

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

August 27, 2025

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

RE: Zoning Petition: 25ZHB03
Applicant: UHS-LVHN JV, LLC
Property location: 1755 W Macada Rd
Zoning District: OI (Office and Industrial)

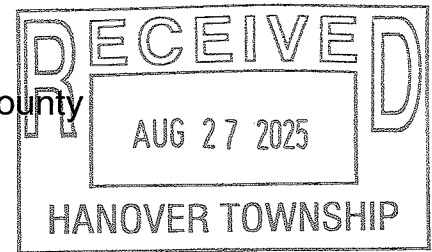
Enclosed is a copy of the application received August 27, 2025, requesting relief from the sign provisions from the ordinance. Applicant requests relief from the number of signs and dimensional limitations.

The next meeting is tentatively scheduled 7:00 PM Thursday, September 25, 2025. Notice of Hearing to follow.

Tracy Luisser



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



PETITION

NOTICE: This Petition, in order to be acted upon by the Zoning Hearing Board must be fully completed in accordance with the "instructions to applicant." Failure to do so will result in a denial of the Petition without refund of your filing fee.

Application is made this 26 day of August, 20 25

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

- Address of property for which a special permit is requested: 1755 W Macada Road, Bethlehem, PA, 18017
- Tax Parcel No.: PARID: N5 2 1A 0214
- Current Zoning Classification: Employment District - OI - Office and Industrial
- The Dimension of the land area are: 15.9 Acres
- The real estate contains 692,604 square feet.
- The real estate in question is presently classified under the Hanover Township Zoning Ordinance as: Employment District - OI - Office and Industrial
 - The real estate is presently used for the purpose of: Hanover Hill Behavior Health Center
(medical facility currently under construction)
 - and contains buildings and other improvements consisting of (if real estate is vacant land, so note):
Medical Buildings (under construction) and associated parking and improvements.

II. OWNER INFORMATION

- Owner of property: LVHN Realty Holding Company Telephone (610) 391-1800
(all parties to the title must be listed, attach additional page if needed)
Address c/o 2100 Mack Boulevard, P.O. Box 4000 Allentown, PA 18103

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

- Applicant ("Petitioner(s)") UHS-LVHN JV, LLC Telephone (610) 391-1800
(all parties must be listed, attach additional page if needed)
Address 367 S. Gulph Road, King of Prussia, PA 19406
- Petitioner is the (check one or more)
☐ Owner ☒ Occupant ☐ Agent for: _____ ☐ Other: _____
- Attorney representing Petitioner(S): Anthony M. Brichta, Esq. Telephone (610) 391-1800
Address 515 W. Hamilton Street, Suite 502, Allentown, PA 18101
(and S. Graham Simmons, Esq., 515 W. Hamilton Street, Suite 502, Allentown, PA 18101)
- Petitioner: (check appropriate action)
☒ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
- Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on August 1, 20 25, which was as follows: (quote, or if insufficient space, attach additional page). Rejection of Zoning and Building Permit
Application for signs for Lehigh Valley Health Network Behavioral Health Hospital

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) Please see Supplement Statement (Exhibit A)

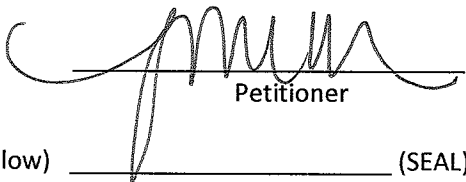
7. The variance or exception requested and the new improvements desired to be made as follows:
 - (a) Building(s) to be erected: Please see Supplemental Statement (Exhibit A)

 - (b) Building(s) to be changed: _____

 - (c) Building(s) to be used for: _____

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)



 Petitioner (SEAL)

*Authorized
 Signatory*

 (SEAL)

 (SEAL)

 (SEAL)

 (SEAL)

NOTE: The following affidavit must be taken before a Notary Public or other appropriate official by one of the Petitioners.

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF _____)

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.

(SEAL)
Signature of the Petitioner taking affidavit

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

NOTARY PUBLIC

FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF Lehigh)

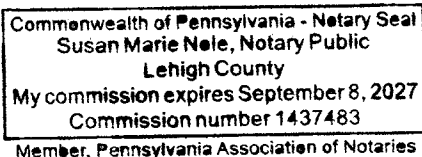
ON THIS, the 26th day of August, 2025, before me, Susan Marie Nole
_____ the undersigned officer,
personally appeared, Julie Macomb
who acknowledged her self to be the Authorized Signatory
UHS-LVHN JV, LLC, a corporation, and that she as such Authorized Signatory being
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by her self as Authorized Signatory.

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

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

Sworn to and subscribed before me
This 26th day of August 2025.

Susan Marie Nole
NOTARY PUBLIC



HANOVER TOWNSHIP, NORTHAMPTON COUNTY COUNTY

VARIANCE REQUEST AND APPEAL

SUPPLEMENTAL WRITTEN STATEMENT

Applicant: UHS-LVHN JV, LLC

Property Owner: LVHN Realty Holding Company
Property Address: 1755 W. Macada Road, Bethlehem, PA 18017
Property PIN: PARID: N5 2 1A 0214

Zoning District: Employment District – OI – Office and Industrial

Relief Sought: Variances from 185-19 Sign Regulations

Background and Features:

The Applicant is UHS-LVHN JV, LLC (hereinafter “Applicant”) who is ground leasing the subject property from the above owner. There is a single parcel at issue as set forth above which is currently being developed by Applicant as Hanover Hill Behavioral Health (“Hanover Hill”), a behavioral health facility that will serve seniors, adults, and adolescents with behavior health care. Hanover Hill will be located at the subject parcel at the intersection of Schoenersville Road and W Macada Road across from the existing Lehigh Valley Hospital – Muhlenberg Campus. The building on the subject parcel will feature both a main entrance and an emergency entrance for ambulances to directly access.

The proposed signage is depicted on a set of plans prepared by ASI North Carolina dated February 15, 2025 and stamped by Michale F. Sullaway, P.E. (the “Sign Package”) attached hereto as **Exhibit 1**. The subject property is located in the Employment District OI (Office and Industrial) Zoning District. As depicted in the Sign Package, Hanover Hill will be accessed by a single entrance located on W. Macada Road; however, patients and visitors to Hanover Hill will predominantly access Macada Road by entering from Schoenersville Road while travelling both North and South on Schoenersville Road. Accordingly, the Sign Package includes, *inter alia*, signage on the Western facade of the building (most visible for those travelling South on Schoenersville Road making a left onto Macada Road) and on the Southern facade of the building (most visible to those travelling North on Schoenersville Road and making a right onto Macada Road). Additionally, give the location of Hanover Hill to LVHN Muhlenberg, appropriate and visible signage is essential to ensure that patients, visitors, and emergency vehicles are directed to enter the correct medical facility- particularly in cases of emergencies.

The Sign Package Requests the following signs:

- Sign 1: a free-standing entrance sign of approximately 58.7 Square Feet at the entrance to Hanover Hill on W. Macada Road;

- Sign 2: a free-standing directional sign of approximately 10 Square Feet on an interior roadway at the site which directs vehicles toward the Main Entrance, Ambulance Entrance, and Delivery Entrance to ensure an orderly flow of traffic;
- Sign 3: a wall-mounted business sign of approximately 73 Square Feet identifying the Hanover Hill building with an additional street number sign of approximately 6.5 Square Feet identifying the street number for the building;
- Sign 4: a wall-mounted business sign of approximately 41.5 Square Feet identifying the “Main Entrance” to the building;
- Sign 5: a wall-mounted sign of approximately 32.6 Square Feet identify the “Ambulance” Entrance for the building;
- Sign 6: a wall mounted sign of approximately 115 Square Feet on the Western facade of the Building to identify the building to patients travelling South on Schoenersville Road; and
- Sign 7: a wall mounted sign of approximately 218 Square Feet on the Southern facade of the Building to identify the building to patients travelling North on Schoenersville Road.

Notably, none of the proposed signage includes moving video or rotating images and the Applicant submits the Sign Package represents a conservative and necessary set of signage and that in the healthcare field, clear, visible, and prominent signage is not a luxury for a medical facility, but a necessity.

Relief Sought:

Applicant submitted the Sign Package to the Township on July 28, 2025 as part of a Zoning and Building Permit Application. By letter dated August 1, 2025, the Township denied the application (the “Denial Letter”). The Township’s Denial Letter is attached hereto as **Exhibit 2**.

Applicant hereby seeks a variance from all deficiencies identified in the Denial Letter from the Township including Section 185-19 of the Zoning Ordinance (Sign Regulations).

Applicant seeks relief from 185-19(D)(3)(a) and 185-(D)(3)(b) to allow two (2) freestanding signs being Sign 1 and Sign 2. Sign 1 is necessary to direct traffic to the entrance of Hanover Hill and Sign 2 is necessary as a directional sign to direct interior traffic including emergency traffic.

Applicant seeks relief from 185-19(D)(3)(b) to allow a dimensional variance for Sign 1 to exceed 50 Square Feet and to allow both Sign 1 and Sign 2. Applicant submits a dimensional variance for Sign 1 is appropriate to provide adequate visibility for the entrance to Hanover Hill

Applicant seeks relief from 185-19(D)(3)(c) to allow five (5) wall mounted signs. Five (5) wall mounted signs are necessary to provide visibility for the building for traffic travelling both North and South on Schoenersville Road (Sign 6 and Sign 7), to identify the building (Sign 3) and to delineate between the Main Entrance (Sign 4) and Ambulance Entrance (Sign 5).

Applicant seeks relief from 185-19(D)(3)(c) to allow Signs 3,4,5,6 and 7 to exceed sixteen (16) Square Feet in size. Applicant submits these dimensional variances are necessary given the size of the building, the size of the parking lot, and location of the building to ensure adequate visibility for the medical facility and to direct patients, visitors, and emergency vehicles to the appropriate entrances.

Applicant seeks relief from 185-19(D)(3)(c) to allow letters on the signs to be located higher than ten (10) feet above ground for all applicable signs. This variance is appropriate given the design of the building and the need for signage to be placed high enough above access doors and high enough to provide sufficient visibility for the signage.

Applicant seeks relief from 185-19(D)(3)(c) to permit two (2) wall mounted sign (Signs 6 and 7) to be located on the Western and Southern facades of the building not near a door and, if deemed applicable, to have the Sign Package include wall mount signs that are not similar to one another.

Applicant seek relief from 185-19(D)(3)(c) where necessary to allow lettering in excess of eight (8) inches high.

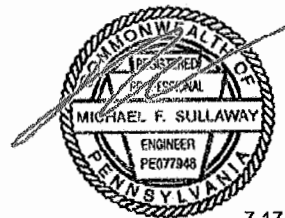
As such, Applicant submits that strict conformance with the Township's signage ordinance will create an unnecessary hardship on the Applicant and variances are needed to enable the reasonable use of the subject property as intended. The Applicant further believes that the variances, if authorized, will not alter the essential character of the zoning district in which the subject property is located, nor will it substantially or permanently impair the appropriate use of the adjacent properties, or be detrimental to the public welfare. The subject property is located on a busy commercial roadway which already features a variety of medical offices and medical facilities operated by LVHN, Good Shepherd, and others. Additionally, Hanover Hill is situated uniquely in that none of the signs requested are immediately adjacent to or facing any residential uses.

Finally, the proposed signage is designed to represent the minimum variances needed for the reasonable use of the subject property and the least modification that will afford appropriate relief to Applicant.

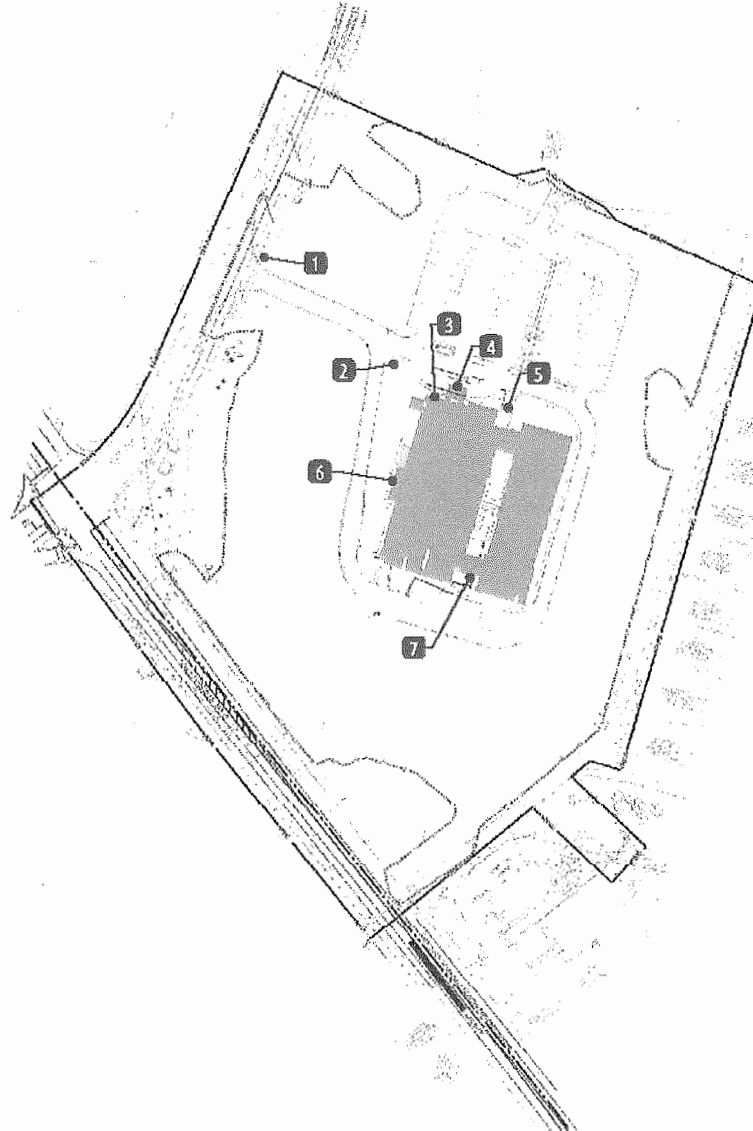
Conclusion:

For the reasons stated herein and additional reasons and evidence to be brought forth at the time of hearing, Applicant respectfully requests the Zoning Hearing Board grant the Applicant's requested relief. The Applicant reserves the right to present additional evidence and testimony at the time of the hearing.

