

BOARD OF SUPERVISORS
Zoning & Code Enforcement
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302
610.866.1140
Fax 610.758.9116

February 28, 2024

To: Board of Supervisors
Kimberly Lymanstall
Barbara Baldo
Brian Dillman
Jesse Chupella
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 24ZHB02
Applicant: 90 Highland LLC
Property location: 90 Highland Ave & 3865 Adler Pl
Zoning District: PIBD – Planned Industrial Business District

Enclosed is a copy of the application received February 28 2024, requesting relief from the ordinance in regards to parking lots within 100 feet to the boundary of any other district.

The next meeting is tentatively scheduled 7:00 PM Thursday, March 28, 2024. Notice of Hearing to follow.

Tracy Luisser

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) Section 185-35(F)(4)

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

(a) Building(s) to be erected: See Plan and Supplement Statement

(b) Building(s) to be changed: See Plan and Supplement Statement

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

90 Highland, LLC
Petitioner
By: David J. Jandl (SEAL)
David Jandl, President

____ (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 _____)

) ss:
)

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.

Signature of the Petitioner taking affidavit (SEAL)

Sworn to and subscribed before me
This _____ day of _____ 20 ____.

NOTARY PUBLIC

FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF LEHIGH)

) ss:
)

ON THIS, the 27th day of February, 2024, before me, Kimberly A. Seip the undersigned officer, a notary public, personally appeared, David Jarndt, who acknowledged himself to be the President of 90 Highland, LLC, a corporation, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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

Kimberly A. Seip (SEAL)
Signature of the Petitioner taking affidavit
NOTARY PUBLIC

Sworn to and subscribed before me
This _____ day of _____ 20 ____.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
KIMBERLY A SEIP - Notary Public
Lehigh County
My Commission Expires May 14, 2027
Commission Number 1351775

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

SUPPLEMENTAL STATEMENT

The owner and equitable owner of the two tracts, 90 Highland Avenue, LLC, (“Applicant”) proposes through its development company, Jaindl Land Company (“Developer”), to develop property located at 90 Highland Avenue and 3865 Adler Place (“**Property**”) for use as an office building, a bank, and a Wawa convenience store. The Developer proposes to consolidate the existing 7.33-acre 90 Highland Avenue lot with the existing 2.41-acre 3865 Adler Place lot to create a single, 9.74-acre lot. Developer also plans to raze the office building portion of the existing office/bank building on the site and maintain the branch bank building and associated parking lots and driveways. Immediately relevant, Developer seeks to construct a 2-story, 40,000 square-foot medical office building and interconnect the proposed parking lots with the existing 3865 Adler Place office building parking lot. The medical office building is to include a porte-cochère. Additionally, Developer proposes to construct a 5,585 square-foot Wawa convenience store with sixteen (16) fuel (“**Project**”).

The Property is located within the PI/BD (Planned Industrial / Business District) Zoning District. The 90 Highland Avenue parcel is owned by 90 Highland Ave, LLC, a related entity to Developer. The 3865 Adler Place parcel is owned by Stiegler Wells, LLC. The medical office building is permitted by right. However, under Section 185-35(F)(4) of the Zoning Ordinance, a setback from the adjacent Commercial District of 100 feet is required.

The occupied portion of the Medical Office Building meets the 100-foot setback. Applicant requests variance relief for the porte-cochère to be located 70 feet from the Commercial District. Similar variance relief was granted by the Board on August 4, 2021, allowing the porte-cochère to be located approximately 93’ from the Commercial District. Exhibit “A”. The requested relief is necessary because Developer intends to add two travel lanes through the porte-cochère, where one was proposed originally. The well-being of patients requires a safe and covered area for loading and unloading of passengers. The proposed location is appropriate based upon the circulation patterns at the site. Applicant can conceive of no adverse impact to the community or adjacent properties by maintaining the covered roof at the proposed distance. Further, the project involves the redevelopment of the Property but will retain the existing retail bank building and one of the existing office buildings. Those physical features affect the layout of the surrounding uses, including the location of the medical office building and the accessory feature the subject of this application.

Exhibit “A”

THEODORE R. LEWIS
THOMAS L. WALTERS

LAW OFFICES
LEWIS AND WALTERS

46 SOUTH FOURTH STREET
EASTON, PENNSYLVANIA 18042-4532

MAILING ADDRESS:
P. O. BOX A
EASTON, PA 18044-2099

(610) 253-6148
FAX (610) 253-5885
EMAIL – lewiswalters@verizon.net

GEORGE F. COFFIN
1896-1937

GEORGE F. COFFIN, JR.
1928-1986

NAZARETH OFFICE:
BY APPOINTMENT ONLY
LIBERTY AND CENTER STREETS
NAZARETH, PA. 18064

August 4, 2021

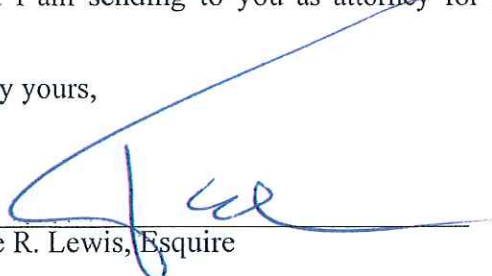
Eric J. Schock, Esquire
Fitzpatrick Lentz Bubba, P.C.
Two City Center
645 W. Hamilton Street, Suite 800
Allentown, PA 18101

Re: Hanover Township Zoning Hearing Board – 90 Highland, LLC

Dear Eric:

Enclosed herewith please find a true and correct copy of the Findings of Fact and Conclusions of Law of the Hanover Township Zoning Hearing Board that I am sending to you as attorney for the applicant in the above matter.

Very truly yours,


Theodore R. Lewis, Esquire

TRL/pcc
Enclosure

cc: Yvonne D. Kutz, Zoning Officer – Email Only

HANOVER TOWNSHIP ZONING HEARING BOARD
OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Application of: : 90 Highland, LLC
Application dated : June 21, 2021
Property : 90 Highland Avenue and 3685 Adler Place

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, July 29, 2021, on the petition of 90 Highland, LLC, and after approving the petitioner's requested relief, hereby makes the following Findings of Fact and Conclusions of Law in support thereof:

1. The subject property is a consolidated lot for zoning purposes consisting of Tax Parcel M16-15-10X-0214 owned by 90 Highland, LLC, and having a post office address of 90 Highland Avenue and Tax Parcel M16-15-10P-0214 owned by Stiegler Wells, LLC, and having a post office address of 3865 Adler Place.

2. The consolidated lot is entirely located within the PIBD – Planned Industrial/Business Park District.

3. The Petitioner was represented at the hearing by Eric J. Schock, Esquire, who introduced in the course of the hearing two exhibits as follows:

A-1 Being a plan entitled Preliminary 1 Record Land Development Plans for Jaindl Land Company, Sheet Title: Concept Plan A, with a date of November 13, 2020 and no revision dates

A-2 Photo of another building with a similar type porte-cochere structure.

4. Testifying on behalf of the petitioner was Jeffrey Beavan, Professional Engineer for Bohler Engineering, who drew the plans marked Exhibit A-1 and Marc Breidenbach, Administrator, Facilities and Construction Department, of Lehigh Valley Health Network, the proposed tenant of the medical office building.

5. The 90 Highland Avenue property was the subject of a prior zoning hearing and decision of the Board dated October 20, 2020.

6. At that hearing, the applicant proposed a convenience retail/food store with gasoline service requiring several variances and interpretations from the Board. It also proposed on the same 90 Highland Avenue lot to tear down a portion of the existing office building, retain the branch bank building and associated parking lots and driveways and to construct a 25,000 square feet two-story medical office building. The Board granted the requested relief pursuant to that application.

7. The 3865 Adler Place lot has an existing two-story office building located on it. The owners had received prior approval for the construction of a proposed one-story office building on the lot which the present applicant intends to build. Both the existing structure and the proposed structure are shown on Exhibit A-1.

8. The convenience store use, as well as the retail bank use, remain essentially the same from the prior application. The medical office building, however, is changed to a proposed three-story building with a total of 40,000 square feet.

9. The applicant has not asked for any relief from the ordinance except for the construction of a porte-cochere as depicted on the map. This structure would provide sheltering over the sidewalk area and one lane of travel for cars at this spot.

10. The adjacent property to the north is a commercial district and Section 185-35(F)(4) of the zoning ordinance prohibits any structure in the PIBD District from being located within 100 feet to the boundary line of any other district. The proposed office building will not be in violation of this provision, but the porte-cochere will be. It will be located approximately 93 feet from the boundary line and, therefore, requires a variance from this provision.

11. Mr. Beavan testified as to the dimensional requirements and to the fact that in the C-1 Zoning District to the north, medical offices could be located much closer to the boundary line and so that in his opinion, the proposed deviation was minor and served no particular zoning purpose in the present case.

