
REGULAR SEMI-MONTHLY MEETING

August 26, 2025

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Chair Susan Lawless at the Hanover Township Community Center, 3660 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Lawless, Prendeville, Gross, Versteeg, Diacogiannis, Township Engineer Brien Kocher, Township Solicitor James Broughal and Solicitor Mark Freed.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the agenda. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the minutes from the meeting of the Board of Supervisors dated July 22, 2025. Mr. Diacogiannis, abstain, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated August 26, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

COURTESY OF THE FLOOR

REPORT OF THE CHAIR

REPORT OF THE VICE CHAIR

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, Mr. Diacogiannis reported that the first session of the Citizens Police Academy begins on August 27 and there are a few vacancies left if anyone is interested in joining.

Ms. Versteeg - Road District #2, had nothing to report.

Mr. Gross– Road District #3, had nothing to report.

Ms. Lawless – Road District #4, had nothing to report.

Mr. Prendeville – Road District #5, had nothing to report but stated the flags at First Responders Parks are tattered.

APPOINTMENTS AND RESIGNATIONS – Mr. Diacogiannis

DEVELOPMENTS – MR. GROSS

Van Den Heuvel 2392 Jacksonville Road – Preliminary/Record Subdivision and Lot Line Adjustment Plan

Mr. Gross moved the Board to grant the applicant of 2392 Jacksonville Road an approval to the Preliminary/Record Subdivision and Lot Line Adjustment Plan dated March 6, 2025, and last revised June 23, 2025, pursuant to the letter of conditions from Hanover Engineering's letter dated July 23, 2025.

Ms. Versteeg shared that the Hanover Township Volunteer Fire Department had concerns regarding the cul-de-sac. Mr. Kocher stated there are no improvements proposed to the cul-de-sac.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

FreshPet Diversion Tank Addition – MPC Deadline

Mr. Gross noted for the record, the developer of the FreshPet Diversion Tank Addition, is granting the Township an extension under the MPC deadline to November 29, 2025, per the developer letter dated August 11, 2025.

PLANNING & ZONING – Ms. Versteeg

Hold Harmless – 1574 Harmor Lane

Ms. Versteeg moved the Board to authorize the Chair and Secretary to sign the Hold Harmless Agreement to install a fence on the property of 1574 Harmor Lane, Bethlehem, PA 18017. The proposed structure will encroach into the six-foot drainage and utility easement in the rear yard located on the premises.

Mr. Gross seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

AFHBD Zoning Ordinance – Ordinance 25-XX – Authorize Review by Hanover Township Planning Commission, Lehigh Valley Planning Commission, NazCog & Advertisement

Discussion

Ms. Lawless stated:

Introduction

What I am about to say is going to seem ironic but please hear this for context.

When, in October 2023, the text amendment was debated before a large crowd in this same room, the Lehigh Northampton airport authority (LNAA) and Majestic Realty, whom I will refer to as one entity and as the developer was invited to withdraw their proposal and renegotiate – by me and others on the dais. At that time, they declined and pressed forward with a vote. The defeat of the text amendment, however, did not end this process.

In that process, the residents of this community rallied against unchecked mega or large warehouse development and voiced their demands and concerns quite clearly and those demands included:

- A larger buffer for the surrounding residential community;
- A well planted or vegetated berm of a consistent, and continuous height;
- Concerns regarding the dwindling of precious open space;
- Traffic generation from development, particularly truck traffic, which might make its way onto orchard lane and therefore into the heart of our community and its less obvious impact – air quality;
- Whether land owned by a semi-governmental agency leased to a for profit developer would result in any tax revenue for the township;
- And, of course, concerns regarding potential uses such as data centers, and the dreaded “storage” or “warehouse” use.