Exhibit 1



7-17-25



ASI North Carolina
640 Irving Parkway, Holly Springs, NC 27540
ph: 919.862.8669



Project Name **Hanover Hill Behavioral Health**

Project Address **1753 West Macada Road
Bethlehem, PA 18017**

Date **2.15.25**
Revision # **Original**
Account Executive **R. Goodfred**
Designer **R. Goodfred**

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Scale **n.t.s.**



ASI North Carolina
600 Irving Parkwy, Holly Springs, NC 27540
ph: 919.552.9669



Project Name Hanover Hill Behavioral Health

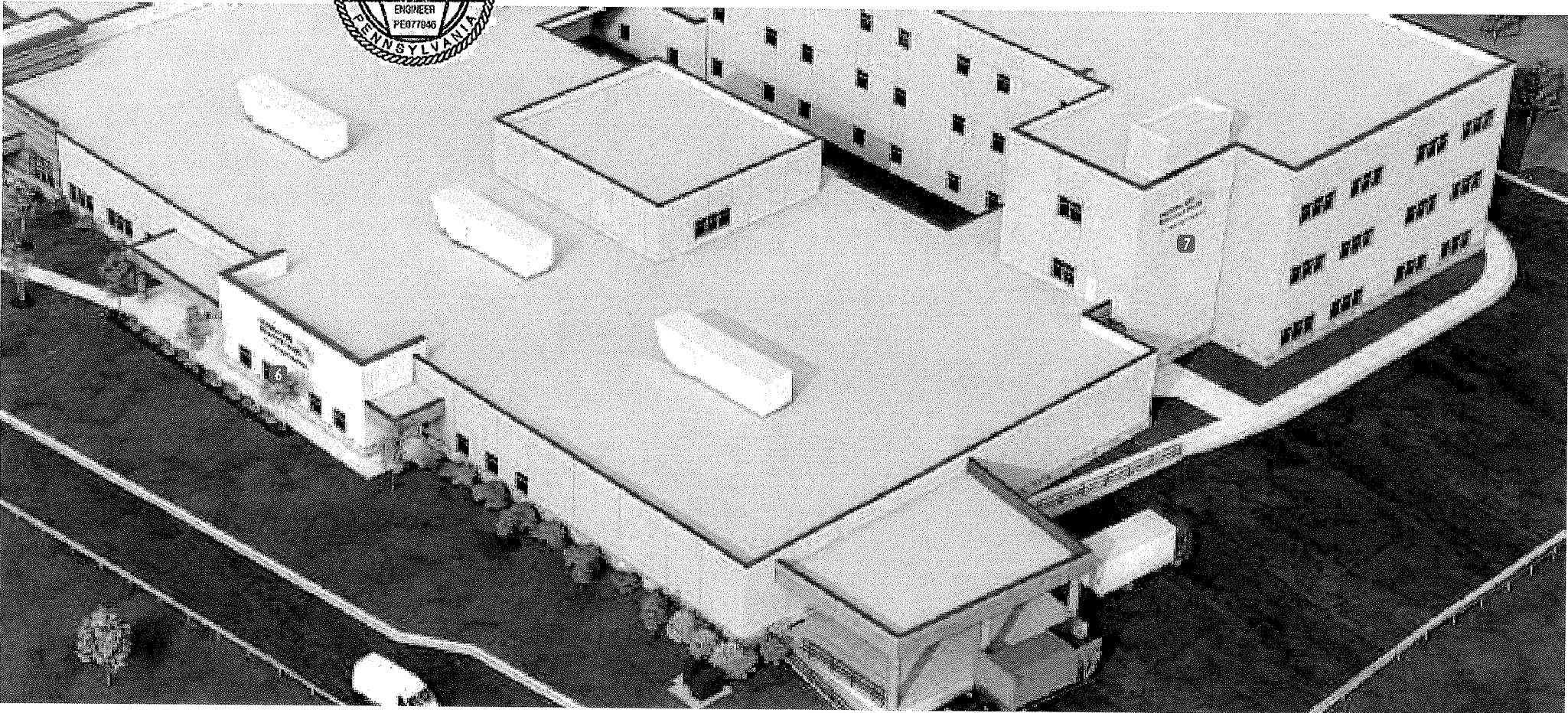
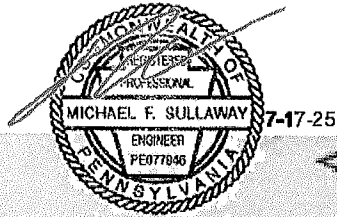
**Project Address 1755 West Macada Road
Bethlehem, PA 18017**

Date 2.15.25
Revision # Original
Account Executive R. Goodfred
Designer R. Goodfred

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Scale n.t.s.



ASI North Carolina
600 Irving Parkways, Holly Springs, NC 27540
ph: 919.882.9669



Project Name **Hanover Hill Behavioral Health**

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Bethlehem, PA 18017**

Date **2.15.25**
Revision # **Original**
Account Executive **R. Goodfired**
Designer **R. Goodfired**

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Scale n.t.s.

Sign Type **EXT.1**
Monument Sign

ASI-MNT-ALU-SPX-MCC-SGX-DGX-D2F

Product: ASI Monument with 3/8" Aluminum Graphics

Material: Aluminum Sheet

Letter Style: Custom Logo & Lucida Grande Bold with +30 tracking

Graphics Color: Pantone 287c, Pantone 376c & Pantone 2995c

Background Color: White

Paint: Surface Applied

Clear Coat: Matte Clear Coat

Graphics: Surface Applied

Graphics: Dimensional, Non-Illuminated

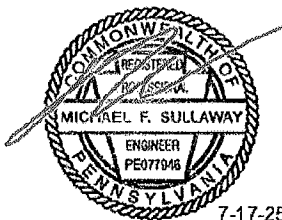
Detail: Double Sided Graphics

CLIENT RESPONSIBILITIES

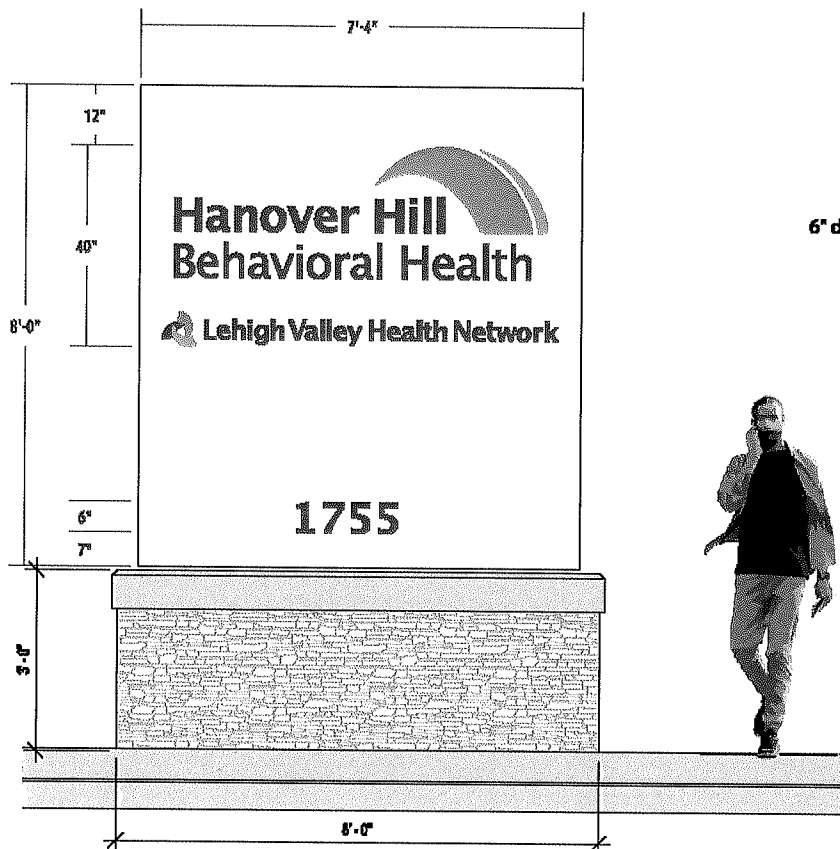
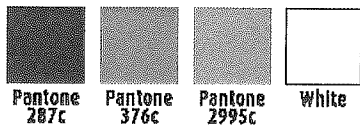
Base & Ground Lighting

PRE-PRODUCTION

Verify Mounting



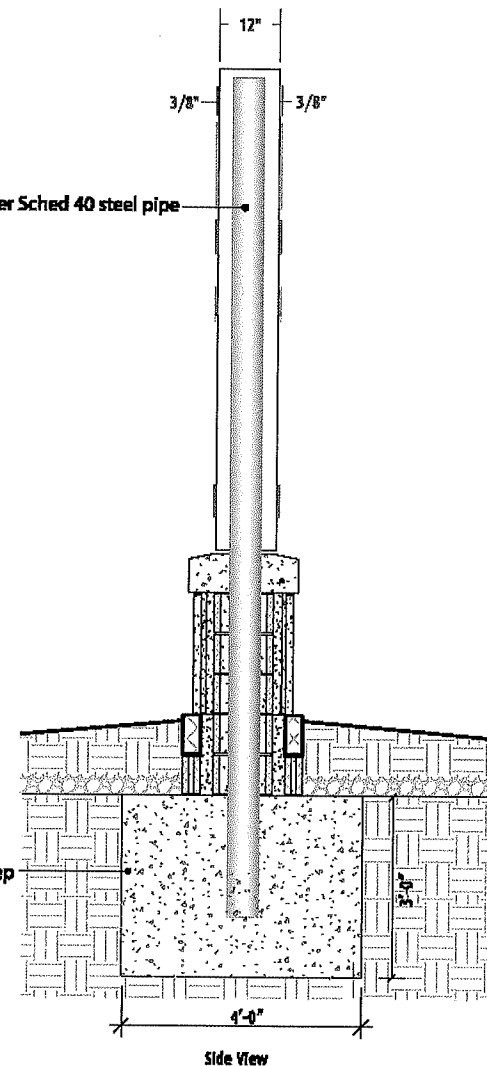
7-17-25



LOCATION 1

Ground Lighted (by others)
 Base by Others

9'-0"x4'-0"x3'-0" Deep
 spread footing
 W/ #4 @ 12" O.C
 Each way
 Top & bottom mat



Side View



ASI North Carolina
 600 Irving Parkways, Holly Springs, NC 27540
 ph: 919.882.9669