12. Mr. Breidenbach testified as to the purposes of the porte-cochere and why Lehigh Valley Hospital believes it is an important architectural element of their proposed medical office buildings.

13. Also testifying at the hearing was Prasad Chalikonda, who indicated that he was not opposed to the application, but he did wish to have some access to and from this lot. This was not an issue before the Board but David Jaendl, a principal of 90 Highland, LLC, indicated that he would see what could be done through the planning process with respect to Mr. Chalikonda's request.

14. The Board agrees that the deviation from the 100 foot setback requirement in the zoning ordinance as it applies to the present case is a minor one and will not be detrimental.

WHEREFORE, the Hanover Township Zoning Hearing Board adopts the above Findings of Fact and Conclusions of Law and grants the required variance from the 100 foot setback provision of the ordinance.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By: _____

Barbara L. Baldo, Esquire,
Chairperson

Dated: August 4, 2021

Parcel ID: M6 28 10 0214
Occupant: MURPHY DAVID & MADELINE
3837 POST DR
BETHLEHEM PA 18017-9038

Parcel ID: M6SW2 2 4 0214
Occupant: BRIGHT DENTAL PROPERTY LLC
5635 FALCON DR
BETHLEHEM PA 18017-8217

Parcel ID: M6 26 25 0214
Occupant: STROHL RANDY C & KATHERINE A
3854 POST DR
BETHLEHEM PA 18017-9037

Parcel ID: M6 15 10L-1 0214
Occupant: TRIPLE NET INVESTMENTS LIV LLC
171 ROUTE 173
ASBURY NJ 08802-1365

Parcel ID: M6SW2 1 2A 0214
Occupant: FANN FEI MIN ET AL
5396 ROSEDALE LN
BETHLEHEM PA 18017-9079

Parcel ID: M6SW2 1 8 0214
Occupant: CZM II LLC
3839 BATH PIKE
BETHLEHEM PA 18017-9007

Parcel ID: M6SW2 1 6 0214
Occupant: DOLOGITE NICHOLAS M III
5413 PLACE ALY
BETHLEHEM PA 18017-9031

Parcel ID: M6SW2 1 11 0214
Occupant: GEORGE C SCOGGIN & DOROTHY M SC...
REVOC LIVING TRUST AGRMT DATED 8/13/2017
C O INVOKE TAX PARTNERS LLC
PO BOX 850
AURORA OH 44202

Parcel ID: M6SW2 1 3A 0214
Occupant: FANN FEI MIN ET AL
5396 ROSEDALE LN
BETHLEHEM PA 18017-9079

Parcel ID: M6 26 26 0214
Occupant: WALLACE SHARON
3848 POST DR
BETHLEHEM PA 18017-9037

Parcel ID: M6 26 31 0214
Occupant: KLIPPLE DALE S JR & JEANNE M
5421 HALE AVE
BETHLEHEM PA 18017

Parcel ID: M6SW2 1 8A 0214
Occupant: ZIETTS MICHAEL SR & ELIZABETH
3845 BATH PIKE
BETHLEHEM PA 18017-9007

Parcel ID: M6 15 10X 0214
Occupant: 90 HIGHLAND LLC
3150 COFFEETOWN RD
OREFIELD PA 18069-2511

Parcel ID: M6SW2 2 5 0214
Occupant: MANNIX RICHARD A & JAYNELLEN
3730 FAIRVIEW ST
BETHLEHEM PA 18017

Parcel ID: M6SW2 2 1 0214
Occupant: WEGMANS FOOD MARKETS INC
100 WEGMANS MARKET ST
ROCHESTER NY 14624

Parcel ID: M6SW2 1 7 0214
Occupant: NEGRAO JOSEPH CHARLES
167 BUTZTOWN RD
BETHLEHEM PA 18020-9632

Parcel ID: M6 24 7D 0214
Occupant: WEGMANS FOOD MARKETS INC
PO BOX 30844
ROCHESTER NY 14603-0844

Parcel ID: M6 26 28 0214
Occupant: BENATTI PAULO M & REGINA G
3836 POST DR
BETHLEHEM PA 18017-9037

Parcel ID: M6SW2 3 2 0214
Occupant: SOMMERS GERALD G & SANDRA L
3739 FAIRVIEW AVE
RR 8
BETHLEHEM PA 18017

Parcel ID: M6 28 11 0214
Occupant: FENSTERMAKER DAVID R & JANET
5422 HALE AVE
BETHLEHEM PA 18017

Parcel ID: M6 26 30 0214
Occupant: ADIGUN LANRE & SIMISOLA ATINUKE
5411 HALE AVE
BETHLEHEM PA 18017-9034

Parcel ID: M6 15 10A 0214E
Occupant: LEHIGH VALLEY MONTHLY MEETING
PO BOX 20827
LEHIGH VALLEY PA 18002-0827

Parcel ID: M6 15 10T 0214
Occupant: UNIVERSAL ADLER LLC
19 MICROLAB RD STE A
LIVINGSTON NJ 07039-1632

Parcel ID: M6 28 9 0214
Occupant: PANGAIO ANTONIO O & ANA E
3843 POST DR
BETHLEHEM PA 18017

Parcel ID: M6 15 10N-1 0214
Occupant: JAINDL LAND COMPANY
3150 COFFEETOWN RD
OREFIELD PA 18069-2511

Parcel ID: M6SW2 1 1 0214E
Occupant: HANOVER TOWNSHIP VOLUNTEER FIR...
#1 OF NORTHAMPTON COUNTY
100 STOKE PARK RD
BETHLEHEM PA 18017-9415

Parcel ID: M6 26 29 0214
Occupant: GONZALEZ GRIMALDI & TOSHUA
5401 HALE AVE
BETHLEHEM PA 18017-9034

Parcel ID: M6SW2 1 10 0214
Occupant: GRUBE DONALD F & NANCY L
3825 BATH PIKE
BETHLEHEM PA 18017

Parcel ID: M6SW2 1 2 0214
Occupant: FANN FEI MIN ET AL
5396 ROSEDALE LN
BETHLEHEM PA 18017-9079

Parcel ID: M6 15 10U-1 0214
Occupant: SPECIALTY MINERALS INC
640 N 13TH ST
EASTON PA 18042

Parcel ID: M6SW2 2 5A 0214
Occupant: JAINDL LAND COMPANY
3150 COFFEETOWN RD
OREFIELD PA 18069-2511

Parcel ID: M6 28 8 0214
Occupant: CHAUDHURY MANOJ K & SHIBANI
5421 BATES AVE
BETHLEHEM PA 18017

Parcel ID: M6SW2 3 1 0214
Occupant: WEGMANS FOOD MARKETS INC
1500 BROOKS AVE
PO BOX 30844
ROCHESTER NY 14603-0844

Parcel ID: M6SW2 1 5 0214
Occupant: LEWIS PA PROPERTIES LLC
411 WALNUT ST #19866
GREEN COVE SPRINGS FL 32043

Parcel ID: M6 15 10S 0214
Occupant: BETHLEHEM OFFICE COMMONS LLC
3650 SCHOENECK RD
MACUNGIE PA 18062-9637

Parcel ID: M6SW2 1 9 0214
Occupant: GRUBE DONALD F & NANCY L
3825 BATH PIKE
BETHLEHEM PA 18017

Parcel ID: M6SW2 2 2 0214
Occupant: WEGMANS FOOD MARKETS INC
C O TD BANK
380 WELLINGTON ST 12TH FL
LONDON ONTARIO CANADA N6A 454

Parcel ID: M6 15 10N 0214
Occupant: DLP LEHIGH VALLEY BUILDING LLC
835 W HAMILTON ST 8TH FLR
ALLENTOWN PA 18101

Parcel ID: M6 15 10G 0214
Occupant: DIVINITY GROUP LLC
152 WEDGEWOOD RD
BETHLEHEM PA 18018-3777

Parcel ID: M6 26 27 0214
Occupant: KRATZER MICHAEL J & ANTOINETTE J
3842 POST DR
BETHLEHEM PA 18017-9037

Parcel ID: M6SW2 1 3 0214
Occupant: FANN FEI MIN ET AL
5396 ROSEDALE LN
BETHLEHEM PA 18017-9079

Parcel ID: M6 15 10Q 0214
Occupant: ADLER PLACE LIMITED PARTNERSHIP
3910 ADLER PL STE 100
BETHLEHEM PA 18017

Parcel ID: M6 15 10P 0214
Occupant: 90 HIGHLAND LLC
3150 COFFEETOWN RD
OREFIELD PA 18069-2511

