATER FILL HOSE & RACK & LEVEL GAUGE
AMBER HIGH POWERED STROBE LIGHT
REAR MOUNTED ALTERNATING/FLASHING LIGHTS (2), BACK-UP LIGHTS
FLOODLIGHTS ON REAR LED
DUO SKIDS
RUBBER LINED BLOWER
SUCTION INLET LINER
SEVERE WEATHER WIRING,
HI OUTPUT WATER SYSTEM & HI/LOW WASH DOWN SYSTEM, HOSE REEL
AUTO SWEEP INTERRUPT (ASI)
AOD WATER PUMP
DUMP SWITCH IN CAB
GUTTER BROOM TILT ADJUSTER RIGHT & LEFT SIDE
GUTTER BROOM DROP DOWNS RIGHT & LEFT SIDE
GUTTER BROOM VARIABLE SPEED (DUAL)
ABRASION PROTECTION PACKAGE
HOPPER DELUGE SYSTEM & PICK-UP HEAD DELUGE SYSTEM
HOPPER LOAD INDICATOR
PICK-UP HEAD PRESSURE INLET WATER INJECTION SYSTEM
BROOM ASSIST HEAD (BAH)
ADDITIONAL NOZZLE w/ SEPARATE SWITCH: R&L G BROOMS / HOPPER / PRESSURE TRANSITION
AUXILIARY HAND HOSE 8" W/ HYDRAULIC BOOM ASSIST AND MANHOLE LIFE UPGRADE
WIRELESS REMOTE CONTROL FOR AUXILIARY HAND HOSE AUXILIARY HAND HOSE EXTENSION
(42") & AUXILIARY HYDRAULIC SYSTEM
AIR PURGE: WATER SYSTEM
PICK-UP HEAD FRONT CURTAIN LIFTER (HYDRAULIC)
REMOVABLE FRONT CURTAIN SET / REVERSE PICK-UP HEAD CHAINS
SKID BUMPER EXTENSIONS
STORAGE BOX WITH WORK PLATFORM
COLOR REAR VIEW CAMERA SYSTEM & (3) ADDITIONAL CAMERAS, PUH, BOTH GB'S
STAINLESS STEEL HOPPER ASSEMBLY (INCLUDES SCREEN)
STAINLESS STEEL BOLT ON BLOWER HOUSING
STAINLESS STEEL DUST SEPARATOR

2025 FREIGHTLINER M2 PLUS (FACTORY SUPPLIED)

LED LIGHT BAR ON CAB, 12" PARABOLIC MIRRORS, AIR DRYER, (LED) TRAFFIC DIRECTING LIGHT,
BATTERY DISCONNECT SWITCH, FIRE EXT, REFLECTORS, LED LIGHTS FRONT GRILL, AIR HORN

TOTAL PRICE \$363,800.00

Price includes delivery set-up and training. COSTAR 25-E22-402

GOLDEN EQUIPMENT CO., INC

1/800/242/1494

1/4/24

Susan A. Lawless – Chair

Martin Limpar – Public Works Director