On the other side of this debate has always been the legitimate concern that the largest remaining parcel zoned for commercial development that is left in the township lays fallow and therefore does not generate tax revenue as has been intended for the site all along. We have obtained a tax opinion from the township’s solicitor offering that the development of the site will generate tax revenue for both the township and the school district

and, it is true that the township, while in a strong fiscal position, is likely to experience financial pressures in the coming years as equipment and material costs continue their rise;

The proposal before this board for the airport flightpath highway business district considers these – seemingly divergent but legitimate concerns and goals – and in my view represents a reasonable compromise to generate tax revenue for the township and our schools while limiting the impact of commercial development;

So, we started over in 2024, first with the establishment of a working group to look at the current zoning framework governing the airport flightpath highway business district (AFHBD). this group was headed by Ms. Versteeg and Mr. Gross and its goal was to address as many of the constituents' concerns as a township could in that forum and in that manner. those concerns included the size of the proposed buildings and certain of the uses. although the Lehigh valley planning commission has stated – from a planning perspective, buildings of 600 thousand square feet are appropriate for this site – there is no support for such mega warehouses and nothing of that size is proposed.

The working group has completed its work. while the resulting zoning proposal tightened up the permitted uses, such as the removal of “data centers,” it was not able to expand the buffer size or preserve any large parcels of open space. it could not given the limitations built into the process by the state's outdated and often out of step municipal planning code.

So how did we get here tonight: periodically, i have reported, on the record, that the developer had reached out to me regarding this site and the likely direction of the work of the working group. those concerns boil down to this: the demand in the Lehigh valley's still growing economy is for so-called flex buildings – buildings that can house a mix of industrial uses, including warehouse or storage – yes up to 100% warehouse as well. and, i did some digging for information on my own regarding uses that include a mix of retail, light industrial and general business that some might prefer for this site and concluded there is no present demand for it. where such mixes are permitted in our own township, there is a significant vacancy rate or the land zoned in that manner lays fallow and unused.

So, commencing in early June, i began a negotiation with the developer by first outlining a list of demands – based upon the debates from October 2023 – to see if an alternate proposal could be developed. The developer and its professionals drafted the initial proposal, at their expense, our professionals then reviewed those proposals, suggested amendments thereto and confirmed the enforceability of the proposed terms. Along the way, each of my colleagues on the board has been informed of the contents of the proposal, but each is more than capable of presenting his or her point of view on the proposal. That was the process that brings us here tonight.

Although I know that many in the township believe that the status quo is best, that over 300 acres of commercially zoned land remain a cornfield generating no tax revenue for the township or for the support of our schools, it is not in the overall best interests of the township to reach a stalemate. If this proposal becomes a reality, it will take 2-3 years to build the first building to be built and that is the time when we will most likely find the revenue generated thereby to much needed and welcome.

If the board votes to proceed with the process of publication, you, the residents of the township will have time to review this proposal, not only tonight, but before the planning commission, the Lehigh valley planning commission and again before this board.

There will be much work to be done in the land development process and a tremendous amount of work to reconfigure airport road too which will offer more opportunities for discussion and input.

I have listened to what the developer had to say in an effort to reach compromises that address the concerns of the township's constituents that we could not otherwise obtain through an unilateral process. That process has yielded the following:

A cluster approach to development: a dense, urban scape that is not like any of our business parks, I concede that, but we have pushed that development close to airport road to preserve a large tract of contiguous open space;

Building size: up to 10 buildings may ultimately be constructed, none larger than 400,000 square foot in size with most being much smaller and the building height remains what can now be constructed;

The use is warehouse by right rather than up to 50% but we have limited the type of warehouse use to eliminate those uses – such as high volume ecommerce (Amazon, FedEx) and cold storage – that according to the available traffic engineering data, generate the most truck traffic;

The means of ingress and egress to this business park will be trucks from airport road with no means for trucks to exit or enter from orchard lane;

The size of the residential buffer is unprecedented – 400 feet and no building closer than 500 feet to the boundary – with truck bay doors still facing airport road and not the residences;

Those buildings which will face airport road will not be concrete boxes but will incorporate some architectural features – they won't be the big concrete boxes we see in neighboring communities;

The berm will be a contiguous berm of no less than 14 feet in height and well planted;

Water detention features for the site will be inside the berm on the development side so they will not disrupt the berm or its screening effect;

The 400 foot buffer will be thickly planted with trees;

An approximately 60 acre parcel of land will be leased – at not cost- to the township for recreational use and as open space also to be planted with trees;

Together, the clustered development and the open space of the berm and the recreational lease, keeps the entire development at 50% impervious coverage. and, if built, the developer will owe the township a significant number of trees to be planted both on site and off;

I know no way to offset emissions generated by any development other than to have open fields to take in the water and trees to consume the carbon.