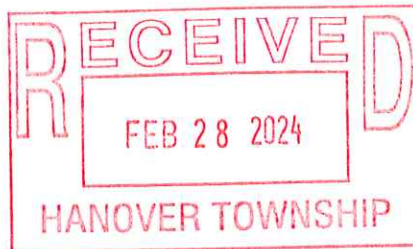
Parcel ID: M6 15 10K 0214
Occupant: INDIGO INVESTMENTS LLC
52 HIGHLAND AVE
BETHLEHEM PA 18017-9077

Parcel ID: M6SW2 1 4 0214
Occupant: LU LILY &
FITCH FAY CHEN
5396 ROSEDALE LN
BETHLEHEM PA 18017-9079

Parcel ID: M6 15 10J 0214
Occupant: DOMINION STAR LLC
16 WHITE BRIDGE RD
PITTSTOWN NJ 08867-4132

Parcel ID: M6 15 10H 0214
Occupant: 81 HIGHLAND PARTNERS LP
790 PENLLYN BLUE BELL PIKE
STE 200
BLUE BELL PA 19422

Parcel ID: M6 26 32 0214
Occupant: TUBIANA IOANA L
5427 HALE AVE
BETHLEHEM PA 18017-9034



COUNTY OF NORTHAMPTON**RECORDER OF DEEDS**

NORTHAMPTON COUNTY GOVERNMENT CENTER

669 WASHINGTON STREET

EASTON, PENNSYLVANIA 18042-7486

Area Code (610) 829-6210

Andrea F. Suter - Recorder

Dorothy J. Edelman - Lead Deputy

Barbara L. Manieri - Deputy

**Book - 2018-1 Starting Page - 239215*****Total Pages - 6**

Instrument Number - 2018030099

Recorded On 11/7/2018 At 2:54:40 PM

NCGIS Registry UPI Certification

On November 7, 2018 By SRM

* Instrument Type - DEED

Invoice Number - 907150

* Grantor - BRANCH BANKING AND TRUST COMPANY

* Grantee - 90 HIGHLAND LLC

User - KABE

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$25,000.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$15.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
BETHLEHEM AREA	\$12,500.00
SCHOOL REALTY TAX	
HANOVER TOWNSHIP	\$12,500.00
TOTAL PAID	\$50,087.25

***RECORDED BY:**

ALL AMERICAN SETTLEMENT SERVICES, LLC
 4400 WALBERT AVE.
 ALLENTOWN, PA 18104

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



Andrea F. Suter
 Recorder of Deeds

**THIS IS A CERTIFICATION PAGE****Do Not Detach**

THIS PAGE IS NOW THE FIRST PAGE
 OF THIS LEGAL DOCUMENT

00F2CF

**Book: 2018-1****Page: 239215**

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

Return to:

All American Settlement Services, LLC
 American Heritage Building
 4400 Walbert Avenue
 Allentown, Pennsylvania 18104
 610.432.4400

Tax Parcel No.: M6 15 10X 0214

Property Address:

90 Highland Avenue
 Bethlehem, PA 18017-9408

SPECIAL WARRANTY DEED

THIS DEED made this 2nd day of November, 2018, by and between

GRANTOR	GRANTEE
BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation and successor in interest to Keystone Savings Association P.O. Box 1220 Winston-Salem, North Carolina 27102	90 HIGHLAND LLC, a Pennsylvania limited liability company 3150 Coffeetown Road Orefield, Pennsylvania 18069

The designation Grantor and Grantee as used herein shall include said parties, their successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for and in consideration of the sum of Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00) lawful money of the United States of America, well and truly paid by the Grantee at or before the sealing and delivery hereof, the receipt of which is hereby acknowledged, has and by these presents does grant and convey unto the Grantee, its successors and assigns, in fee simple all that certain lot or parcel of land known as 90 Highland Avenue situated in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

BEING THE SAME PREMISES which Hanover Development Company, a Pennsylvania corporation, by Deed dated March 12, 1986 and recorded March 17, 1986 in Northampton County at Record Book 697, Page 420, granted and conveyed in fee unto Keystone Savings Association, a Pennsylvania corporation.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE,

DOES NOT MAKE, AND HEREBY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY; (II) THE INCOME TO BE DERIVED FROM THE PROPERTY; (III) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (IV) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (V) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (VI) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, OR (VII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE, LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS AS DEFINED BY LOCAL, STATE OR FEDERAL AGENCIES, LAWS AND REGULATIONS RELATING TO HAZARDOUS SUBSTANCES, TOXIC WASTES AND UNDERGROUND STORAGE TANKS. GRANTEE ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, HAVE BEEN MADE, EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH IN THIS DEED.

Grantee acknowledges and agrees that the Property is conveyed subject to the following use restriction: From the date of the recording of this Deed, Grantee, its successors, assigns, tenants and all others with an interest in the Property shall not operate, sell, lease or allow the operation, sale or lease of the Property as or for a Banking Use (the "Use Restriction"). For purposes of the Use Restriction, a Banking Use shall mean a state and/or national bank, national savings bank, national branch banking facility, federally insured credit union, automated teller machine associated with the foregoing ("ATM"), and/or federally chartered savings and loan institution, but shall not include use of the Property as a law firm closing mortgage loans or a law firm providing title insurance services. The Use Restriction shall run with and bind title to the Property and the Grantee, its successors, assigns, tenants and all others with an interest in the Property shall incorporate the Use Restriction by reference in any conveyance or leasehold estate of all or any portion of the Property. The Use Restriction shall not be deemed to include a lease to the Grantor, its successors or assigns, and will terminate automatically on the date that is five (5) years after the date of expiration or earlier termination of that lease.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever of the said Grantor as well at law as in equity, of, in, and to the same, if any, and Grantor makes no representation with regard thereto.

TO HAVE AND TO HOLD the aforesaid lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, and its successors and assigns to and for the only proper use and behoof of the said Grantee, and its successors and assigns, forever.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will specially warrant and forever defend the title against the lawful claims of all persons claiming by, under or through Grantor only, other than the following exceptions:

Ad valorem property taxes for the current and subsequent years (prorated through the date of Closing), easements, rights of way, restrictions and conditions of record and matters visible from an inspection of the Property or reflected on an accurate survey of the Property, any local, county, state, or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the Property, including existing violations of said laws, ordinances or regulations.

This Deed is being signed by authorized officers of Grantor pursuant to resolutions of the Board of Directors of Grantor duly passed at a meeting thereof duly and legally held.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

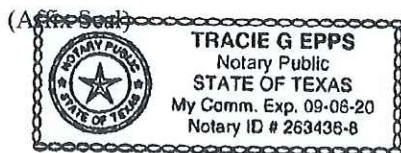
BRANCH BANKING AND TRUST COMPANY,
a North Carolina banking corporation and successor
in interest to Keystone Savings Association

By: *Terri Murray* (SEAL)
Terri Murray, Senior Vice President

State of Texas - County of Collin

I, the undersigned Notary Public of the County or City of Plano and State aforesaid, certify that Terri Murray personally came before me this day and acknowledged that she is the Senior Vice President of Branch Banking and Trust Company, a North Carolina banking corporation and successor in interest to Keystone Savings Association, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2 day of November, 2018.

My Commission Expires: 09/06/2020



Tracie G. Epps
Notary Public
Tracie G. Epps
Notary's Printed or Typed Name

I HEREBY CERTIFY that the precise address of the Grantee herein is:

3150 Coffectown Road
Orefield, PA 18069 - 2511

By: *Tracie G. Epps*
For Grantee

EXHIBIT A
(the "Property")

ALL THAT CERTAIN tract or parcel of ground, being Lot No. 2 as shown on the development plan of Bethlehem Business Park, as prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers, Wyomissing, Pennsylvania and designated as Drawing No. 8329-005-D-031, dated May 14, 1982 and recorded in the Office of the Recorder of Deeds for Northampton County, at Easton, Pennsylvania, in Plan Book Volume 70, Page 4, and SITUATE in the Township of Hanover, Northampton County, Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the Northern right-of-way line of Highland Avenue (80 feet wide) said corner being the most Southeastern corner of Lot No. 2 and the most Southwestern corner of Lot No. 3; thence leaving the Northern right-of-way line of the aforementioned Highland Avenue and along the Eastern lot line of Lot No. 2 and also the center of a twenty foot (20') wide drainage easement, North one degree fifty-two minutes thirty seconds East (N. 01° 52' 30" E.), a distance of five hundred seventy-six and fifty hundredths (576.50) feet to a point in the Southern line of premises owned by the Northampton County Industrial Development Authority; thence along said premises North eighty-eight degrees seven minutes thirty seconds West (N. 88° 07' 30" W.) a distance of three hundred ninety-seven and five hundredths (397.05) feet to a point in the Eastern line of Pennsylvania State Highway 512; thence extending along the same, the following three courses and distances: (1) North two degrees eleven minutes fifteen seconds East (N. 02° 11' 15" E.) a distance of eighty-two and forty-seven hundredths (82.47) feet to a point; (2) North two degrees two minutes three seconds East (N. 02° 02' 03" E.) a distance of four hundred forty-three and ninety hundredths (443.90) feet to a point; and along a curve having a radius of fifty (50) feet and a central angle of ninety degrees nine minutes thirty-three seconds (90° 09' 33") an arc distance of seventy-eight and sixty-eight hundredths (78.68) feet to a point in the Northern right-of-way line of Highland Avenue; thence along the same South eighty-eight degrees seven minutes thirty seconds East (S. 88° 07' 30" E.) a distance of three hundred forty-eight and seventy-three hundredths (348.73) feet to the place of beginning.