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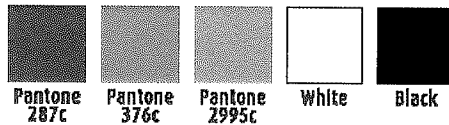
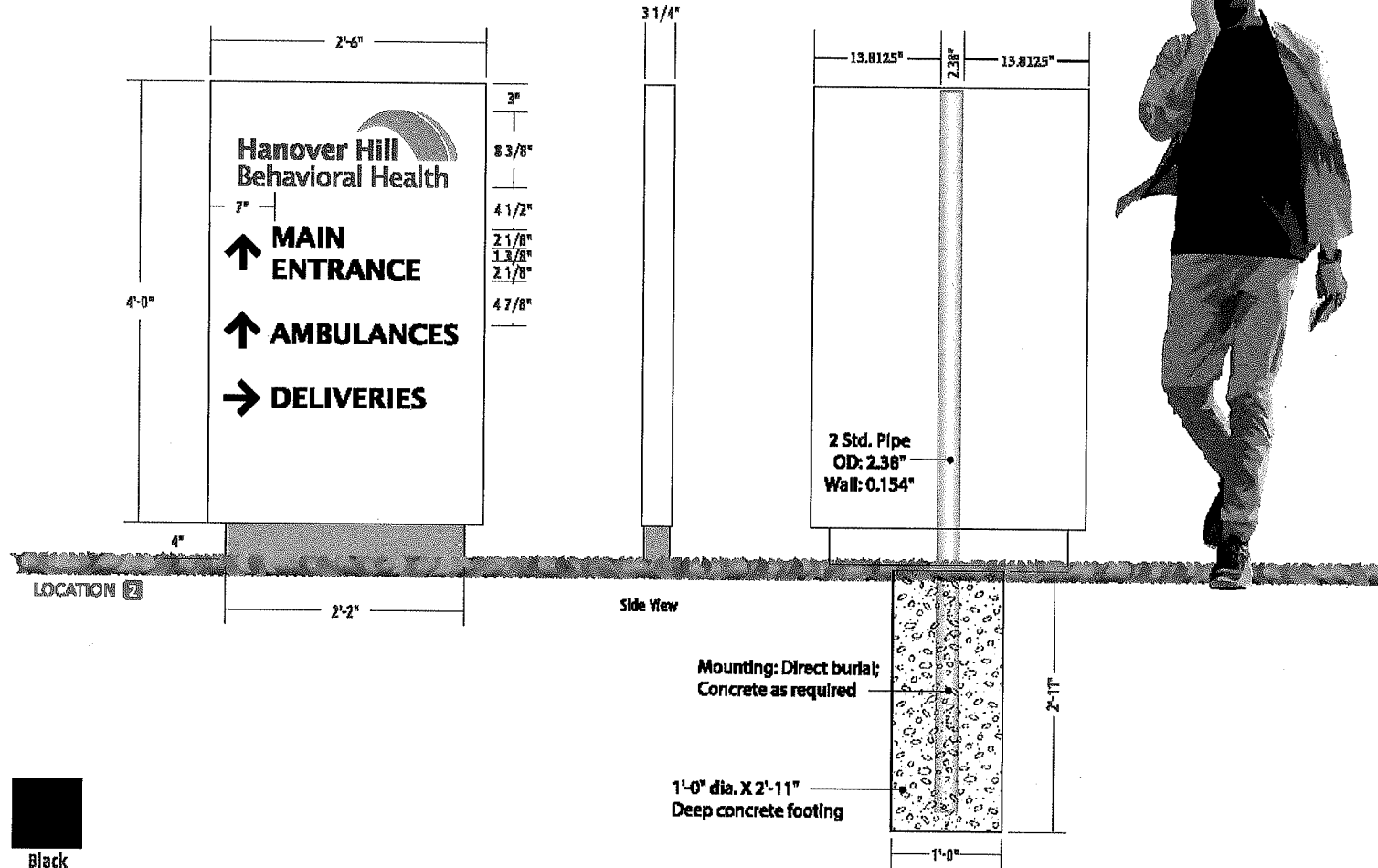
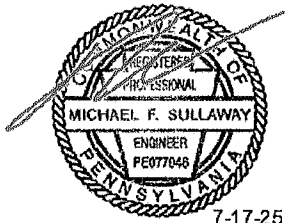
Page 1 of 1

Scale 1/2"= 1'-0"

Sign Type **EXT.2**
Ground Directional Sign

ASI-MNT-ALU-SPX-MCC-SGX-VGX-D2F

Product: ASI Monument
Material: Aluminum Sheet
Letter Style: Custom Logo & Lucida Grande Bold
Graphics Color: Pantone 287c, Pantone 376c,
Pantone 2995c & Black
Background Color: White with Pantone 2995c
Base
Paint: Surface Applied
Clear Coat: Matte Clear Coat
Graphics: Surface Applies
Graphics: Applied Vinyl, Non-Illuminated
Detail: Double Sided Graphics
Mounting: direct burial; concrete as required



ASI North Carolina
600 Irving Park Way, Holly Springs, NC 27540
ph: 919.862.9669



Project Name **Hanover Hill Behavioral Health**

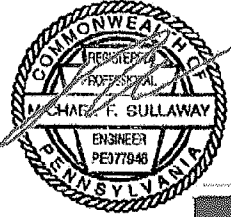
Project Address **1755 West Macada Road
Bethlehem, PA 18017**

Date **2.15.25**
Revision # **Original**
Account Executive **R. Goodfired**
Designer **R. Goodfired**

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Page 1 of 1
Scale 1"= 1'-0"

Sign Type **EXT.3**
Wall Logo & Address



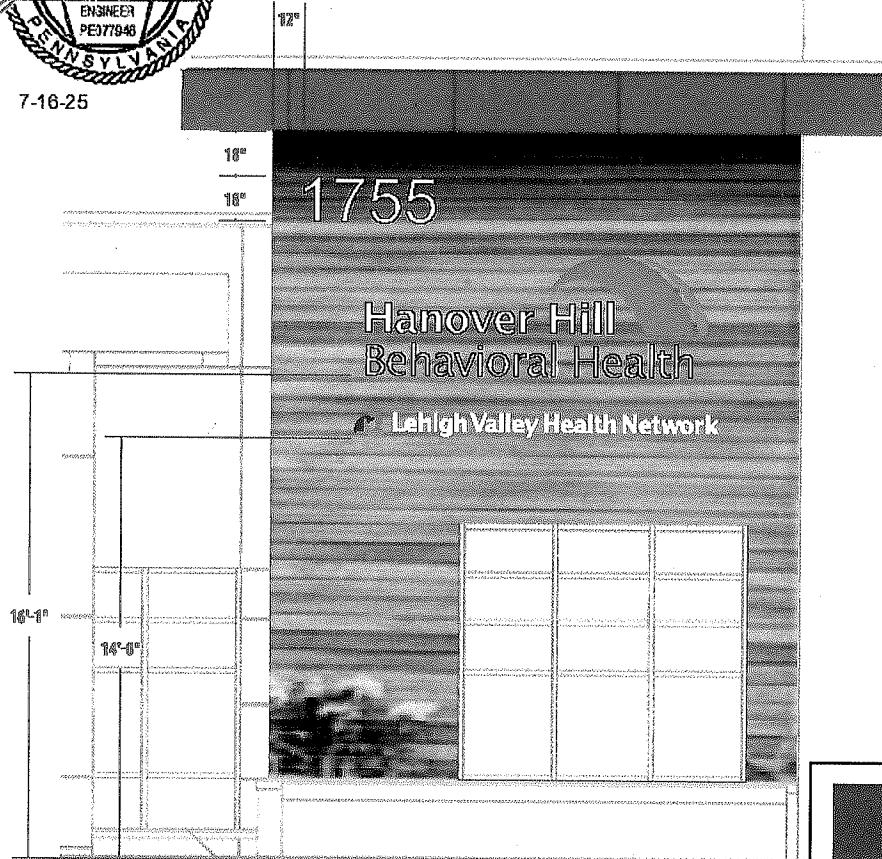
7-16-25

51' 31/32" 18" **1755** Non-illuminated 1" deep fabricated aluminum letters

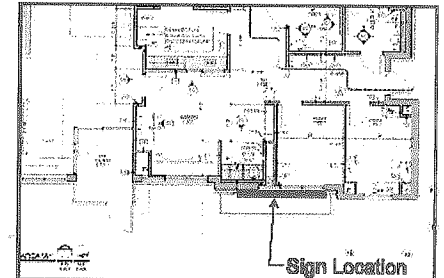
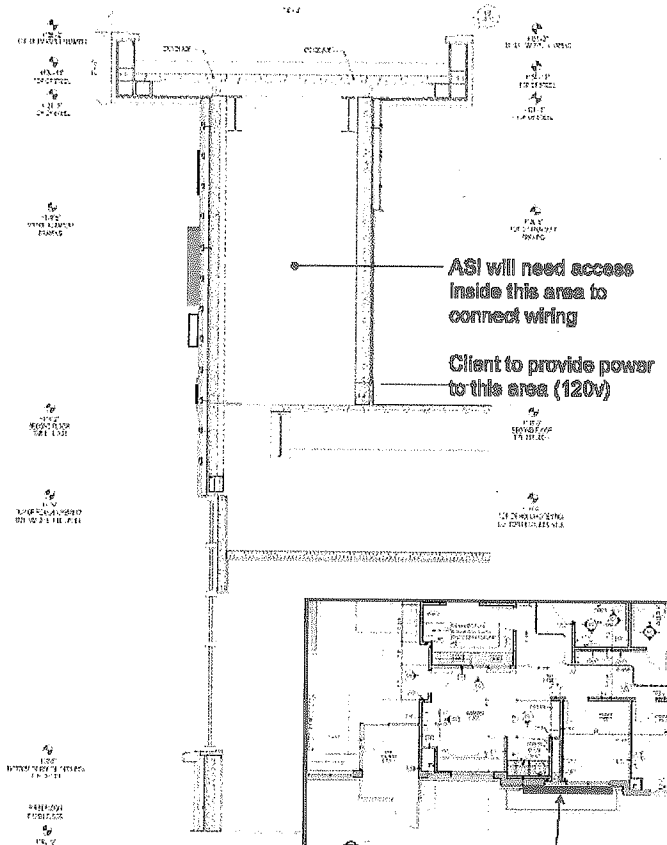
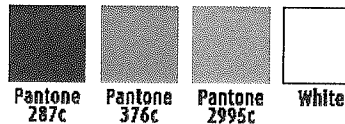
4'-0" 12 1/16" **Hanover Hill Behavioral Health**

Front-Lit

12' 23/32" 12'-0" **Lehigh Valley Health Network** 7' 3/16" Non-illuminated 1/2" deep



LOCATION 3



ASI North Carolina
600 Irving Parkway, Holly Springs, NC 27540
ph: 919.362.9669

Hanover Hill Behavioral Health

Project Name **Hanover Hill Behavioral Health**

Project Address **1755 West Macadam Road
Bethlehem, PA 18017**

Date **2.15.25**
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Designer **R. Goodfired**

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Scale 1/4" = 1'-0"

Sign Type **EXT.3**
Address

51 31/32"
18" **1755**

Non-illuminated 1" deep
fabricated aluminum letters

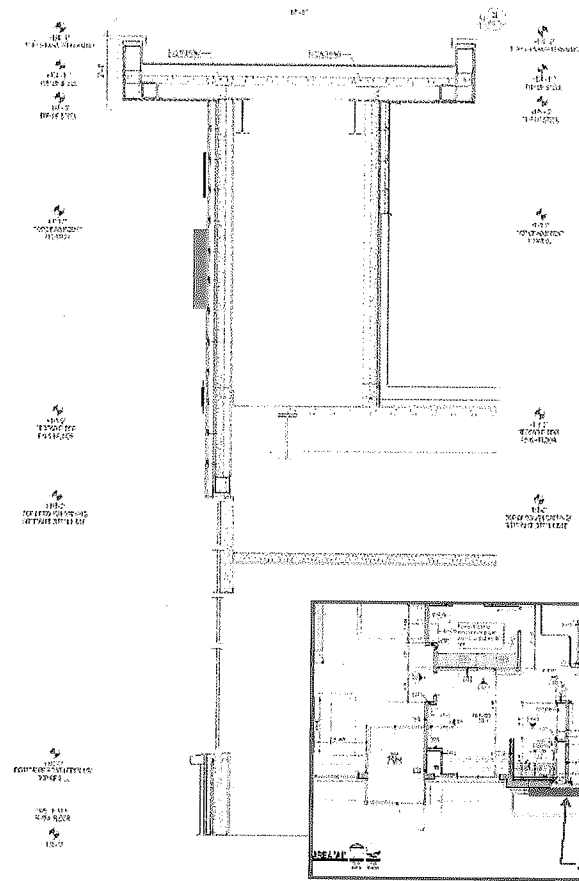
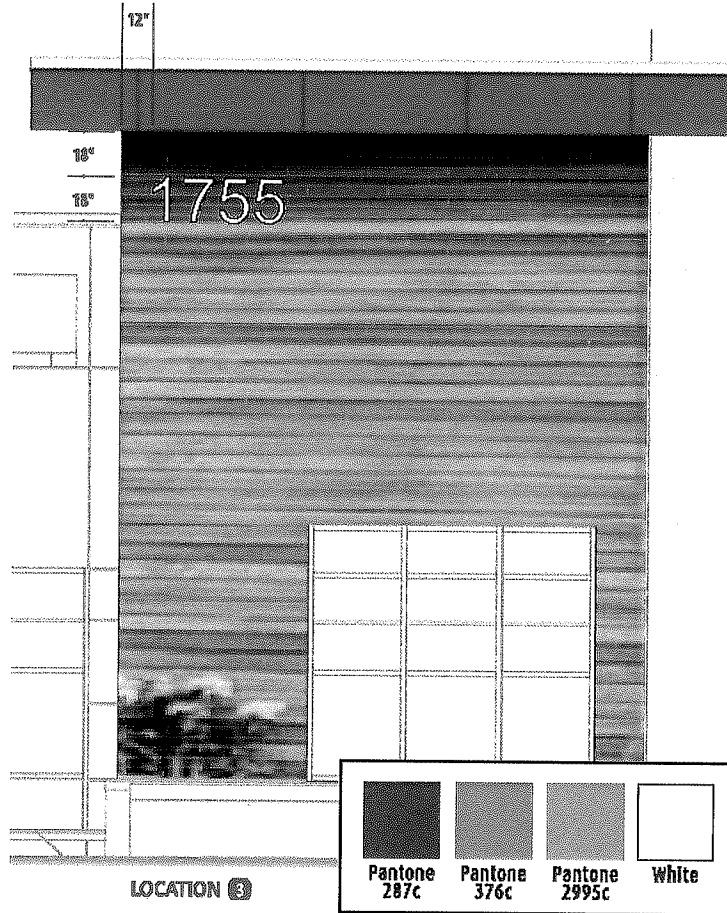
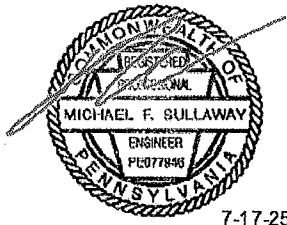
ASI-LFL-ALU-NIL-SPX-STM