For many of you, the only acceptable development is one that does not include a single warehouse. Please keep in mind that the location of this property, immediately adjacent to an airport and minutes from route 22, could not strip storage or warehousing as a use with any realistic chance of meeting either the goals of the municipality or the developer. that use exists now and neither proposal eliminates that use.

I will now turn it over to the members of the board for comment before we move to public questions and comment.

Mr. Gross stated that when the working group began, Majestic, LNAA, Hanover Engineering, Mr. Freed, and Mr. Hudson met a few times to tighten up the zoning. The working group draft was updated several times and then sent out to the Board members, Township Officials, Majestic, and LNAA on April 28, 2025. Mr. Gross stated the last time he had received any comment on the draft was April 28, 2025. Mr. Gross asked Ms. Lawless why the draft is not included in the proposal since the public has not viewed it. He would like to vote on the draft and would like the public to be able to view the work that was contributed to the draft prior to voting on the current proposal. Mr. Gross states the side-by-side comparison presented at the meeting is misleading and he does not wish to place a vote on the new draft prior to the presentation of the working group draft. Mr. Gross also had concerns regarding the tax revenue and that it would be disproportionately supporting the school district. Ms. Lawless stated the revenue would also assist the Hanover Township Volunteer Fire Company with air packs.

Mr. Prendeville compared the side-by-side and stated the current draft is fair and that people have the right to develop on their property. Mr. Diacogiannis stated the side-by-side comparison is clear and better for the Township and residents than the previous proposal. Mr. Diacogiannis noted that he was against the initial proposal since his address is adjacent to the development and that he was never happy with the original plan. Since then, he stated the problems he had with the original plan have been addressed primarily by the working group. Mr. Diacogiannis stated he is happy with the new proposal but he is okay with comparing the working group draft and the new draft to come to a decision on whether it's one or the other or compromise between.

Ms. Versteeg stated she understands the points that the Board has made. Ms. Versteeg stated she has concerns about the current draft and there are specific things she is not happy about with it. Ms. Versteeg stated that she also just received the draft and has not been able to make a thorough comparison between the working group draft vs the current draft. Ms. Versteeg would like to have some time to review the drafts prior to sending to the Planning Commission. Ms. Versteeg shared her concerns about the working group draft going to the Board on April 28 and not hearing anything back about since. Ms. Versteeg would like to try and merge the two drafts.

Mr. Gross shared his concerns and stated that he would like to have both drafts compared side-by-side. Ms. Lawless stated that no one is asking for a vote on anything other than sending the proposed draft to the Planning Commission.

PUBLIC COMMENT

1. Tom Cser, 1007 Woodmere Drive, had questions regarding the tax revenue. Ms. Lawless stated that the Township is currently in the budget process for 2026 and that the Township does not have any deficits. The Township is in a strong fiscal position and she hopes it continues but bills are rising.
2. Marguerite Georges, 4501 Susan Drive, stated the Board voted in March 2024 to spend \$20,000 to organize the AFHBD working group to analyze the zoning ordinance. A year later, the working group completed the job and came up with a proposed ordinance. Ms. Georges shared her concerns regarding LNAA and Majestic and the money spent on the working group as well as her thoughts on raising taxes. She would like to see what the working group came up with.
3. Carol Martin, 4618 Lenox Drive, had traffic concerns with Hanoverville Road.
4. Tom Andreopoulos, 1341 Woodland Circle, shared his concerns regarding traffic, children safety, and infrastructure.
5. Steve Troelsch, 2120 Mark Twain Circle, shared concerns regarding traffic congestion, water retention, and sinkholes, and would like an independent study done.
6. Salvatore Scibetta, 1850 Mark Twain Circle, would like to keep the land and he is not worried about taxes being raised.