CONTAINING 5.256 acres of land.

AND ALSO ALL THAT CERTAIN tract or parcel of ground, being Lot No. 3 and Lot No. 4 as shown on the development plan of Bethlehem Business Park, as prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers, Wyomissing, Pennsylvania and designated as Drawing No. 8329-005-D-031, dated May 14, 1982 and recorded in the Office of the Recorder of Deeds for Northampton County, at Easton, Pennsylvania in Plan Book Volume 70, Page 4, and SITUATE in the Township of Hanover, Northampton County, Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the Northern right-of-way line of Highland Avenue (80 feet wide) said corner being the most Southeastern corner of Lot No. 2 and the most Southwestern corner of the herein described tract; thence leaving the Northern right-of-way of the aforementioned Highland Avenue and along the Western lot line of Lot No. 2 and also the center of a twenty foot (20') wide drainage easement North one degree fifty-two minutes thirty seconds East (N. 01° 52' 30" E.), a distance of three hundred and zero hundredths feet (300.00') to a corner; thence along the Southern lot line of Lot No. 5, South eighty-eight degrees seven minutes thirty seconds East (S. 88° 07' 30" E.) a distance of three hundred fifty-two and twenty-three hundredths feet (352.23') to a corner on the Western right-of-way line of Adler Place (80 feet wide); thence along the Western right-of-way line of the aforementioned Adler Place, South one degree fifty-two minutes thirty seconds West (S. 01° 52' 30" W.) a distance of two hundred seventy-five and zero hundredths feet (275.00') to a corner a point of curve; thence by a curve bearing to the right connecting the Western right-of-way line of the aforementioned Adler Place with the Northern right-of-way line of the aforementioned Highland Avenue and having a central angle of ninety degrees zero minutes zero seconds (90° 00' 00"), a radius of twenty-five and zero hundredths feet (25.00'), a distance along the arc of thirty-nine and twenty-seven hundredths feet (39.27'), a chord bearing of South forty-six degrees fifty-two minutes thirty seconds West (S. 46° 52' 30" W.) and a chord bearing distance of thirty-five and thirty-six hundredths feet (35.36') to a corner a point

of tangency on the Northern right-of-way line of the aforementioned Highland Avenue; thence along the Northern right-of-way of the aforementioned Highland Avenue, North eighty-eight degrees seven minutes thirty seconds West (N. 88° 07' 30" W.) a distance of three hundred twenty-seven and twenty-three hundredths feet (327.23') to the place of beginning.

CONTAINING 2.423 acres of land.

Printable page**PARID: M6 15 10X 0214****90 HIGHLAND LLC,****90 HIGHLAND AVE****Parcel**

Property Location	90 HIGHLAND AVE
Unit Desc	
Unit #	
City	
State	
Zip Code	
Neighborhood Valuation Code	C227
Trailer Description	
Municipality	HANOVER TOWNSHIP
Classification	Commercial
Land Use Code	570 - Bank
School District	BETHLEHEM SCHOOL DIST
Topography	LEVEL
Utilities	ALL PUBLIC
Street/Road	PAVED/SIDEWALK
Total Cards	1
Living Units	0
CAMA Acres	7.09
Homestead /Farmstead	-
Approved?	-

Parcel Mailing Address

In Care of	
Name(s)	90 HIGHLAND LLC
Mailing Address	3150 COFFEETOWN RD
City, State, Zip Code	OREFIELD, PA, 18069-2511

Alternate Address

Alternate Address	
City	
State	
Zip	

ACT Flags

Act 319/515	
LERTA	
Act 43	
Act 66	
Act 4/149	
KOZ	
TIF Expiration Date	
BID	

Millage Freeze Date
Millage Freeze Rate
Veterans Exemption

Tax Collector

JOAN S. STEINBERG, TAX COLLECTOR
3630 JACKSONVILLE RD
BETHLEHEM PA 18017-9302

610-866-1140

Assessor

GREG OZGAR
610-829-6165

COUNTY OF NORTHAMPTON

RECORDER OF DEEDS

NORTHAMPTON COUNTY GOVERNMENT CENTER

669 WASHINGTON STREET

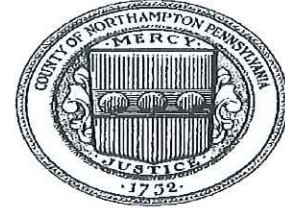
EASTON, PENNSYLVANIA 18042-7486

Area Code (610) 829-6210

Andrea F. Suter - Recorder

Dorothy J. Edelman - Lead Deputy

Barbara L. Manieri - Deputy



Book - 2021-1 Starting Page - 346728

*Total Pages - 5

Instrument Number - 2021038591

Recorded On 9/27/2021 At 10:18:21 AM

NCGIS Registry UPI Certification

On September 23, 2021 By HW

* Instrument Type - DEED

Invoice Number - 1007333

* Grantor - STIEGLER WELLS LLC

* Grantee - 90 HIGHLAND LLC

User - JMKE

* Customer - ALL AMERICAN SETTLEMENT SERVICES, LLC

* FEES

STATE TRANSFER TAX	\$21,000.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
BETHLEHEM AREA	\$10,500.00
SCHOOL REALTY TAX	
HANOVER TOWNSHIP	\$10,500.00
TOTAL PAID	\$42,085.25

*RECORDED BY:

ALL AMERICAN SETTLEMENT SERVICES, LLC
4400 WALBERT AVE.
ALLENTOWN, PA 18104

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



Andrea F. Suter

Andrea F. Suter
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

Book: 2021-1

Page: 346728

00HN76



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

PREPARED BY:

Matthew C. Ford, Esquire
Ford Law Office LLC
645 Hamilton Street, Suite 520
Allentown, Pennsylvania 18101

RECORD AND RETURN TO:

All American Settlement Services, LLC
American Heritage Building
4400 Walbert Avenue at Ridgeview Drive
Allentown, Pennsylvania 18104
Phone: (610) 432-4400

Tax Parcel No.: M6 15 10P 0214
Property Location: 3865 Adler Place
Township of Hanover, County of Northampton, Pennsylvania

SPECIAL WARRANTY DEED

THIS DEED, is made this 21st day of September, 2021.

BETWEEN **STIEGLER WELLS, LLC**, a Pennsylvania limited liability company (hereinafter referred to as the "Grantor"), of the one part, and **90 HIGHLAND, LLC**, a Pennsylvania limited liability company (hereinafter referred to as the "Grantee"), of the other part;

WITNESSETH, that Grantor, for and in consideration of the sum of Two Million One Hundred Thousand and 00/100 Dollars (\$2,100,000.00) lawful money of the United States of America, in hand paid and for other good and valuable consideration, grants, bargains, sells and conveys with Special Warranty to Grantee all of the real property described in Exhibit "A", attached hereto and made a part hereof for all purposes, together with the buildings and improvements erected thereon and owned by Grantor, ways, waters, water courses, alleyways, rights, mineral rights owned by Grantor, and privileges, and appurtenances belonging thereto, and the reversions, remainders, rents, issues and profits thereof, and all the estate, rights, title, interest and claim of the Grantor whatsoever, in law, equity or otherwise, in and to the same, and any part thereof (altogether, the "Property").

BEING the same property which SWSB Associates, a Pennsylvania general partnership

(disappearing entity), now by merger Stiegler Wells, LLC, a Pennsylvania limited liability company (surviving entity), by virtue of that Confirmatory Deed dated December 2, 2013, and recorded December 3, 2013, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Book 2013-1, Page 310768, as Instrument Number 2013042022, granted and conveyed unto Stiegler Wells, LLC, Pennsylvania limited liability company.

SUBJECT TO easements, rights of ways, restrictions, conditions, agreements, covenants and encumbrances of record.

TO HAVE AND TO HOLD the said Property, unto Grantee, to and for the only proper use and behoof of Grantee, forever, subject to the provisions hereof;

AND the said Grantor, for itself and its successors and assigns, do by these presents covenant, grant, and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and against all and every other person or persons, whomsoever, lawfully claiming to claim the same or any part thereof, by, from or under it, him, her, them or any of them, SHALL AND WILL WARRANT SPECIALLY AND FOREVER DEFEND.