Material: Fabricated Aluminum; surface painted

Depth: 1"

Color: White

Mount: stud mount flush to nichirha rain screen
wall



ASI North Carolina
600 Irving Parkways, Holly Springs, NC 27540
ph: 919.802.9009

**Hanover Hill
Behavioral Health**

Project Name **Hanover Hill Behavioral Health**

Project Address **1735 West Macada Road
Bethlehem, PA 18017**

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Scale 1/4" = 1'-0"

Sign Type **EXT.3**
 Wall Logo (Illuminated)

ASI-CHL-4-ALU-FLX-TVL-RIM

Material - Aluminum; Acrylic
 Depth: 4"

Letter Faces: 7328 White Acrylic

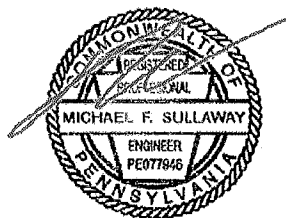
Logo Faces: Pantone 376c, Pantone 2995c;
 surface applied translucent vinyl

Trim & Returns: White

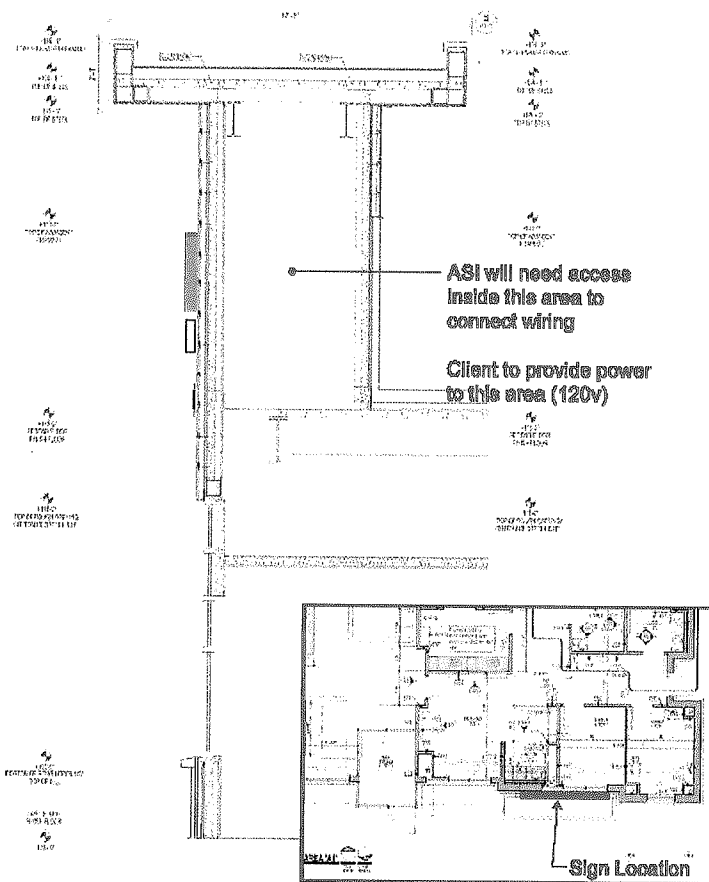
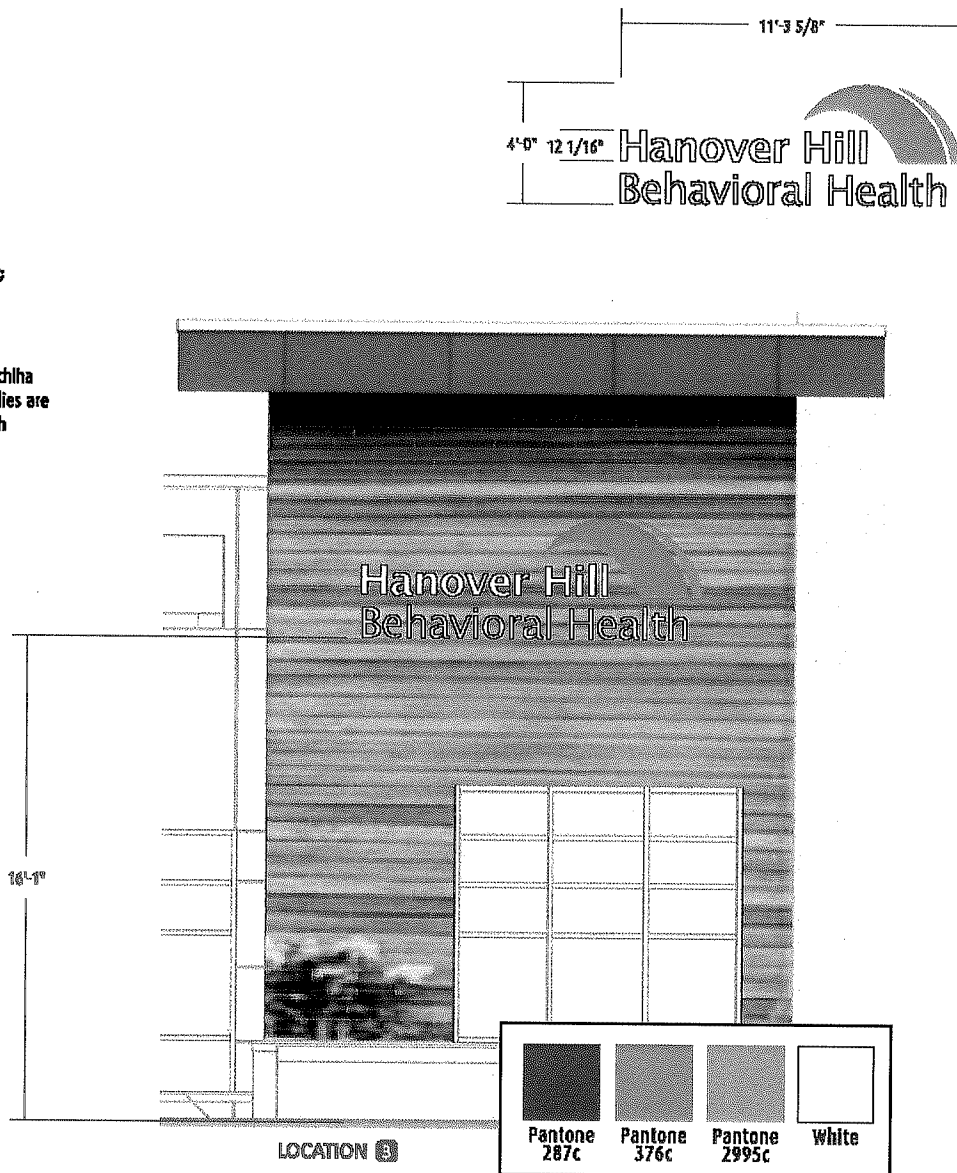
Illumination: White LED

Mounting: mechanically fasten flush to nichia
 rain screen wall; wiring & power supplies are
 remote; penetrations to be sealed with
 silicone from back side of wall

Final connect by Owner's electrician



7-17-25



ASI North Carolina
 600 Irving Parkway, Holly Springs, NC 27540
 ph: 919.882.9069



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Scale 1/4" = 1'-0"

Sign Type **EXT.3**
 Wall Logo (non-Illuminated)

ASI-LPP-500-CLA-SPX-STM

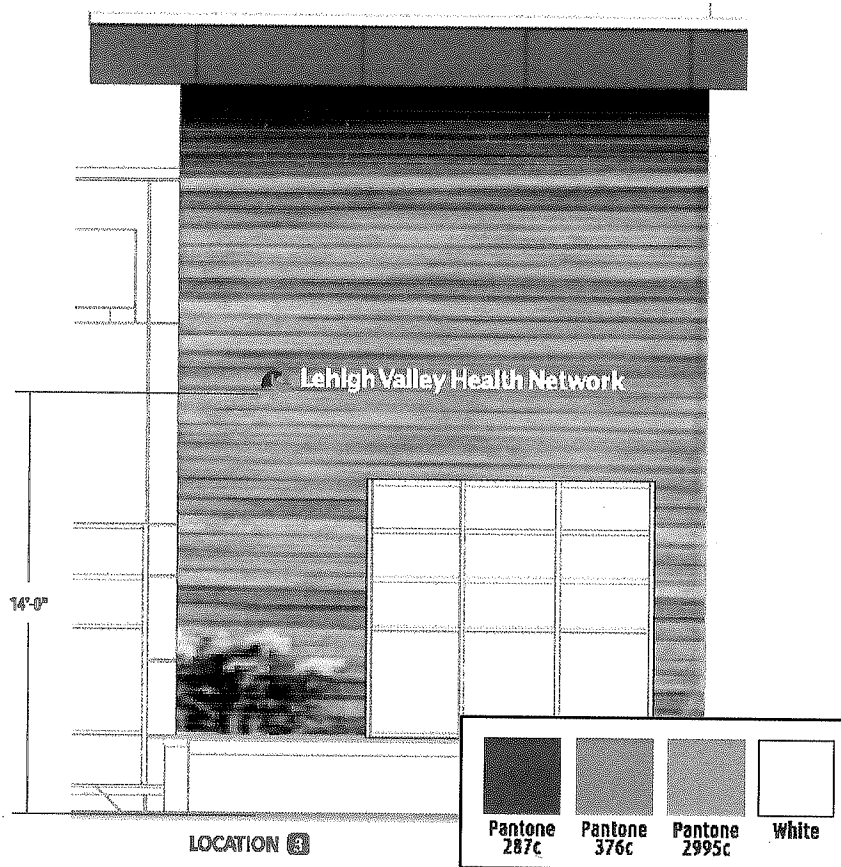
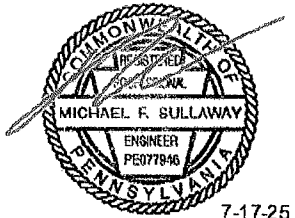
ASI-LPP-500-CLA-SPX-STM

Material: Flat Cut Acrylic; surface painted

Thickness: 1/2"

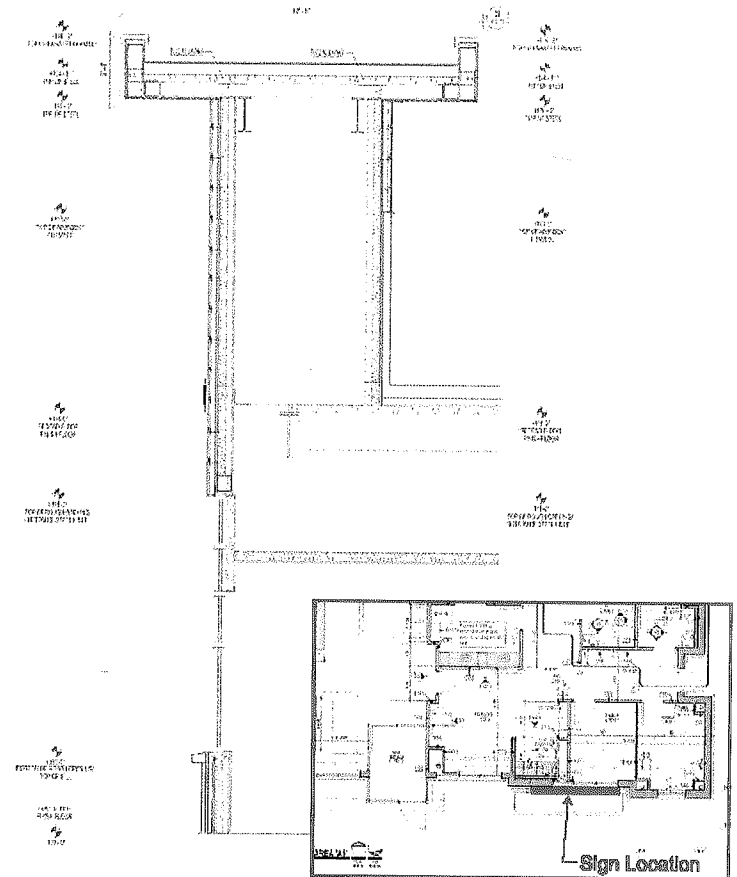
Colors: Pantone 287c, Pantone 376c, Pantone 2995c, White

