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NAZARETH OFFICE:  
BY APPOINTMENT ONLY  
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NAZARETH, PA. 18064

June 13, 2024

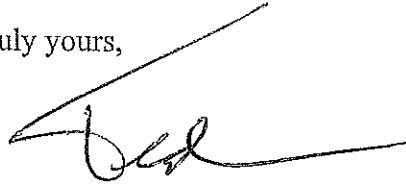
Joseph A. Zator II, Esq  
Zator Law  
American Heritage Building  
4400 Walbert Avenue, at Ridgeview Dr.  
Allentown, PA 18104

**Re: Zoning Appeal of Denholtz 1550 Valley Center Parkway LLC**

Dear Joe:

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/fep  
Enclosure

cc: Tracy Luisser, Zoning Officer – Email Only

**HANOVER TOWNSHIP ZONING HEARING BOARD**  
**OF NORTHAMPTON COUNTY, PENNSYLVANIA**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Application of:	:	Denholtz 1550 Valley Center Parkway LLC
Application dated	:	March 22, 2024
Property	:	1550 Valley Center Parkway

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, May 2, 2024, and determining that the primary proposed use by the applicant of the subject property is Light Assembly under the ordinance and therefore a permitted use in this district, hereby makes the following Findings of Fact and Conclusions of Law in support thereof:

1. The subject property is known as 1550 Valley Center Parkway and is located in a PORR-Planned Office, Research and Residential District.
2. The user of the property is Bronkhorst USA, which currently has a facility at 57 South Commerce Way, Suite 120. They have been operating at this facility for approximately the last 17 years. The applicant would now like to move to the 1550 Valley Center Parkway address and will be expanding its operation.
3. The zoning officer in her letter of March 8, 2020 determined that based on the information in her files the applicant's use appears to be for manufacturing and that this use is not a listed use in this district and therefore prohibited as per Section 185-36 F (4) or that the use may involve chemical or biochemical manufacturing or processing as prohibited per Section 185-36 F (5).
4. Thereafter the applicant took this appeal and requested either a determination that its use is a permitted use in this district or that it be granted a variance to enable it to conduct its use on the premises.

5. The Petitioner was represented at the hearing by Joseph A. Zator II, Esquire, who introduced during the course of the hearing 17 exhibits as follows:

- A-1 Petition with Zator Law Memorandum
- A-2 Deed to Subject Property
- A-3 County Assessment Information
- A-4 ALTA Survey of Subject Property
- A-5 500 ft and 100 ft County Buffer Search Maps
- A-6 GOOGLE Aerial Map
- A-7 March 8, 2024 Zoning Officer Denial Letter
- A-8 Bronkhorst Letter- March 22, 2024
- A-9 Four Photos – current location/operation - use
- A-10 Photos of gas canisters
- A-11 Diagram of meter/controller form Exhibit A-8
- A-12 Floor Plan with room schematics
- A-13 Photo of Demonstration Case
- A-14 Photo of assembly process area
- A-15 Photo of calibration bench
- A-16 Photo of air compressor
- A-17 Light Assembly-Floor Pan Square Footage Allocation

6. The chief witnesses testifying on behalf of the petitioner were Greg Brown, chief operating officer and authorized representative of the owner of the property, and Todd E. Hannigan, general manager of Bronkhorst USA.

7. Mr. Hannigan testified that the petitioner's parent company in the Netherlands manufactures very precise and sophisticated flow meters. However, the activities of Bronkhorst USA in their present facility are limited to the sales of new flow meters manufactured in the Netherlands and the repair or recalibration of existing flow meters.

8. He stated that in the new facility, the petitioner, in addition to the sales and the repair and recalibration of existing flow meters, would also be assembling flow meters to meet new customer orders, rather than receiving completely manufactured and assembled new flow meters from the main facility in the Netherlands. The parts for this assembly would be stored, not manufactured, on the premises and then assembled at the new facility.

9. He indicated that typically the flow meters are tested and calibrated with compressed air but in some cases, they are tested and calibrated with the type of gas that the customer intends to meter with the flow meter. These gases include hydrogen, CO2 and other gases. For this reason, there is stored on the premises some limited amounts of these gases. They are not being manufactured on the premises but instead are used to the extent necessary to do the calibration and testing.

10. After receiving the very thorough and detailed presentation by the applicant's attorney and after reviewing the exhibits and the testimony of the witnesses presented at the hearing the board concludes that the best description of the use of the applicant is not Manufacturing but instead Light Assembly and that therefore the use is a permitted use in this district.

WHEREFORE, the Hanover Township Zoning Hearing Board adopts the above Findings of Fact and Conclusions of Law and finds that the use intended to be made by the applicant is Light Assembly, a permitted use, in this district.

HANOVER TOWNSHIP  
ZONING HEARING BOARD

By: \_\_\_\_\_

Barbara L. Baldo, Esquire,  
Chairperson

Dated: \_\_\_\_\_

6/13/24

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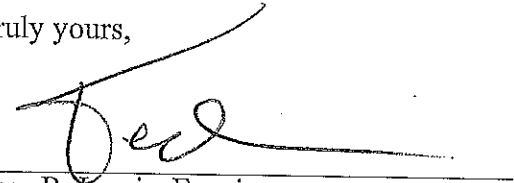
Eric J. Schock, Esquire  
Fitzpatrick Lentz Bubba, P.C.  
Two City Center  
645 W. Hamilton Street, Suite 800  
Allentown, PA 18101

**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/fep  
Enclosure  
cc: Tracy Luisser, 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 : February 28, 2024  
Property : 90 Highland Avenue and 3685 Adler Place

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, May 2, 2024, 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 and Tax Parcel M16-15-10P-0214. The consolidated lot is entirely located within the PIBD – Planned Industrial/Business Park District.
2. 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 adjacent property to the north is a commercial district
3. In its decision of August 4, 2021, the zoning hearing board granted a variance from this provision of the ordinance to permit a porte-cochere 93 feet rather than 100 feet from the neighboring zoning district.
4. In the present application the applicant would like to expand the porte-cochere to cover a second lane of travel which would cause it to be 70 feet from the neighboring zoning district rather than 93 feet.
5. The Petitioner was represented at the hearing by Eric J. Schock, Esquire, who introduced during the course of the hearing two exhibits as follows:
  - A-1 Being a plan entitled zoning plan Sheet C-301 prepared by Bohler Engineers with a last revision date of 5/2/24 the day the plan was presented to the zoning hearing board.
  - A-2 Two Photo depictions of the proposed porte-cochere structure.

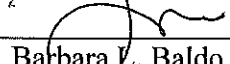
6. The witnesses for the petitioner testified to the fact that in the C-1 Zoning District to the north, medical offices could be located much closer to the boundary line and that therefore the proposed deviation was still minor and served no particular zoning purpose in the present case.

7. The representative from the Lehigh Valley Hospital stated he believed the covering the additional lane with the porte-cochere will promote safety for patients and others in the use of the proposed medical office buildings.

8. The Board concluded as it did in the prior decision that the deviation from the 100-foot setback requirement in the zoning ordinance as it applies to the present case 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 to permit the porte-cochere to be up to 70 feet away from the boundary of the neighboring zoning district.

HANOVER TOWNSHIP  
ZONING HEARING BOARD

By:   
Barbara L. Baldo, Esquire,  
Chairperson

Dated: 6/13/24