[Signatures and Acknowledgement follow.]

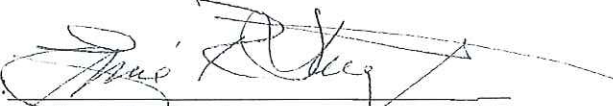
IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

STIEGLER WELLS, LLC


(Witness Signature)

Print Name: Matthew C. Ford

By 

Name: Ernie R. Stiegler

Title: Member

COMMONWEALTH OF PENNSYLVANIA)

) ss

COUNTY OF Lehigh)

On this 21st day of September, 2021, before me, the undersigned officer, personally appeared Ernie R. Stiegler, who acknowledged himself to be a Member of Stiegler Wells, LLC, a Pennsylvania limited liability company, and that he, as such Member, being authorized to do so, executed the foregoing instrument on behalf of the company for the purposes therein contained.

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

Commonwealth of Pennsylvania - Notary Seal
Jennifer M. Haas, Notary Public
Lehigh County
My commission expires February 20, 2023
Commission number 1092075
Member, Pennsylvania Association of Notaries


Notary Public

CERTIFICATE OF GRANTEE ADDRESS

I hereby certify that the precise address of the Grantee herein is:

3150 Coffeetown Road
Orefield, Pennsylvania 18069 - 2511

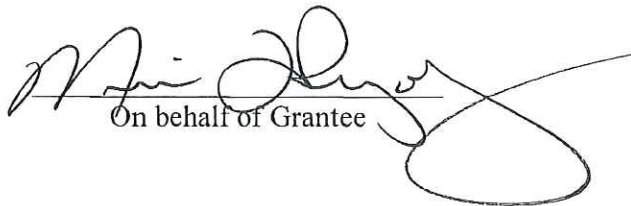

On behalf of Grantee

EXHIBIT "A"
PROPERTY DESCRIPTION

ALL THAT CERTAIN tract or parcel of ground, being Lot No. 5 and Lot No. 6 as shown on the development Plan of Bethlehem Business Park, as prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers, Wyomissing, PA, and designated as Drawing No. 8329-005-D-031, dated March 26, 1982, last revised on May 14, 1982 and recorded in the Office of the Recorder of Deeds of Northampton County, at Easton, Pennsylvania, in Plan Book Volume 70, page 4 and situate in the Township of Hanover, Northampton County, Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Adler Place (980.00 feet wide), said point being the most northeastern corner of Lot No. 4 and the most southeastern corner of the herein described tract; thence leaving the western right-of-way line of the aforementioned Adler Place and along the northern line of Lot No. 4, North 88° 07' 30", a distance of 352.23 feet to a point in the eastern line of Lot No. 2 and also the center of a 20.00 foot wide drainage easement; North 01° 52' 30" East, a distance of 300.00 feet to a point on the southern line of a 20.00 foot wide utility easement; thence along the southern line of a 20.00 foot wide utility easement, South 88° 07' 30" East a distance of 352.23 feet to a point on the aforementioned western right-of-way line of Adler Place, thence along the western right-of-way line of Alder Place, South 01° 52' 30" West a distance of 300.00 feet to the place of beginning.

Parcel No. M6 15 10P 0214.

BEING the same premises which Northampton Country Industrial Development Authority, by Deed dated 01/03/2005 and recorded 01/06/2005 in the Office of the Recorder of Deeds in and for the County of Northampton in Book 2005-1, page 8372, granted and conveyed unto SWSB Associates, a Pennsylvania General Partnership.

AND BEING the same premises which SWSB Associates, a Pennsylvania General Partnership (Disappearing Entity), now by merger Stiegler Wells, LLC, a Pennsylvania limited liability company (Surviving Entity), by Confirmatory Deed dated 12/2/2013 and recorded 12/03/2013 in the Office of the Recorder of Deeds in and for the County of Northampton in Book 2013-1, Page 310768, granted and conveyed unto Stiegler Wells, LLC, a Pennsylvania limited liability company.

Printable page**PARID: M6 15 10P 0214**
90 HIGHLAND LLC,**3865 ADLER PL****Parcel**

Property Location	3865 ADLER PL
Unit Desc	
Unit #	
City	
State	
Zip Code	
Neighborhood Valuation Code	C227
Trailer Description	
Municipality	HANOVER TOWNSHIP
Classification	Commercial
Land Use Code	410 - Office building, in Indus. Park
School District	BETHLEHEM SCHOOL DIST
Topography	LEVEL
Utilities	ALL PUBLIC
Street/Road	PAVED
Total Cards	1
Living Units	0
CAMA Acres	2.43
Homestead /Farmstead	-
Approved?	-

Parcel Mailing Address

In Care of Name(s)	90 HIGHLAND LLC
Mailing Address	3150 COFFEETOWN RD
City, State, Zip Code	OREFIELD, PA, 18069-2511

Alternate Address

Alternate Address	
City	
State	
Zip	

ACT Flags

Act 319/515	
LERTA	
Act 43	
Act 66	
Act 4/149	
KOZ	
TIF Expiration Date	
BID	
Millage Freeze Date	
Millage Freeze Rate	
Veterans Exemption	

Tax Collector

JOAN S. STEINBERG, TAX COLLECTOR
3630 JACKSONVILLE RD
BETHLEHEM PA 18017-9302

610-866-1140

Assessor

GREG OZGAR
610-829-6165

Current Owner Details

Name(s) 90 HIGHLAND LLC

In Care of
Mailing Address 3150 COFFEETOWN RD
City, State, Zip Code OREFIELD, PA, 18069-2511

Book 2021-1
Page 346728
Deed 2
Deed 3
Deed 4
Deed 5

Owner History

1 of 4

Current Owner 90 HIGHLAND LLC
Previous Owner STIEGLER WELLS LLC
Sale Date 27-SEP-21
Price 2,100,000
Book 2021-1
Page 346728

Out Buildings

Card	Line	Code
1	1	PA1 - PAVING ASPHALT PARKING

OBY Details

Card	1
Code	PA1 - PAVING ASPHALT PARKING
Grade	C - AVERAGE
Year Built	1985
Width	
Length	
Area	30,500
Units	1
Condition	3 - NORMAL

Land

Line #	1
Type	A - ACREAGE
Code	6 - Primary Site
Acres	2.4300

Land Details

Line Number	1
Land Type	A - ACREAGE
Land Code	6 - Primary Site
Frontage	
Depth	
Units	
CAMA Square Feet	105,851
CAMA Acres	2.4300

Values

Exempt Land
Exempt Building
Total Exempt Value

Current Land \$170,100
Current Building \$854,400
Current Total \$1,024,500

Assessed Land \$85,100
Assessed Building \$427,200
Total Assessed Value \$512,300

Homestead

Homestead Denied -
Homestead/Farmstead
Approved
Date Rec'd
Homestead Effective Year
Farmstead Effective Year

Sales

1 of 4

Date Recorded 09/27/2021
Sale Price \$2,100,000
New Owner 90 HIGHLAND LLC
Old Owner STIEGLER WELLS LLC

Sales Detail

1 of 4

Sale Date 09/27/2021

Sale Price \$2,100,000
New Owner 90 HIGHLAND LLC
Previous Owner STIEGLER WELLS LLC
Recorded Date 27-SEP-21
Deed Book 2021-1
Deed Page 346728

DISCLAIMER

DISCLAIMER - THIS INFORMATION IS CURRENT AS OF THE DATE OF BILLING AND IS NOT REFLECTIVE OF ANY PAYMENTS, ADDITIONAL INFORMATION MAY BE OBTAINED DIRECTLY FROM THE REVENUE OFFICE AT 610-829-6186. IN ACCORDANCE WITH ACT NO 394 OF 1945, FAILURE TO RECEIVE A REAL ESTATE TAX BILL DOES NOT EXCUSE OR DELAY PAYMENT OF TAXES OR AVOIDS ANY PENALTY, INTEREST OR CHARGE FOR SUCH DELAY (PURDON'S STATUTE 72, SECTION 5511.7). MAKE CHECKS PAYABLE TO COUNTY OF NORTHAMPTON.

Estimated Tax Information

Date of Billing 26-JAN-24
Discount Tax \$5,422.18 If Paid On or Before 01-APR-24
Base Tax \$5,532.84 If Paid On or Before 31-MAY-24
Penalty Tax \$6,086.12 If Paid After 31-MAY-24

PLANNING COMMISSION
Hanover Township Northampton County
3630 JACKSONVILLE ROAD
BETHLEHEM, PA 18017

March 5, 2024

Board of Supervisors
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017

Re: Proposed Zoning Ordinance Amendments

All:

The Hanover Township Planning Commission, at its meeting on March 4, 2024, reviewed the proposed zoning ordinance amendment related to AFHBD – Amendments to Conditional Uses. The Commission unanimously agreed to recommend that the Board of Supervisors adopt the amendment with the following suggested clerical change on page 2, section 4(a):

From:

...residential district to protect the residential land uses from litter, noise and lighting and pedestrians and children.