Mount: stud mount flush to nichira rain screen wall



12' 23/32" 12'-0" Lehigh Valley Health Network 7.9/16"

Non-illuminated 1/2" deep



ASI North Carolina
 600 Irving Parkway, Holly Springs, NC 27540
 ph: 919.862.9669



Project Name **Hanover Hill Behavioral Health**

Project Address **1755 West Macada Road
 Bethlehem, PA 18017**

Date **2.15.25**
 Revision # **Original**
 Account Executive **R. Goodfred**
 Designer **R. Goodfred**

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Page **1 of 1**
 Scale **1/4" = 1'-0"**

Sign Type **EXT.4**
Main Entrance Letters

ASI-CHL-4-ALU-FLX-RWM-STM

Product: ASI Channel Letters (front lit)

Material: Aluminum Sheet with Translucwmt
White Faces

Letter Style: Lucinda Grande Bold with +30
tracking

Graphics Color: White

Illumination: White LED

Raceway: 5" x 3.5" aluminum

Raceway Color: to match "Interstate Blue" ACM
by Fac-Clad (Matthews Paint MF08201 North
Sea Blue)

Paint: Surface Applied

Detail: Channel Letter - Raceway Mounted

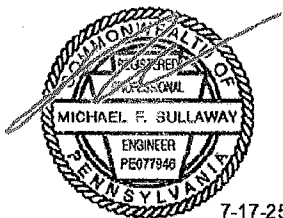
Mounting: mechanically flush to canopy and
fascia; GC to provide wood blocking behind
paneling for support

CLIENT RESPONSIBILITIES

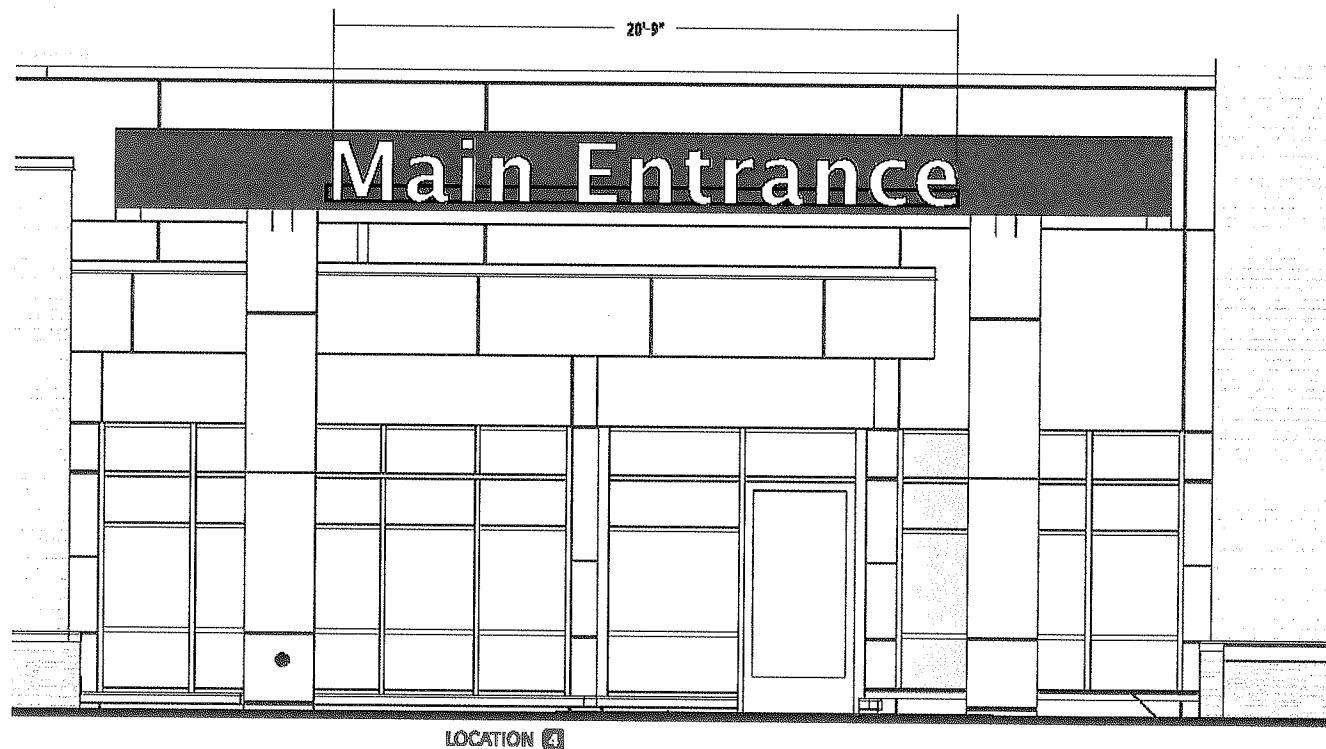
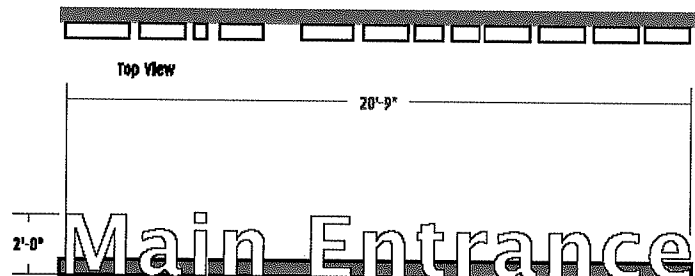
Electrical to sign & final electrical connections

PRE-PRODUCTION

Verify Mounting



Front-Lit Channel Letters on Raceway



ASI North Carolina
600 Irving Parkway, Holly Springs, NC 27540
ph: 919.882.9669

**Hanover Hill
Behavioral Health**

Project Name **Hanover Hill Behavioral Health**

Project Address **1755 West Macada Road
Bethlehem, PA 18017**

Date **2.15.25**
Revision # **Original**
Account Executive **R. Goodfired**
Designer **R. Goodfired**

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Page 1 of 1

Scale 1/4" = 1'-0"

Sign Type **EXT.5**

Ambulance Letters

ASI-CHL-4-ALU-FLX-RWM-STM

Product: ASI Channel Letters (front lit)

Material: Aluminum Sheet with Translucent
White Faces

Letter Style: Lucinda Grande Bold with +30
tracking

Graphics Color: White

Illumination: White LED

Raceway: 5" x 3.5" aluminum

Raceway Color: to match "Interstate Blue" ACM
by Pac-Clad (Matthews Paint MP08201 North
Sea Blue)

Paint: Surface Applied

Detail: Channel Letter - Raceway Mounted

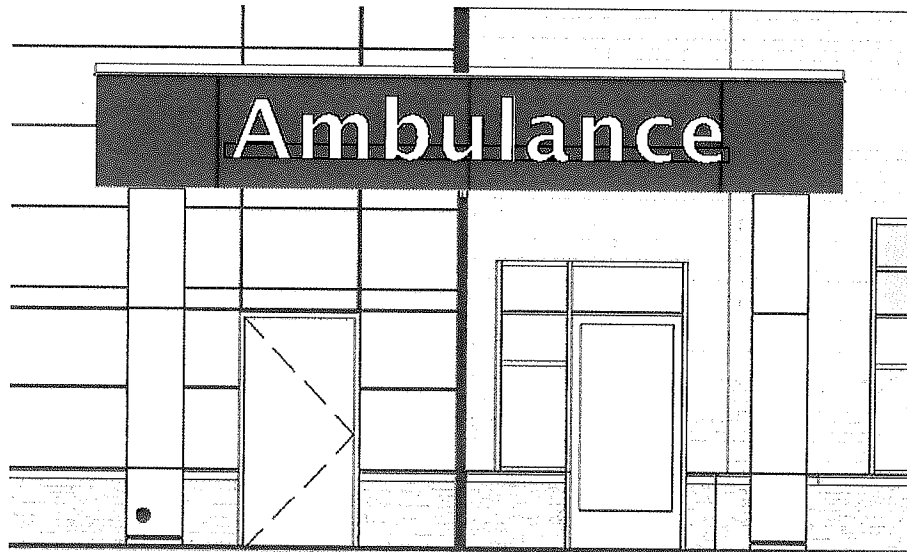
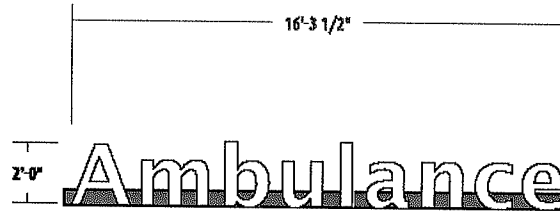
Mounting: mechanically flush to canopy and
fascia; GC to provide wood blocking behind
paneling for support

CLIENT RESPONSIBILITIES

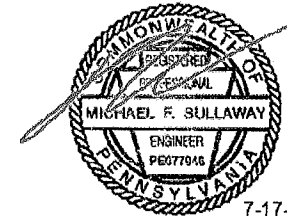
Electrical to sign & final electrical connections

PRE-PRODUCTION

Verify Mounting



LOCATION ⑤



ASI North Carolina
600 Irving Parkwy, Holly Springs, NC 27540
ph: 919.862.9669

**Hanover Hill
Behavioral Health**

Project Name **Hanover Hill Behavioral Health**

Project Address **1753 West Macada Road
Bethlehem, PA 18017**

Date **2.15.25**
Revision # **Original**
Account Executive **R. Goodfied**
Designer **R. Goodfied**

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Page **1 of 1**

Scale **1/4" = 1'-0"**

Sign Type **EXT.6**
Wall Logo

ASI-CHL-ALU-FLX-TVL-RIM

Material: Aluminum; Acrylic

Depth: 4"

Letter Faces: 7328 White Acrylic with surface applied translucent vinyl; Pantone 376c, Pantone 2995c; Pantone 287c

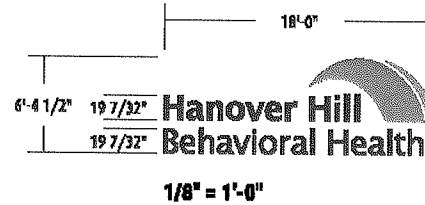
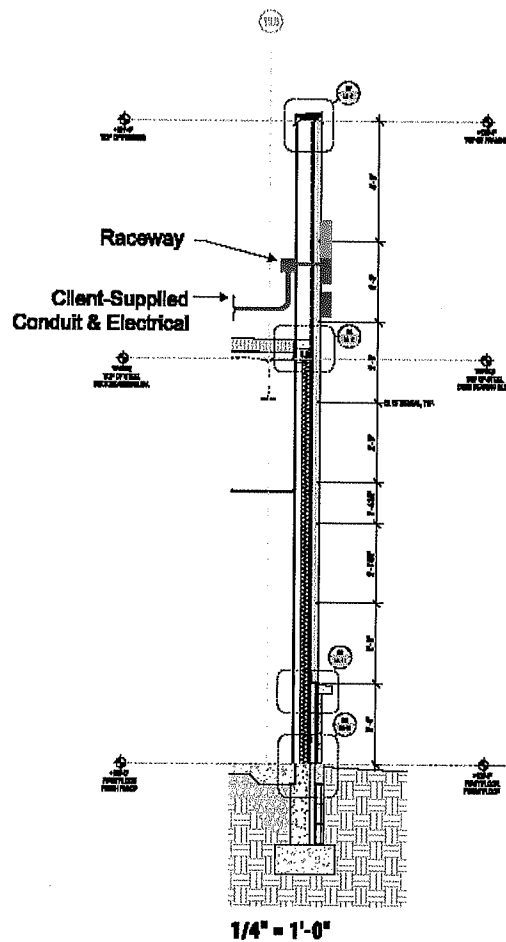
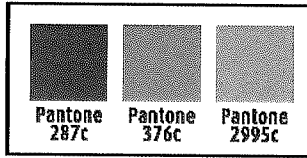
Trim & Returns: White

Illumination: White LED

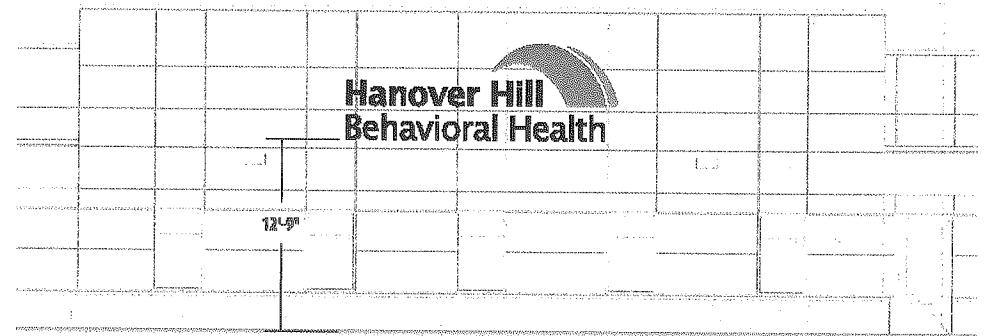
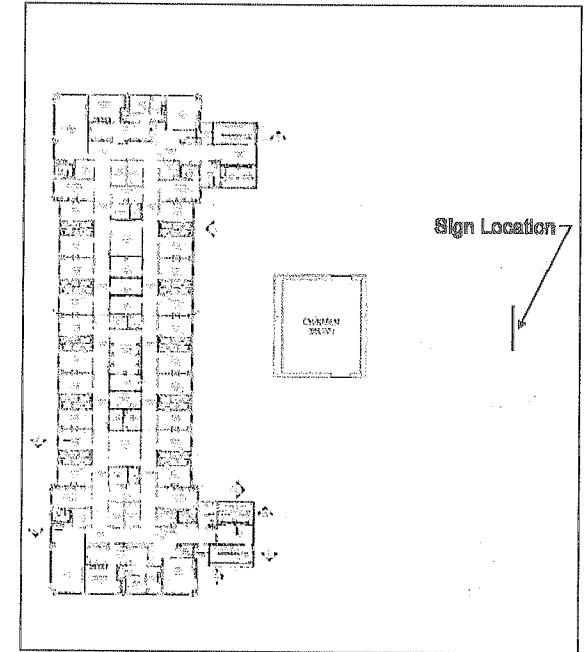
Mounting: mechanically fasten flush to EIFS wall; raceway behind parapet wall to house wiring & power supplies; penetrations to be sealed with silicone

NOTE: asi to coordinate with GC and roofer to seal all penetrations through the parapet/rubber membrane.

