



# HanoverEngineering

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May 30, 2025

Mr. Mark Hudson  
Township Supervisor  
Hanover Township, Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9302

RE: Jaap R. & Sonja A. Van Den Heuvel  
2392 Jacksonville Road  
Preliminary/Record Plan Review  
Third Submission  
Received May 15, 2025  
Hanover Project H24-19

Dear Mark:

We have reviewed the submission of the above-referenced Plan, prepared by Martin, Bradburry & Griffith, Inc.

**A. GENERAL COMMENTS**

1. This is the third submission and consists of the items listed in our distribution letter. The Applicant proposes a lot line adjustment and subdivision between two existing lots to create three residential lots, two with existing homes, within the R1-S Zoning District.
2. The one current parcel, proposed Lot 3, accesses Jacksonville Road via an access easement for the driveway. The developer does not intend to change the access to the existing 2392 Jacksonville Road property.
3. The Board of Supervisors, at the meeting on October 8, 2024, approved a waiver from connecting the two existing portions of Rosewood Drive.

**B. STORMWATER MANAGEMENT ORDINANCE– CHAPTER 152**

Section 152 – The developer shall provide stormwater management in accordance with this section in the ordinance. There is currently no development proposed; however, the developer shall tabulate all impervious cover installed on the subject lots after, June 17, 1990, the date of Township adoption of the original Monocacy Creek Act 167 Stormwater Management Ordinance. Said tabulation shall be noted on the plans putting future owners on notice for the required stormwater management and/or plan review requirements. **The Applicant requests a deferral of this section.**

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159**

- \* Section 159-11.D – Cul-de sacs shall have a minimum radius of fifty feet (50') for right-of-way and a curb radius of forty feet (40'). The existing Rosewood Drive does not meet cul-de-sac requirements and currently has no curb or sidewalk. The township may wish to consider formal dedication of the full right-of-way and installation of curbing. Currently the neighborhood does not have sidewalk. In addition to the dedication of additional right-of-way, the Township shall make a determination to accept the proposed areas of right-of-way vacation. **The Applicant requests a deferral of this requirement.**
- \* Section 159-11.H & J – All cartway and curb construction shall be in accordance with these sections. The existing Rosewood Drive has some existing curb, but none within the existing stub portion terminus of the roadway. **The Applicant requests a deferral of this requirement.**
- \* Section 159-12 – The applicant shall clarify/verify/update drainage and utility easements pending Township concurrence of areas of dedication and vacation.
- \* Section 159-13 – To provide adequate and proper nonmotorized traffic movement, sidewalks or pathways may be required within any subdivision by the Township. The existing roadway currently does not provide sidewalks. **The Applicant requests a deferral of this requirement.**
- \* Section 159-15.D – All residential lots shall abut on a public street. Lot 3 does not have required frontage on a public street. The plans shall clearly indicate which lot lines are existing and which are proposed. Proposed lot numbers shall be added to Sheet 1.
- \* Section 159-15.G – Side lot lines shall be substantially at right angles or radial to street lines.  
  
Section 159-15.I – The plans shall identify proposed lot corners where pins are to be set in accordance with this section.  
  
Section 159-15.M – The plans shall identify proposed monuments to be set in accordance with this section.
- \* Section 159-16.C – At the request of the Township Planning Commission and/or the Township Board of Supervisors, any developer shall be required to dedicate land to the Township for future street widening, for the purposes of the protection and preservation of the public's health and safety, and to conform with local and/or regional comprehensive street plans.
- \* Section 159-16.D(5) – The Board of Supervisors reserves the right to accept fees in lieu of land for open space and recreation requirements.
- \* Section 159-17.C – Shade trees shall be planted in all subdivisions and land developments including land abutting existing streets as required herein. The existing property contains several trees along the roadway. **The Applicant requests a deferral of this requirement.**

Section 159-18.A – All subdivision and land developments shall be designed, constructed and maintained in full compliance with the stormwater management requirements described in Chapter 152, Stormwater Management, and/or any amendments thereafter.

Section 159-20.B – Connection to a public sanitary sewer system shall be required in accordance with Township and City of Bethlehem standards.

Section 159-21.A – Connection to a central water system shall be required in accordance with Township and City of Bethlehem standards.

\* Section 159-24 – The Township shall determine if streetlights are to be provided.

Section 159-29.D(6) – The offer for dedication plan notation shall be updated upon Township concurrence of dedicated improvements.

Section 159-30.C.(9) – The Applicant shall set include a date set for the completion of all proposed and required improvements.

Section 159-30.D.(4) – A copy of the agreement with sewer and water utilities indicating specific approval for each proposed extension shall be included with the plan submission.

Section 159-34 – The Applicant shall clarify whether this is supposed to be a preliminary plan review or a preliminary/record plan review. If it is intended to be a preliminary/record plan review, a waiver of an approved preliminary plan would be required. Also, the “final” in the plan title shall be changed to “record.”

Section 159-44 – All requests for modification (waiver or deferral) shall be submitted in writing and include a justification for each request. Upon approval by the Board of Supervisors, a note shall be added to the Plan listing all waivers, deferrals and Zoning Ordinance design approvals, along with any conditions and the meeting date of the Board of Supervisors action.

## **D. ZONING ORDINANCE – CHAPTER 185**

Section 185-12.C. – Lot 3 does not appear to have a front lot line.

Section 185-12.C. – The Zoning Officer shall review the lot configurations/building restriction layouts.

Section 185-26.F.(2) – The minimum front yard setback for a dwelling within the R1-S Zoning District is 35 feet. The existing dwelling on Lot 3 encroaches within the front yard setback.

Section 185-26.F.(2) – The applicant shall verify and label the minimum lot width for all 3 lots along the required setback line.

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Section 185-44.A – A zoning permit shall be required prior to the erection, construction, or alteration of any building, structure or any portion thereof.

**E. TECHNICAL COMMENTS**

1. Label or provide a legend for all plan symbols/features.
2. The Township shall consider any additional comments provided by the Township Zoning Officer, Township Solicitor, Public Works, Emergency Services, etc.

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

Respectfully,

HANOVER ENGINEERING

A handwritten signature in black ink, appearing to be 'B. Kocher', with a large loop and a trailing line.

Brien R. Kocher, PE  
Township Engineer

brk:jam/jcn/jlw2

S:\Projects\Municipal\HanoverTwp\H24-19-VanDenHeuvelSubdivision\Docs\05-30-25 Van Den Heuvel Plan Review Letter 3.docx

Enclosure(s)

cc: Hanover Township Board of Supervisors  
Hanover Township Planning Commission (via e-mail)  
Ms. Tracy Luisser, Zoning Administrator (via e-mail)  
James L. Broughal, Esquire (via e-mail)  
Mr. Blair Bates, Hanover Township Shade Tree Advisory Board (via e-mail)  
Mr. Michael W. Stasak Jr., Recreation Advisory Board (via e-mail)  
Mr. Steve Elton, Hanover Township Fire Marshall (via e-mail)  
Mr. Michael Alkhal, City of Bethlehem, Department of Public Works (via e-mail)  
Mr. Robert Taylor, City of Bethlehem (Water) (via e-mail)  
Mr. Adam J. Herbold, City of Bethlehem (Sewer) (via e-mail)  
Mr. Craig D. Peiffer, AICP, City of Bethlehem (via e-mail)  
Jaap Van Den Heuvel (via e-mail)  
Mark Bradbury, Martin Bradbury & Griffith, Inc. (via e-mail)