To:

... residential district to protect the residential land uses and pedestrians and children from litter, noise, and lighting.

The Commission also reviewed the proposed zoning ordinance amendment related to Limited Service Hotel and Motel Conditional Use and unanimously agreed to recommend that the Board of Supervisors adopt the amendment as presented.

Barry Check
Planning Commission Chairman

Cc: Brian Kocher, Township Engineer
James Broughal, Esq., Township Solicitor
Ms. Yvonne Kutz, Zoning Administrator
Kim Lymanstall, Township Secretary

**HANOVER TOWNSHIP
PROPOSED WORK PROGRAM
AFHBD DISTRICT AMENDMENTS**

TASKS:

1. Perform a detailed review of (1) the existing provisions of the Aircraft Flightpath Highway Business District (AFHBD); (2) the proposed Majestic Hanover Flex Center presentation; (3) the proposed Zoning Ordinance amendment for the Majestic Hanover Flex Center use; (4) related correspondence from the Lehigh Valley Planning Commission and Hanover Staff; and (5) review comments from Urban Research & Development Corporation. Identification of discussion topics for the initial meeting with the Planning Commission (or Review Committee). Prepare and distribute a list of potential items to be investigated as part of the amendment process.

Schedule Allotment: 2 weeks

Estimate: 30 hours

2. Prepare for and meet with the Planning Commission (or a special Review Committee created by the Board of Supervisors) to determine the items to be investigated as part of the amendment process. This may include, but not be limited to, the following:
 - Uses to be permitted in the District – by right, special exception, and conditional use, including uses permitted in a “Business Park.”
 - Changes to existing buffering and other dimensional requirements in the District.
 - Limitations on through truck traffic on Orchard Lane.

Estimate: 12 hours

3. Based on the results of the initial Review Meeting, prepare a draft AFHBD amendment and distribute same to all parties for review prior to the second Review Meeting.

Schedule Allotment: 4 weeks

Estimate: 40 hours

4. Prepare for and meet with the Planning Commission (or Review Committee) to discuss the draft amendment and agree on any proposed changes to the draft.

Estimate: 8 hours

5. Based on the results of the second Review Meeting, prepare a revised draft amendment and distribute same to all parties for review prior to the third Review Meeting (including the Township Solicitor).

Schedule Allotment: 3 weeks

Estimate: 24 hours

6. Prepare for and meet with the Planning Commission (or Review Committee) to discuss the revised draft amendment and agree on any proposed changes to the draft.

Estimate: 8 hours

7. Prepare and distribute a final draft amendment.

Schedule Allotment: 3 weeks

Estimate: 16 hours

PREPARED BY/RETURN TO:

Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 W. Hamilton Street, Suite 800
Allentown, PA 18101
610.797.9000

PIN: M6 15 10X 0214
90 Highland Avenue, Township of Hanover, PA

CONFIRMATION OF AGREEMENT

THIS CONFIRMATION OF AGREEMENT (this “**Confirmation**”) is effective this ____ day of _____, 2024 (the “**Effective Date**”) by **HANOVER TOWNSHIP**, a Township of the Second Class, organized and existing under and pursuant to the laws of the Commonwealth of Pennsylvania and constituting a political subdivision of the Commonwealth of Pennsylvania and County of Northampton (the “**Township**”).

WITNESSETH:

WHEREAS, the Township has entered into that certain Agreement with John W. Pharo, Robert S. Pharo, Donald N. Pharo and Richard L. Pharo, individually, and acting on behalf of Eastupland Company, a Pennsylvania partnership, dated February 14, 1974, recorded in the Northampton County Recorder of Deeds Office on February 26, 1974, at Deed Book 229, Page 565, as amended by that certain Articles of Amendment with Este Corporation, a Pennsylvania corporation, dated November 27, 1974, recorded in the Northampton County Recorder of Deeds Office on December 23, 1974, at Deed Book 239, Page 446 (collectively, the “**Agreement**”), pursuant to which the Township changed the zoning of that certain tract of land, located in the Hanover Township, Northampton County, Pennsylvania, as more fully described in the Agreement (the “**Property**”);

WHEREAS, pursuant to the Agreement, the zoning designation of the Property was changed from an Agricultural (A) Zoning District to a Commercial (C-1) Zoning District;

WHEREAS, pursuant to such zoning designation change, a number of conditions and restrictions were imposed, including, but not limited to, the restriction that the Property cannot be utilized to operate a gasoline service station, car wash or other such business (with all such restrictions collectively being referred to as the “**Restrictions**”);

WHEREAS, the Property is currently located in a Planned Industrial (PIBD) Zoning District having its own zoning restrictions and conditions, and such noted Restrictions set forth in the Agreement are now rendered inapplicable;

WHEREAS, the Township hereby desires to confirm of record that any and all zoning conditions, restrictions and provisions of the Agreement, including the Restrictions, are no longer applicable to the Property.

NOW, THEREFORE, intending to be legally bound, the Township hereby confirms as follows:

1. Recitals/Definitions. The foregoing recitals are incorporated herein as a material part hereof. Capitalized terms not otherwise defined herein shall have their meanings set forth in the Agreement.

2. Confirmation of Inapplicability of Restrictions. The Township hereby confirms of record that any and all zoning conditions, restrictions and provisions of the Agreement, including, but not limited to, the Restrictions, are no longer applicable to the Property.

INTENDING TO BE LEGALLY BOUND, the Township has executed this Confirmation as of the day and year first above-written, by its duly authorized agent.

WITNESS:

HANOVER TOWNSHIP

By: _____

Name: _____

Title: _____

COMMONWEALTH OF PENNSYLVANIA

:

: ss:

COUNTY OF _____

:

On this the _____ day of _____, 2024, before me, a notary public, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of _____, and as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said Hanover Township by himself/herself as _____.

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

Notary Public

PREPARED BY/RETURN TO:

Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 W. Hamilton Street, Suite 800
Allentown, PA 18101
610.797.9000

PIN: M6 15 10X 0214

90 Highland Avenue, Township of Hanover, PA

CONFIRMATION OF AGREEMENT

THIS CONFIRMATION OF AGREEMENT (this “**Confirmation**”) is effective this ____ day of _____, 2024 (the “**Effective Date**”) by **HANOVER TOWNSHIP**, a Township of the Second Class, organized and existing under and pursuant to the laws of the Commonwealth of Pennsylvania and constituting a political subdivision of the Commonwealth of Pennsylvania and County of Northampton (the “**Township**”).

WITNESSETH:

WHEREAS, the Township entered into that certain Site Plan Improvements Agreement with Keystone Savings Association (“**Keystone**”) dated August 12, 1986, recorded in the Northampton County Recorder of Deeds Office on September 5, 1986, at Deed Book 316, Page 145 (the “**Agreement**”), pursuant to which certain improvements were to be completed upon a certain tract of land located in the Hanover Township, Northampton County, Pennsylvania, as more fully described in the Agreement (the “**Property**”);

WHEREAS, pursuant to the Agreement, as consideration for the completion of the aforementioned improvements within twelve (12) months of approval of the final site plan, Keystone delivered a Fifty Thousand Three Hundred Fifty Dollar (\$50,350.00) letter of credit to secure the improvements; and

WHEREAS, the Township hereby desires to confirm of record that any and all contemplated improvements required pursuant to the Agreement have been satisfactorily completed and the aforementioned letter of credit has been released.

NOW, THEREFORE, intending to be legally bound, the Township hereby confirms as follows:

1. Recitals/Definitions. The foregoing recitals are incorporated herein as a material part hereof. Capitalized terms not otherwise defined herein shall have their meanings set forth in the Agreement.

2. Confirmation of Satisfaction. The Township hereby confirms of record that any and all contemplated improvements required pursuant to the Agreement have been satisfactorily completed and the aforementioned letter of credit has been released.

INTENDING TO BE LEGALLY BOUND, the Township has executed this Confirmation as of the day and year first above-written, by its duly authorized agent.

WITNESS:

HANOVER TOWNSHIP

By: _____

Name: _____

Title: _____

COMMONWEALTH OF PENNSYLVANIA

:

: ss:

COUNTY OF _____

:

On this the _____ day of _____, 2024, before me, a notary public, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of _____, and as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said Hanover Township by himself/herself as _____.