Final connect by Owner's electrician.



Front-Lit
Channel Letters



LOCATION 6



ASI North Carolina
600 Irving Parkway, Holly Springs, NC 27540
ph: 919.882.9609

**Hanover Hill
Behavioral Health**

Project Name **Hanover Hill Behavioral Health**

Project Address **1755 West Macada Road
Bethlehem, PA 18017**

Date **2.15.26**
Revision # **Original**
Account Executive **R. Goodfired**
Designer **R. Goodfired**

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Page 1 of 1
Scale as noted

Sign Type **EXT.7**
Wall Logo

ASI-CHL-ALU-FLX-RIM-TVL

Material: Aluminum; Acrylic
Depth: 4"

Letter Faces: 7328 White Acrylic with
surface applied translucent vinyl;
Pantone 376c, Pantone 2995c;
Pantone 287c

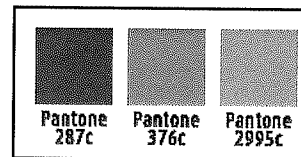
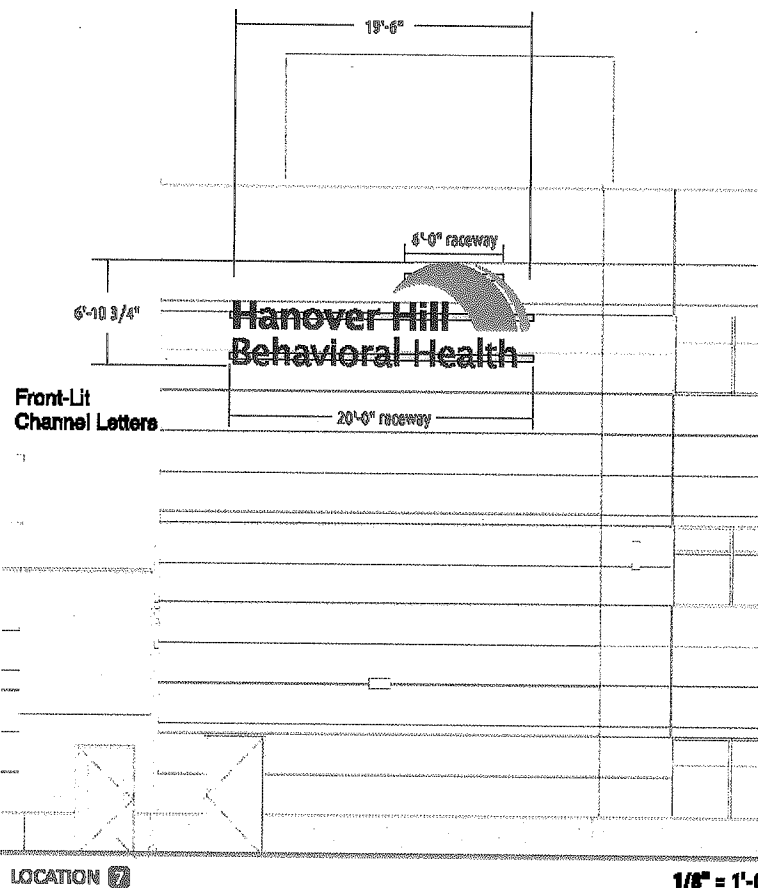
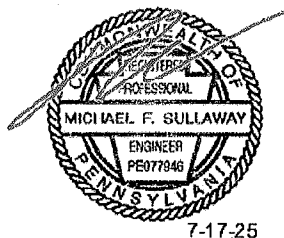
Trim & Returns: White

Raceway: 5" x 3.5" aluminum; paint
MP07008 Wood Ash to match
fascia

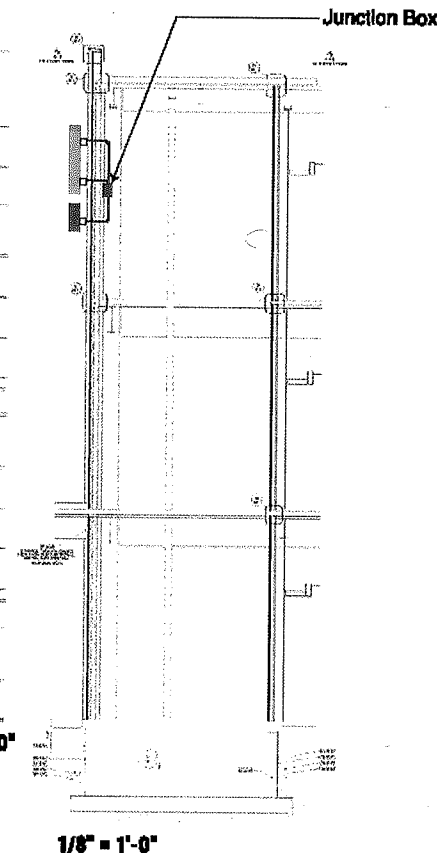
Illumination: White LED

Mounting: mechanically fasten
raceways flush to heavy gauge
metal studs (16" o.c.) behind EIFS
wall; penetrations to be sealed
with silicone

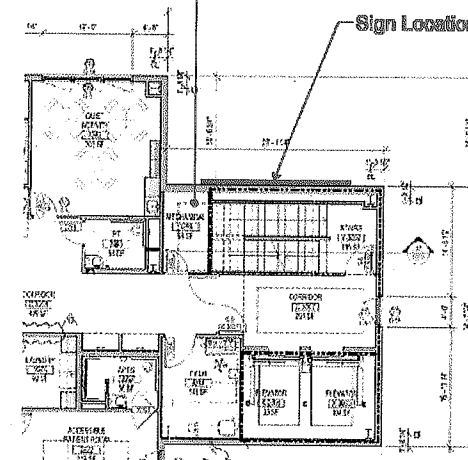
Final connect by Owner's electrician.



Raceway color to match
"Oystershell" by Dryvit
(Mathews Paint MP07008 Wood Ash)



Note: Wiring to be on right end of
raceways to allow penetration for
electrical into mechanical room
next to stairwell



ASI North Carolina
600 Irving Parkwy, Holly Springs, NC 27540
ph: 919.892.9669

**Hanover Hill
Behavioral Health**

Project Name **Hanover Hill Behavioral Health**

Project Address **1755 West Macada Road
Bethlehem, PA 18017**

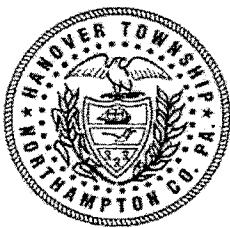
Date **2.15.25**
Revision & **Original**
Account Executive **R. Goodfired**
Designer **R. Goodfired**

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Page 1 of 1

Scale as noted

Exhibit 2



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

August 1, 2025

Steve Nave
Fastsigns of Montgomeryville
724 Bethlehem Pike
Montgomeryville PA 18936

RE: Building Sign – Permit Denial

Dear Mr. Nave,

We received a Zoning and Building permit application for multiple wall mounted signs and (2) monument signs for Lehigh Valley Health Network Behavioral Health Hospital; located at 1755 W Macada Rd, Bethlehem, PA on July 28, 2025. The application has been reviewed for compliance with Hanover Township Zoning Ordinance §185-19 Sign Regulations; the proposed signs exceed the maximum allowable wall mounted and exceeds the maximum size and height. The identification sign also exceeds the maximum size.

Therefore, your application for wall mounted signs and identification signs is hereby denied. Please be advised you are permitted one wall mounted sign having a maximum of 16 square feet meeting the following sign provisions of the Ordinance as noted below and one identification sign having a maximum of 50 square feet in area.

185-19 Sign Regulations

(3) Employment Districts

- (a) One permitted sign for each building may be freestanding.
- (b) An industrial park, business park (or office and institutional area) developed according to a unified site plan shall be permitted only one identification sign not to exceed 50 square feet in area.
- (c) Individual uses shall be permitted only one wall-mounted business sign consisting of letters not to exceed 16 square feet in area and meeting the following criteria:

- [1] Letters to be a maximum of eight inches high.
- [2] Letters to be located four feet to 10 feet above grade.
- [3] Located on the users door or near the user's door.
- [4] All mounted signs for one building shall be similar to one another.

Consider this letter as rejection of your application in accordance with Section 185-26 of the Hanover Township Zoning Ordinance.

You have the right to appeal my decision to the Zoning Hearing Board in thirty (30) days.

Should you have any questions, please feel free to contact me.

Tracy Luisser

Tracy Luisser
BCO, Zoning Officer

Properties within 100 Feet)(100 Feet Buffer Search sketch below):

Northampton County Buffer Search



8/24/2025, 12:07:56 PM

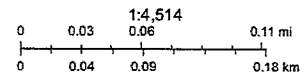
- Search by Map, Block, Lot _Query result
- MunicipalBoundary
- Land Records LGM - Parcels

OperationalLayers - Centerline

- Local
- Arterial

Ramp

- US Highway
- Parcels



Northampton County GIS Division, Map data © OpenStreetMap contributors, CC-BY-SA

Northampton County GIS

"Northampton County does not guarantee the accuracy or scale of the data found in this map. Data not intended for official survey or engineering purposes."

Parcel ID: N6NW1 1 8 0214
Occupant: BABIO RAYMOND A & DEANNE M
2755 STONEWOOD DR
BETHLEHEM PA 18017-3528

Parcel ID: N6NW4 1 1C 0214
Occupant: BERKENSTOCK KAREN M
2721 STONEWOOD DR
BETHLEHEM PA 18017-3528

Parcel ID: N6NW1 1 7 0214
Occupant: COMPOS STEPHEN C III & NOELLE C
1460 STONEWOOD DR
BETHLEHEM PA 18017-3560

Parcel ID: N6NW4 1 2 0214
Occupant: WESTGATE PROFESSIONAL CENTER IN...
C O LVHN ATTN F&C 3RD FL
2100 MACK BLVD
ALLENTOWN PA 18103

Parcel ID: N6NW1 1 10 0214
Occupant: CORVINO JESSICA LYNN &
STETTNER MATTHEW AARON
2747 STONEWOOD DR
BETHLEHEM PA 18017-3528

Parcel ID: N6NW1 1 11 0214
Occupant: DAMHOSL FRANK J & MATHILDE
2741 STONEWOOD DR
BETHLEHEM PA 18017

Parcel ID: N6NW4 1 1B 0214
Occupant: FABOZZI-LEWIS ELIZABETH M &
LEWIS ELIZABETH M FABOZZI-
2711 STONEWOOD DR
BETHLEHEM PA 18017-3528

Parcel ID: N5 2 1A 0214
Occupant: WESTGATE PROFESSIONAL CENTER IN...
C O LVHN ATTN F&C 3RD FL
2100 MACK BLVD
ALLENTOWN PA 18103

Parcel ID: N6NW4 1 1A 0214
Occupant: MINTUS MARGARET A
2707 STONEWOOD DR
BETHLEHEM PA 18017-3528

Parcel ID: N6NW4 1 3 0214
Occupant: REID DAVID G &
ROSS JACEY MAY
2731 STONEWOOD DR
BETHLEHEM PA 18017-3528

Parcel ID: N6NW4 1 1 0214
Occupant: LONG TYLER &
WALLACE KELSEY
2709 STONEWOOD DR
BETHLEHEM PA 18017-3528

Parcel ID: N5 2 1 0214
Occupant: A2002 SENIOR LLC
C O ALTUS GROUP
PO BOX 71970
PHOENIX AZ 85050

Parcel ID: N6NW1 1 9 0214
Occupant: WUEST BRANDON & BRITTANY
2751 STONEWOOD DR
BETHLEHEM PA 18017-3528

Plus the following additional parcels located in Lehigh County but within 100 Feet of the Subject Property:

Parcel Id: 641887211922 2

Owner: MUHLENBERG REALTY CORPORATION

Owner Address: 707 HAMILTON ST - EXECUTIVE STE, PO BOX 1806,
ALLENTOWN PA 18105

Property Address: 2663-2775 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Parcel Id: 641887211922 1

Owner: MUHLENBERG REALTY CORPORATION

Owner Address: C-O LEHIGH VALLEY HEALTH NETWORK, 2100 MACK BLVD
3RD FLR, ALLENTOWN PA 18103

Property Address: 2663-2775 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Parcel Id: 641886386275 1

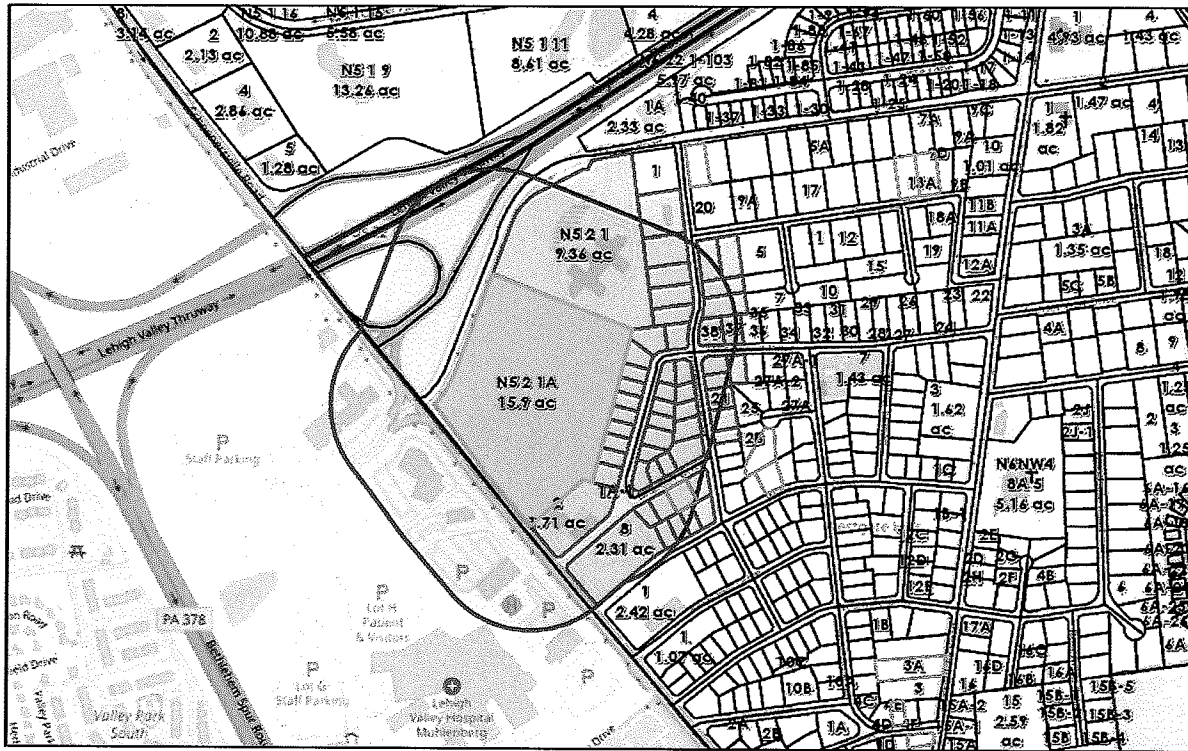
Owner: MUHLENBERG REALTY CORPORATION

Owner Address: C-O LEHIGH VALLEY HEALTH NETWORK, 2100 MACK BLVD
3RD FLR, ALLENTOWN PA 18103

Property Address: 2649-2651 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Properties within 500 Feet on W. Macada Road or Schoenersville Road (500 Feet Buffer Search sketch below):

Northampton County Buffer Search



8/24/2025, 12:48:38 PM

Search by Map, Block, Lot, Query result
 MunicipalBoundary
 Land Records LGM - Parcels
 OperationalLayers - Centerline
 Local
 Arterial
 Private
 Ramp
 US Highway
 Parcels

1:9,028
 0 0.05 0.1 0.2 mi
 0 0.07 0.15 0.3 km

Northampton County GIS Division, Map data © OpenStreetMap contributors, CC-BY-SA

Northampton County GIS
 "Northampton County does not guarantee the accuracy or scale of the data found in this map. Data not intended for official survey or engineering purposes."

Parcel Id: 641887211922 2
 Owner: MUHLENBERG REALTY CORPORATION
 Owner Address: 707 HAMILTON ST - EXECUTIVE STE, PO BOX 1806, ALLENTOWN PA 18105
 Property Address: 2663-2775 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Parcel Id: 641887211922 1
 Owner: MUHLENBERG REALTY CORPORATION
 Owner Address: C-O LEHIGH VALLEY HEALTH NETWORK, 2100 MACK BLVD 3RD FLR, ALLENTOWN PA 18103
 Property Address: 2663-2775 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Parcel Id: 641886386275 1
 Owner: MUHLENBERG REALTY CORPORATION

Owner Address: C-O LEHIGH VALLEY HEALTH NETWORK, 2100 MACK BLVD
3RD FLR, ALLENTOWN PA 18103

Property Address: 2649-2651 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Parcel Id: 641886739542 1

Owner: LEHIGH VALLEY HOSPITAL INC

Owner Address: ATTN REAL ESTATE DEPT 5TH FLOOR, 2100 MACK BLVD PO
BOX 4000, ALLENTOWN PA 18105-5622

Property Address: * WESTGATE DR, BETHLEHEM PA 18017

Parcel Id: 641877685003 1

Owner: DEWIRE JAMES A & MARY E

Owner Address: 2911 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Property Address: 2911 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Parcel Id: 641877677456 1

Owner: GOOD SHEPHERD LONG TERM CARE FAC INC

Owner Address: 850 S 5TH ST, ALLENTOWN PA 18103-3308

Property Address: 2855 SCHOENERSVILLE RD, BETHLEHEM PA 18017

Parcel ID: N5 2 1 0214

Owner: A2002 Senior LLC

Owner Address: C O Altus Group, PO BOX 71970, Phoenix, AZ 85050

Property Address: 1745 Macada Road, Bethlehem, PA 18017

Parcel ID: N6NW4 1 2 0214

Owner: WESTGATE PROFESSIONAL CENTER INC.

Owner Address: C O LVHN ATTN F&C 3RD FL, 2100 MACK BLVD, ALLENTOWN
PA 18103

Property Address: 2710 Shoenersville Road, Bethlehem, PA 18017

Parcel ID: N6NW4 5 8 0214

Owner: WESTGATE PROFESSIONAL CENTER INC.

Owner Address: C O LVHN ATTN F&C 3RD FL, 2100 MACK BLVD, ALLENTOWN
PA 18103

Property Address: Shoenersville Road, Bethlehem, PA 18017

AFHBD

Concept Illustrating Proposed Text Changes



Prepared by and Return To:

Michael F. Corriere, Esquire

Corriere & Andres, LLC

433 E. Broad Street

Bethlehem, PA 18018

Northampton County Parcel I.D. No(s): M6 15 11 0214 and M6 15 11C 0214

**DECLARATION OF COVENANT,
AGREEMENT AND EASEMENT FOR
MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES
HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA**

THIS DECLARATION OF COVENANT, AGREEMENT AND EASEMENT is made the 24th day of July, 2025, by and between ***ARCADIA DEVELOPMENT CORPORATION***, a Pennsylvania corporation, with an address of 3332 Bingen Road, Bethlehem, Northampton County, Pennsylvania 18015 (hereinafter referred as "Declarant"), and the ***TOWNSHIP OF HANOVER***, a municipal corporation organized and existing as a township of the second class under the laws of the Commonwealth of Pennsylvania and situate in the County of Northampton, Commonwealth of Pennsylvania (hereinafter referred to as the "Township").

WHEREAS, the Declarant is the owner in fee simple of a certain tract of land, Northampton County Uniform Parcel I.D.#(s) M6 15 11 0214 and M6 15 11C 0214 (hereinafter "Subject Premises") as set forth on a site plan (hereinafter "Plan"), the cover sheet of which is entitled "Arcadia Development Corporation Preliminary/Record Plan Submission for Proposed Industrial Development" dated April 10, 2023, as revised, prepared by The Pidcock Company, with the Plan having been recommended for approval by the Hanover Township Planning Commission with certain conditions on September 9, 2024, and approved by the Hanover Township Board of Supervisors with certain conditions on March 11, 2025, and the record sheet(s) of which Plan has been or is about to be recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania; and

WHEREAS, the lot shown on the Plan has been assigned the Northampton County Uniform Parcel Identifier Number which is set forth on **Exhibit "A,"** attached hereto and made a part hereof; and

WHEREAS, the Declarant has entered into a Site Plan Improvements Agreement, with the Township, which agreement has been or is about to be recorded (hereinafter collectively referred to as ("Development Agreement"); and

WHEREAS, the Declarant proposes to locate, construct, install and maintain certain stormwater management facilities on the Subject Premises as shown on the Plan in accordance with the Plan and the Development Agreement (the "Stormwater Management Facilities"), and not to dedicate the Stormwater Management Facilities to the Township as public facilities; and

WHEREAS, as a condition of obtaining final approval of the Plan from the Township, the Township has required that the Declarant execute and record this Declaration of Covenant, Agreement and Easement and the Easement Agreement in the Office of the Recorder of Deeds of Northampton County, Pennsylvania for the purpose of ensuring to the Township, inter alia, that: (1) the Stormwater Management Facilities are located, constructed, installed and maintained by the Declarant in accordance with the Plan and Development Agreement; (2) following the completion of the duties of the Declarant pursuant to the Plan and the Development Agreement the Stormwater Management Facilities are continually and perpetually maintained, repaired, refurbished, reconstructed, and replaced by the Declarant and any future owners of the fee simple interest in the Subject Premises ("Owner(s)") on which the Stormwater Management Facilities are located and shall continually and perpetually perform such maintenance, repair, refurbishment, reconstruction, and replacement of Stormwater Management Facilities, including but not limited to drainage swales, detention and retention basins, stormwater piping systems, headwalls, inlet and

outlet structures, and all structures and facilities appurtenant to the foregoing, as shown on the Plan and located on the Subject Premises, as may be necessary or advisable in the opinion of the Township to ensure the structural integrity and the proper functioning thereof, and compliance with all federal, state, and local laws, rules, and regulations pertaining thereto. At no time shall the Stormwater Management Facilities be removed or altered without the prior written approval of the Township.

NOW, THEREFORE, in consideration of the approval by the Township of the Plan, the Declarant, on behalf of the Declarant, and the successors and assigns of the Declarant, including all future Owners hereby promises, covenants and agrees to and with the Township, its successors and assigns, to faithfully perform all the requirements set forth hereinafter, and does hereby bind the Declarant, the Owners, and the Subject Premises, to the faithful performance of said requirements, to wit:

1. All "WHEREAS" clauses are incorporated herein by reference as if the same were set forth herein at length.
2. The Owners of the Subject Premises on which Stormwater Management Facilities are located shall continually and perpetually perform such maintenance, repair, refurbishment, reconstruction, and replacement of said facilities, including but not limited to drainage swales, detention and retention basins, stormwater piping systems, headwalls, inlet and outlet structures, and all structures and facilities appurtenant to the foregoing and all Best Management Practices ("BMPs) agreed to be performed by Owners, as shown on the Plan and located on the lands of the Owners, as may be necessary or advisable in the opinion of the Township to ensure the structural integrity and the proper functioning thereof, and compliance with all federal, state and local laws,

rules, and regulations pertaining thereto. At no time shall the Stormwater Management Facilities be removed or altered in any manner without the prior written approval of the Township.

3. All Stormwater Management Facilities, and erosion and sedimentation control facilities, which because of construction activities, grading, stripping of vegetation, or any other reason, have been damaged or fail to function properly, shall be stabilized and reconstructed to approved design grades and specifications. Provided nothing herein shall be deemed to or have the effect of modifying, eliminating or affecting in any way Owners' right and entitlement to pursue recovery of any claims, damages, losses, costs, fees, expenses, fines, penalties and/or other out-of-pocket monetary expenditures incurred or sustained by Owners, from any third party who/which is responsible, in whole or in part, for the incident, event or occurrence which caused and/or resulted in the need for such stabilization and/or reconstruction.

4. All drainage swales, detention and/or retention basins, and other stormwater easements shown on the Plans shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the Plan. All these easements shall be kept free of all obstructions, including but not limited to, such obstructions as fill, temporary or permanent structures, and plants (other than grass or other Township approved covers). Fences may be constructed within these easements, within the requirements of the ordinances of the Township (and pursuant to any other Township authorizations to Declarant, including any variances granted from Township Ordinances) provided that the fence is of a type and location that will not impede the flow of stormwater, and provided that the Owners shall remove such fence at the expense of the Owners and without compensation to the Owners if determined by the Township to be necessary to allow work within the easement.

5. Whenever sedimentation is caused by stripping vegetation, grading or other earth moving activities, it shall be the responsibility of the Owners to remove the sedimentation from all adjoining surfaces, drainage systems and watercourses, and to repair any damage at the sole expense of the Owners.

6. The Owners, upon execution of this Covenant, shall deposit the sum of five thousand and 00/100 (\$5,000.00) Dollars into the Township's BMP Operations and Maintenance Fund (the "BMP Maintenance Fund"). The BMP Maintenance Fund shall be used for the following purposes:

(a) If the BMP is to be privately owned and maintained, the BMP Maintenance Fund shall cover the cost of periodic inspections by the Township in perpetuity, as determined by the Township; and

(b) If the BMP is to be owned and maintained by the Township, the BMP Maintenance Fund shall cover the estimated costs for operation and maintenance in perpetuity, as determined by the Township.

At such time that the BMP Maintenance Fund shall be reduced to the sum of Two Thousand Five Hundred (\$2,500.00) Dollars or less, the Owner shall, within thirty (30) days of written notice from the Township, replenish the BMP Maintenance Fund to Five Thousand (\$5,000.00) Dollars. The Owner's failure to replenish the BMP Maintenance Fund, as set forth above, shall act as a default under the Covenant and give the Township the rights under Section 7 of this Covenant.

7. The Owners shall make provisions for and be personally responsible for strict compliance with all of the foregoing covenants. Upon failure of the Owners to comply within the time period specified by written notice, or in the event the Township, in its sole and absolute discretion determines the work to be of an emergency nature, the Township may perform such

work as may be necessary in its sole and absolute discretion to bring the Owners into compliance at the expense of the Owners and the Owners shall be charged for said expense, plus a 20% surcharge for the Township's administrative expenses, plus any costs expended by the Township (including reasonable attorney's fees) if a municipal lien or civil action or action in equity is filed, which expense the Owners hereby agree to assume and pay.

8. The Owners hereby grant, bargain and sell to the Township, its successors and assigns, the Township Engineer, and such other persons as may be authorized by them to act on their behalf: (a) a right-of-way and easement on, over, across, under and through the land shown on the Plan for the purposes of inspecting the Stormwater Management Facilities, of curing any default by the Owners, and of exercising its rights under this Covenant; and (b) the free and uninterrupted use, liberty, and privilege of, and passage in and along, and to and from, the land for the foregoing purposes. Any activity or work performed by Township or its duly authorized agent affecting the operation or use of any Stormwater Management Facilities, shall not interfere with or interrupt the use or operation of the Subject Premises, and Township shall, and shall cause its duly authorized agent, to exercise such rights in a manner that will minimize interference and inconvenience to the Owners or their tenants. Additionally, Township shall, except in the event of emergencies, endeavor to provide the Owners forty-eight (48) hours written notice in advance of any access, activities and/or work which may reasonably be expected to interfere with the operation or use of the Subject Premises by the Township or its duly authorized agents.

9. The duties of Declarant or Owners under this agreement shall apply only during the period of ownership of the Subject Premises by such Declarant or Owners, and shall terminate upon the sale of the Subject Premises by such Declarant or Owner to a bona fide purchaser for value, or upon the assignment to a successor entity, who/which shall thereupon assume the duties

of Declarant or Owner and be responsible for complying with the terms and conditions of this agreement; provided, nevertheless, that nothing contained herein shall be construed as relieving Declarant or Owner from liability for any default occurring during the period of ownership by such Declarant or Owner.

10. Township agrees that any review, approval, discretion, opinion or judgment to be made by the Township and/or its duly authorized agent, including its Engineer and Solicitor shall be reasonable.

IN WITNESS WHEREOF, the Declarant and the Township have executed this Declaration of Covenant, Agreement and Easement the day and year first above written.

WITNESS:

DECLARANT:

ARCADIA DEVELOPMENT CORPORATION

By: Carlene M. Entler
Print Name: Carlene M. Entler
Title: Legal Assistant

By: Richard E. Thulin
Print Name: Richard E. Thulin
Title: President

ATTEST:

HANOVER TOWNSHIP,
NORTHAMPTON COUNTY,
PENNSYLVANIA

By: _____
Kimberly Lymanstall,
Township Secretary


By: _____
Susan Lawless
Chairperson of the Board of Supervisors

EXHIBIT "A"
NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NUMBER(S)

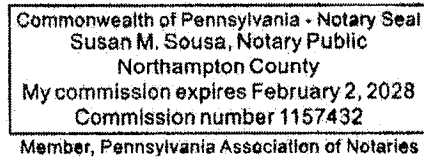
COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF NORTHAMPTON) SS:

ON THIS, the 24th day of July, 2025, before me, the undersigned officer, personally appeared Richard E. Thulin, and acknowledged himself to be the President of Arcadia Development Corporation, and that as such he was authorized to execute the foregoing instrument on behalf of Arcadia Development Corporation for the purposes therein contained.

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



Notary Public



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

On this _____ day of _____, 20____, before me, a Notary Public, the

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

Notary Public



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

Request for Proposal

Comprehensive Recreation and Open Space Plan

Hanover Township, a second-class township in Northampton County, Pennsylvania, is requesting proposals from qualified individuals or firms wishing to be considered for consulting services related to updating the Hanover Township Recreation and Open Space adopted in 2006. The update to this plan is intended to serve as a framework for future planning decisions regarding the delivery of recreation services and the protection of environmental resources and important open spaces, as well as a policy guide to determine the amount, location, and type of parks within the community. The Township's last Parks, Recreation & Open Space Plan was completed and published in September of 2006.

Community Background

Location

Hanover Township is located in southeastern Northampton County, Pennsylvania, within the Lehigh Valley region. It borders the City of Bethlehem to the west, Lower Nazareth Township to the east, and is just north of Bethlehem Township. The Township is easily accessible by U.S. Route 22, with convenient connections to Route 512 and Airport Road, and is only minutes from the Lehigh Valley International Airport, making it centrally located between the cities of Allentown, Bethlehem, and Easton.

Demographics

Hanover Township, Northampton County, has about 11,700 residents. Since 2020, the population has declined slightly, by around 1%. The community has an older population, with a median age near 50, which is higher than the county and state averages. This shows the Township is stable but slowly decreasing in size.

Land Use

Hanover Township, Northampton County, has evolved into a primarily residential community with stable neighborhoods, complemented by a mix of commercial and light industrial areas located along major corridors such as Route 22, Route 512, and Airport Road. The Township also contains two significant employment centers—the Lehigh Valley Corporate Center and Lehigh Valley Industrial Park—which provide jobs and support the local economy. While much of the land has been developed, there remain areas of open space and green cover that contribute to the community's character.

Transportation

Hanover Township's transportation system is anchored by key road arteries—U.S. 22, PA 512, and Airport Road (PA 987)—which are complemented by targeted infrastructure upgrades like the American Parkway and optimized interchanges. A well-developed road network supports smooth local and regional connectivity, with traffic levels typically light. The town also benefits significantly from the Lehigh Valley International Airport, providing both domestic and international routes. Public transit is served in part by LANta buses and shuttle loops, though direct integration with SEPTA remains absent, limiting seamless cross-regional travel.

Goals

The Township is interested in an update to the Plan which, at a minimum addresses the following:

- Conduct a Township-wide, statistically valid needs assessment survey with a return rate that accurately represents a sampling of the community population for the purpose of identifying unmet current and future recreation needs. This assessment should specifically include an evaluation of:
 - The current recreational programs and opportunities to improve them
 - The use of existing structures at the Township Parks
 - The best use for Township owned properties
 - The potential development of Township wide initiative to promote the overall health and fitness of the Township residents.
 - Trails, Walking, Biking
 - Passive & Active Recreational Opportunities
- Examine the Townships trail and pedestrian network and make recommendations for improvements. Identifying opportunities to connecting existing trails throughout the Township." Special attention should be given to the development of a multi-use trail, Identification of ways to promote bicycle circulation and safety as well as potential locations for crossings, and the provision of recommendations on how the Township can make its park facilities more accessible and inclusive.
- Inventory and condition report on the existing park facilities which should include the identification and prioritization of needed park improvements as well as future park and open space acquisitions.
- Analyze and update the Township's rec fee calculation and recommend and revisions based on consistency with the MPC regulations. In addition, all potential funding sources for park and open space projects need to be identified.
- Identify other agencies that may serve as partners of open space resources and assist with the recreational needs of the community.

Submission Requirements

Each Proposal must include:

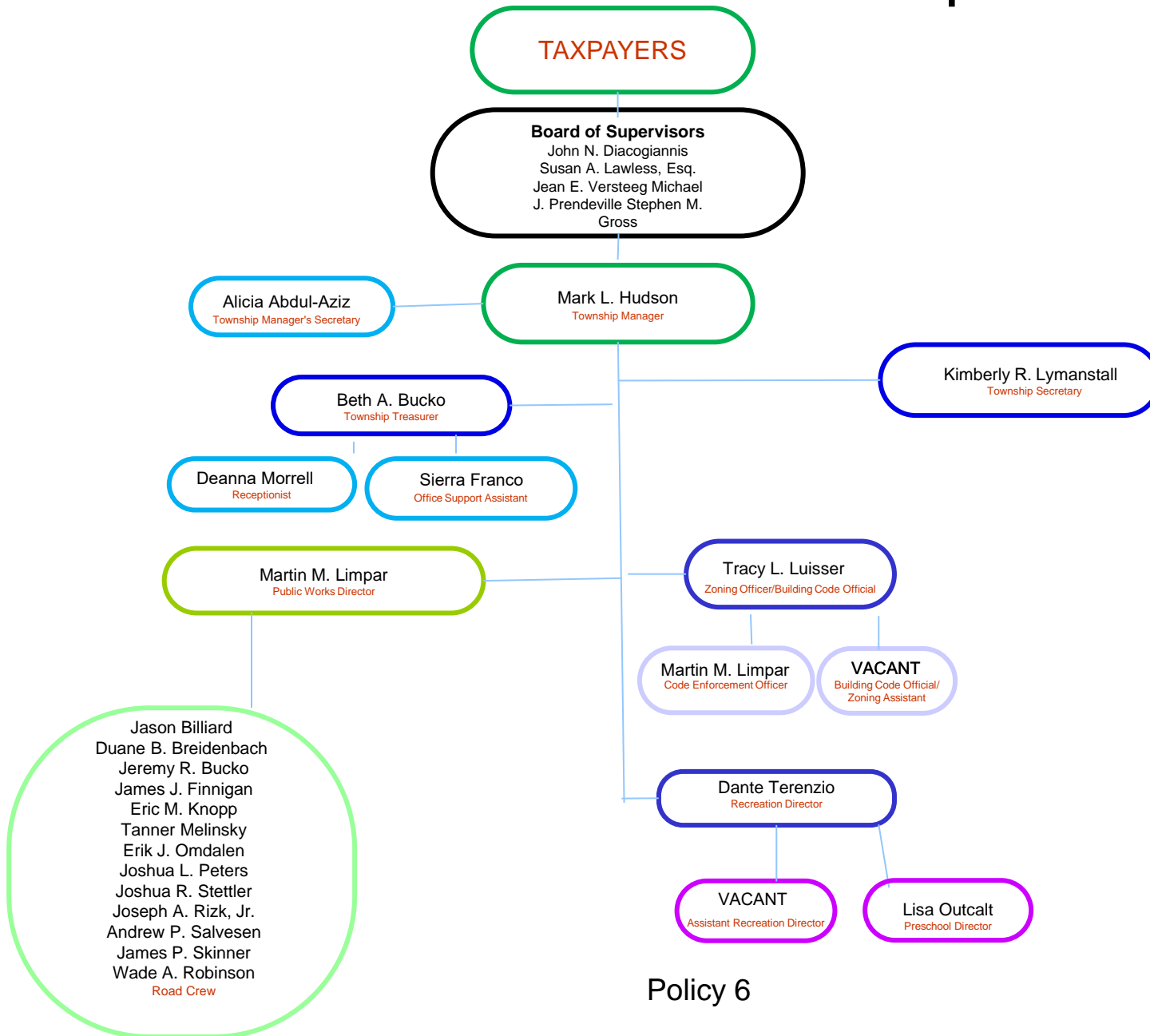
- Brief background of the firm
- Description of relevant work experience, capabilities, skills and expertise that qualify the firm to undertake the project. Evidence of prior projects that were developed to be easy to understand and use will be important indicators of appropriate qualifications and should be identified. Please include recent, relevant client references.
- Proposed scope of work including the approach to specific elements such as public outreach/community engagement and budgeting for capital improvements.
- Proposed schedule and budget.
- Identification of individuals who will be assigned to work on the project including their resumes, work experience, skills and area of expertise.

Interested firms shall provide one (1) hard copy and one (1) digital version of their proposal before 4:00pm on October 24, 2025.

Hanover Township Northampton County
ATTN: Mark Hudson
3630 Jacksonville Rd
Bethlehem, PA 18017

The digital version and any questions may be sent by email to: mhudson@hanovertwp-nc.org
Proposals received later than the above reference time will not be considered.

Hanover Township



Policy 6 Organization Chart

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

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

Adopted September 9, 2025

Policy 6