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

Notary Public

PREPARED BY/RETURN TO:

Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 W. Hamilton Street, Suite 800
Allentown, PA 18101
610.797.9000

PIN: M6 15 10X 0214

90 Highland Avenue, Township of Hanover, PA

CONFIRMATION OF AGREEMENT

THIS CONFIRMATION OF AGREEMENT (this “**Confirmation**”) is effective this ____ day of _____, 2024, (the “**Effective Date**”) by **HANOVER TOWNSHIP**, a Township of the Second Class, organized and existing under and pursuant to the laws of the Commonwealth of Pennsylvania and constituting a political subdivision of the Commonwealth of Pennsylvania and County of Northampton (the “**Township**”).

WITNESSETH:

WHEREAS, the Township entered into that certain Subdivision Improvements Agreement with Este Corporation, a Pennsylvania corporation and nominee title holder for Eastupland Company, a Pennsylvania partnership, dated December 8, 1975, recorded in the Northampton County Recorder of Deeds Office on August 11, 1976, at Deed Book 253, Page 352, as amended by that certain Amendments to Subdivision Improvements Agreement dated July 13, 1976, recorded in the Northampton County Recorder of Deeds Office on August 11, 1976 at Deed Book 253, Page 372 and further modified by that certain Subdivision Improvements Agreement with the Uplands Company dated June 20, 1982, recorded in the Northampton County Recorder of Deeds Office on August 5, 1982, at Deed Book 287, Page 693 (collectively, the “**Agreement**”), pursuant to which the Township required and modified certain improvements to be installed upon a certain tract of land located in Hanover Township, Northampton County, Pennsylvania, as more fully described in the Agreement (the “**Property**”);

WHEREAS, as consideration for the Township’s approval of the subdivision plan and of the revised subdivision plan, certain improvements were to be completed within timeframes set forth in the Agreement; and

WHEREAS, the Township hereby desires to confirm of record that any and all improvements required by the Agreement have been satisfactorily completed and any security relating to such improvements has been released.

NOW, THEREFORE, intending to be legally bound, the Township hereby confirms as follows:

1. Recitals/Definitions. The foregoing recitals are incorporated herein as a material part hereof. Capitalized terms not otherwise defined herein shall have their meanings set forth in the Agreement.

2. Confirmation of Satisfaction. The Township hereby confirms of record that any and all improvements required pursuant to the Agreement have been satisfactorily completed and any security relating to such improvements has been released.

INTENDING TO BE LEGALLY BOUND, the Township has executed this Confirmation as of the day and year first above-written, by its duly authorized agent.

WITNESS:

HANOVER TOWNSHIP

By: _____
Name: _____
Title: _____

COMMONWEALTH OF PENNSYLVANIA

:

: ss:

COUNTY OF _____

:

On this the _____ day of _____, 2024, before me, a notary public, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of _____, and as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said Hanover Township by himself/herself as _____.

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

Notary Public



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

eschock@flblaw.com
Direct Dial: 610-797-9000 ext 355

March 1, 2024

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

Board of Supervisors
Hanover Township – Northampton County
3630 Jacksonville Road
Bethlehem PA 18017-9302
Attn: Ms. Kimberly Lymanstall, 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, as extended by the Board of Supervisors at their July 25, 2023 meeting, JGP was granted until January 19, 2025 to complete the improvements.

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. (In 2023, JGP did pursue approvals to modify its plan for a prospective user, but that project ultimately did not proceed.)

At this time, JGP requests that the Board of Supervisors approve a one (1)-year extension to January 19, 2026, of JGP’s approval and the time within which it must complete the required improvements under the Improvements Agreement.

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

EJS/sk

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



jzator@zatorlaw.com

March 6, 2024

TRANSMITTED VIA EMAIL

klymanstall@hanoverwp-nc.org

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

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

Dear Supervisors:

I am contacting you on behalf of Jaindl Land Company in connection with roadway improvement obligations in connection with Hanover Corporate Center 2.

The Township Line/Steuben Road improvements and also the Lot 1 and Lot 4 landscaping requirements have a completion deadline right now of December 1, 2024. Other traffic and roadway improvements in connection with this project have a completion deadline of March 30, 2024. The purpose of this letter is to request that all improvements be put on the same time schedule of extensions through the end of March 2025. Having all improvements on the same schedule will be much more efficient for both the Township and Jaindl.

As to each of the improvements whose completion deadline expires March 30, 2024, I will provide a brief summary of current status below.

Traffic Signal – Hanoverville / Jacksonville Roads

- This obligation has been concluded. PennDOT traffic signal warrants are not met. Information has been provided to Hanover Engineering to confirm.

Traffic Signal – Jaindl Boulevard / Sterners Way

- This obligation has been concluded. PennDOT traffic signal warrants are not met. Information has been provided to Hanover Engineering to confirm.

AMERICAN HERITAGE BUILDING
4400 Walbert Avenue at Ridgeview Drive
Allentown, Pennsylvania 18104
Ph: 610.432.1900 F: 610.432.1707
www.zatorlaw.com

**ATTORNEYS AND
COUNSELORS AT LAW**

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

OF COUNSEL

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

Traffic Signal – Jaindl Boulevard/Township Line Road

- This obligation has been concluded. Work has been completed by others.

Rte. 512 / Brodhead / Crawford Intersection improvements

- The physical improvements have been completed by Jaindl. The closeout process with PennDOT has been ongoing for quite some period of time. There is nothing further for Jaindl to do at the present time but wait and react to PennDOT or forward information confirming closeout of the work by PennDOT.

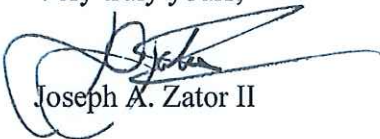
All other traffic improvements

- There are a number of additional roadway improvements, some of which are warranted and some of which are not. Jaindl has suggested some considerations for the Township and potentially utilizing the available funds for these improvements, in part, in a manner different than originally envisioned. The traffic generated by the Jaindl project is significantly less than the conservative estimates that were used many years ago in order to establish the required off-site improvements. The project is now substantially built out, and the actual traffic generation is much lower than predicted; therefore the need for all of the originally envisioned improvements on PennDOT roads does not exist. Accordingly, the Township may want to reconsider what improvements are pursued. In addition, because of the foregoing, no PennDOT Highway Occupancy Permit applications have been filed with respect to these various improvements. Consequently, none of these improvements can be constructed at this time. What improvements are to be pursued needs to be further coordinated with the Township.

On behalf of Jaindl Land Company, we request an additional time extension for all Hanover Corporate Center 2 – related improvements through the end of March 2025. I note that this is a rather short extension given the current status. Even if Jaindl were to apply for PennDOT permits tomorrow for all the remaining traffic improvements, it would be impossible to complete the permitting process and construct those improvements by March of 2025. Accordingly, this would be the minimum extension that we believe to be appropriate.

Thank you.

Very truly yours,


Joseph A. Zator II

JAZ:jlw

cc: James L. Broughal, Esq. (via email jimbroughal@broughal-devito.com)
Brien Kocher (via email bkocher@hanovereng.com)

James A. Milot (via email jmilot@hanovereng.com)
David M. Jaindl (via email david.jaindl@jaindl.com)
Adam Jaindl (via email adam.jaindl@jaindl.com)
Wendy Nicolosi, Esq. (via email wendy.nicolosi@jaindl.com)
John McRoberts, PE (via email jmcroberts@pidcockcompany.com)
Brian E. Harman P.E., P.T.O.E. (via email bharman@pidcockcompany.com)
J. Scott Pidcock (via email spidcock@pidcockcompany.com)
Nicole Galio (via email nicole.galio@jaindl.com)
Rocco Caracciolo, P.E. (via email rocco.caracciolo@jaindl.com)

LAW OFFICES
BROUGHAL & DEVITO, L.L.P.

38 WEST MARKET STREET
BETHLEHEM, PENNSYLVANIA 18018-5703

JAMES L. BROUGHAL
LEO V. DEVITO, JR.
JOHN S. HARRISON
JAMES F. PRESTON*
LISA A. PEREIRA*
ERIKA A. FARKAS
ANTHONY GIOVANNINI, JR.

*ALSO MEMBER NEW JERSEY BAR

March 8, 2024

TELEPHONE
(610) 865-3664
FAX
(610) 865-0969
E-MAIL
lawyers@broughal-devito.com
WEBSITE
www.broughal-devito.com

TRANSMITTED VIA EMAIL
izator@zatorlaw.com

Joseph A. Zator II, Esquire
Zator Law Offices
American Heritage Building
4400 Walbert Avenue at Ridgeview Drive
Allentown, PA 18104

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

Dear Joe:

Thank you for your letter dated March 6, 2024. After discussions with the Township Engineer, the following are the responses to your correspondence:

1. **Traffic Signal – Hanoverville/Jacksonville Roads**
 - This item is still under review by the Township Engineer and has not been confirmed.
2. **Traffic Signal – Jaindl Boulevard/Sterners Way**
 - This item is still under review by the Township Engineer and has not been confirmed.
3. **Traffic Signal – Jaindl Boulevard/Township Line Road**
 - This still needs to be confirmed by Township Engineer.
4. **Rt. 512/Brodhead/Crawford Intersection Improvements**
 - Waiting to be confirmed by PennDOT and Township Engineer.

Joseph A. Zator II, Esquire
Zator Law Offices
March 8, 2024
Page 2

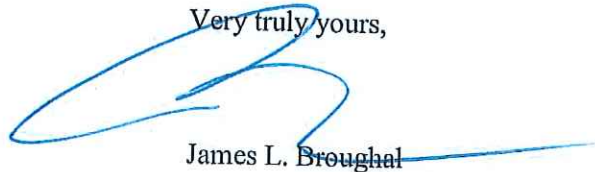
5. **All Other Traffic Improvements**

- To be determined by the Board of Supervisors.

Based on the foregoing, it will be the recommendation of the Solicitor and Township Engineer that **all traffic improvements**, including those listed in Sections 1-4 above will remain the responsibility of your client, but the time for completion will be extended until **March 30, 2025**.

Please call me if you have any questions.

Very truly yours,



James L. Broughal

JLB/tms

c: Susan Lawless, Chairperson, Board of Supervisors, Hanover Township (via email)
Brien Kocher, P.E., Hanover Engineering Associates, Inc. (via email)
Kimberly Lymanstall, Township Secretary, Hanover Township (via email)

Friction

Michael Senatore for Friction

6889 Chestnut Hill Church Road
Coopersburg, PA 18036
Cell: (917) 596-7283

The undersigned agree that the band **Friction** is contracted to provide musical entertainment for the following event:

Hanover Township Carnival
Hanover Township Community Park
3630 Jacksonville Road
Bethlehem, PA 18017
Friday, June 7, 2024 6:30pm – 9:30pm

Description of Services:

Friction, a 5-piece band will perform music for Hanover Township, Northampton County on Friday June 7th from 6:30 to 9:30 PM.

Performance of Services:

Friction will perform three 50-minute sets with two 15 minute breaks in between them. If the sets go longer than 50 minutes, the breaks will be a little shorter.

Payment:

Friction requests a payment in cash or check at the end of the performance in the sum of \$400.00 USD.

Cancellation

Since this is an outdoor event with no rain date, we will either need to be moved indoors or cancel if it is likely to rain. A covered band shell or covered trailer would go a long way to keep us dry.

Hanover Township, Northampton County, PA

Authorized Signature: _____

Friction

Authorized Signature: _____

SHAKE, RATTLE & SOUL™

"Cruisin" With The Classics"



1617 Stoke Park Rd. Bethlehem, PA 18017
610-691-0556 Email: mvproductions7@aol.com
www.Mvproductions7.com



The undersigned agree that the band **Shake, Rattle & Soul™** (SRS) is contracted to provide musical entertainment for the following event(s):

Description of Event(s): Hanover Township Carnival
Performance Date/Time: Saturday, June 8, 2024 6:30pm – 9:30pm
Location of Performance: Hanover Township Community Park

Fees and Terms: Total \$400.00 (0) Deposit with Contract Return)
(Balance \$400.00)

Stage and Power: Minimum Stage Size - 20' Across x 10' Deep
Power - Two Separate 20 Amp Circuits with Four Plugs Each

Additional Terms: Contract is accepted contingent upon fires, floods, accidents and any other cause Beyond the control of either party. It is expected that canceling event(s) will immediately notify other party of any situation resulting in cancellation. Payment in full is expected if Mike Vasko (MV) is not informed of a cancellation in a timely manner. Purchaser agrees to protect MV/SRS against any claims of copyright infringement. Purchaser also agrees to pay in addition to contract cost any collection or legal fees, which may be encountered if purchaser breaches this contract. Liabilities and damages caused by MV/SRS are strictly limited to the value of this contract. Signed contract must be returned with deposit within 20 days of receipt-no date is held until contract is received. **All checks must be made payable to: Mike Vasko Productions, Inc. (Address/Phone above)**

. Final payment must be made at the event prior to commencement of the musical show. SRS is normally set up 15 minutes prior to the performance start time. Special arrangements can be made for earlier set up times for an additional charge.

Employer Name: Hanover Township, Northampton County, PA

Employer Signature:

Employer Address: 3630 Jacksonville Road, Bethlehem, PA 18017

Employer Phone #(s) 610-866-1140

SRS Events Managers:

Mike Vasko/Elaine Vasko for SRS

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2024 - 1

**A PROCLAMATION
ARBOR DAY**

WHEREAS, Arbor Day, the celebration of trees has been observed since 1872; and

WHEREAS, trees, a renewable resource must be managed and protected, we the Shade Tree Advisory Board, dedicate ourselves to the important role of helping to protect this wonderful resource. Trees play a role in the lives of each and every American, regardless of where they live. Trees provide shelter, cooling, protection from wind, rain and snow, and add beauty to our lives. They help stop erosion and save our precious topsoil; and

FURTHER, we will continue to educate youth and others by field days, education programs, books, and tree planting opportunities. We will continue to work with all agencies and others that wish to reduce and correct fragmentation, to enhance our water quality by planting tree buffers, to help the property owner learn how to choose and plant a tree in his/her own back yard and find the value of trees in his/her yard and his/her life; and

THEREFORE, we will work with our township, county, and others all around the world to enhance the earth with trees, to continue to educate, to help people realize the gift trees can be in our lives; and

WHEREAS, Hanover Township will continue to strive to plant, protect, and maintain our trees we ask to be certified as a Tree City USA by the National Arbor Day Foundation; and

NOW THEREFORE, we the Shade Tree Advisory Board with the Board of Supervisors, proclaim Arbor Day in Hanover Township as April 27, 2024.

APPROVED and adopted this 12th day of March 2024.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

KIMBERLY R. LYMANSTALL,
Secretary – Board of Supervisors

SUSAN A. LAWLESS, ESQ.,
Chair – Board of Supervisors

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2024 - 2

**A PROCLAMATION
ARMED FORCES DAY 2024**

WHEREAS, the Armed Forces of the United States of America embody the highest ideals of our Nation. Serving at home and at posts around the world, our service men and women represent America as ambassadors of our principals. They display honor, duty and discipline of the finest fighting force the world has ever known. These brave men and women are willing to sacrifice their lives for the security and the freedoms we have as Americans. We are humbled by their call to service and their continued resolve to respond to the call of duty and defense of America and its people; and

WHEREAS, as a grateful nation, we are indebted to the members of the Armed Forces for their service, and we support each and every one of them in each mission they are tasked to accomplish. From our earliest days as a fledgling republic, the United States has relied on the unwavering courage and patriotism of the men and women in uniform to sustain us through wars, emergencies and challenges at home and abroad; and

WHEREAS, Hanover Township officially dedicated Armed Services Park on June 14, 2011 in honor of all who have served, are serving and will serve as members of the United States Armed Services.

NOW, THEREFORE, WE, THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP - NORTHAMPTON COUNTY, do hereby call upon all citizens of Hanover Township to join the Board of Supervisors in celebrating Armed Forces Day, Saturday, May 18, 2024, at Armed Services Park at 10:00 a.m.

FURTHER, LET IT BE RESOLVED THAT, WE THE BOARD OF SUPERVISORS do hereby proclaim Saturday, May 18, 2024 as "*Armed Services Day*" in Hanover Township – Northampton County.

APPROVED and adopted this 12th day of March 2024.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

KIMBERLY R. LYMANSTALL,
Secretary – Board of Supervisors

SUSAN A. LAWLESS, ESQ.,
Chair – Board of Supervisors



HanoverEngineering

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

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

March 7, 2024

Ms. Kimberly Lymanstall
Township Secretary/Assistant Treasurer
Hanover Township, Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Chaucer Lane & Lord Byron Drive Storm
Sewer Extension Project
Award Recommendation
Hanover Township, Northampton County
Hanover Project H21-24

Dear Kim:

Kobalt Construction, Inc. is the lowest bidder for the Chaucer Lane & Lord Byron Drive Storm Sewer Extension Project with a bid of \$1,195,586.09. I have reviewed their submitted proposal and found it to be complete with all required bid documents included. Subject to review by the Solicitor, the project could be awarded to Kobalt Construction, Inc. if desired by the Board of Supervisors.

I am enclosing a copy of the spreadsheet showing all bid results for the twelve (12) bidders.

One (1) copy of the Bid Bond and documents submitted from Kobalt Construction, Inc. as part of the bid submission will be forwarded to you via our office courier for the Township records.

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

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:jlw2

S:\Projects\Municipal\HanoverTwp\H21-24-StormSewerProjects\Docs\03-07-24_Award Recommendation.doc

Enclosure(s)

cc: James L. Broughal, Esquire (Via Email with enclosures)

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