7. Gennaro Landi, 4316 Greenfield Road, does not trust Majestic and mandates no warehouses.
8. Laura Gonzalez, 1230 Stark Road, shared that the warehouse boom is over and her concerns regarding air quality and traffic.
9. Chris Seacor, 1371 Armstrong Road, cares about his community and is willing to pay more in taxes over another warehouse. Mr. Seacor shared his concerns regarding traffic, safety, and road conditions. He asked the Board to give the residents a chance to speak up.
10. Monica Beaky, 3625 Quincy Lane, shared her concerns regarding truck traffic and said warehouses are not negotiable. Ms. Beaky wants to know what happened to the working group. Ms. Lawless stated there are pieces of the working group in the proposed draft but that it's a unilateral process.
11. Darryl Higgins, 893 Briarstone Road, shared his concerns with warehouses affecting the quality of life and that warehouses always keep the parking lot lights on. He shared his concerns regarding emergency calls and personnel.
12. Kevin Lee, 4232 Greenfield Road, had questions regarding taxes and would like an opinion from special counsel. He would prefer to raise taxes to eliminate Majestic from building a warehouse.
13. Jane Varner, 38 Lynnwood Drive, shared her concerns regarding traffic and pedestrian/children safety.
14. Stephanie Anthony, 40 Lynnwood Drive, shared her concerns regarding noise from warehouses and truck traffic.
15. Allison Kowalick, 4607 Virginia Drive, shared her concerns regarding pedestrian safety and road conditions. Ms. Kowalick would like to see the plan the working group came up with and wants all the information prior to a decision being made.
16. John Vananden, 1515 Chaucer Lane, shared that he agrees with everyone's concerns.
17. Ed Delluva, 4314 Kathi Drive, would like the Board to consider the draft and Mr. Gross's proposal and internally look at what was given prior to making a vote. Mr. Delluva also shared his concerns regarding traffic and building sizes.
18. Sarah Roe, 4444 Virginia Drive, shared her concerns regarding road conditions and traffic.
19. Amy Higgins, 893 Briarstone Road, shared her concerns regarding the side-by-side comparison. Ms. Higgins shared her concerns regarding the strain on emergency services and truck traffic.

end of public comment

Ms. Lawless stated she would like to send the ordinance to the Planning Commission to keep the process moving and it would not be a vote on approving the ordinance. Mr. Gross stated that there are questions to what he referenced at the beginning of the meeting. He would like to know what it means outside of tax revenue and it seems rushed. Mr. Diacogiannis explained that the Planning Commission is an Advisory Board and that they don't make any decisions. The Planning Commission is an integral part of the process and will need the information just as everyone else does. Mr. Diacogiannis would like to begin the engagement so that everyone can work together. Ms. Lawless stated that on a parallel track they will provide a copy of the working group's final proposal and will make it public.

Mr. Gross would like to make a motion to table the ordinance, not advertise it nor send it to the Planning Commission to take the time to look at the working group draft and gain feedback from the Board.

Ms. Versteeg seconded the motion.

Mr. Diacogiannis, no, Mr. Prendeville, no, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, no

Ms. Lawless stated that in the proposal diagram, the interior road circulation comes to a cul-de-sac with an emergency exit for Orchard Lane. The plan requires an emergency exit. Hanover Engineering stated that there needs to be flexibility to further expand the entrance exit for car use only, which will need to be considered by the Planning Commission. Mr. Kocher stated that from a traffic circulation standpoint, if you don't have a connection to Orchard Lane for cars only, that does not prevent cars from going East on Orchard Lane.

Ms. Lawless made a motion to send the ordinance to the Planning Commission but not to advertise at this time. The proposed ordinance proposes to amend Section 185-38 concerning Regulations Applicable to the AFHBD Aircraft Flightpath Highway Business District, Section 185-54 E concerning new conditional use standards for Solar Energy Farms, and Section 185-12 concerning Definitions related thereto.

Ms. Lawless moved the Board to authorize:

- 1) that the current proposed ordinance be revised to the satisfaction to Township counsel, the Township Engineer and the Township Manager, to include limited access to/from Orchard Lane for emergency vehicles and passenger vehicles only, and to prohibit any tractor-trailers from using Orchard Lane;
- 2) that Township Staff or the Solicitor's office to send the revised proposed ordinance to amend Chapter 185 (Zoning) to the Lehigh Valley Planning Commission, the Hanover Township Planning Commission, and the Nazareth Area Council of Governments for review, in accordance with the Municipalities Planning Code and Township ordinances.

Mr. Prendeville seconded the motion.

Ms. Versteeg stated the caveats are not clear and the points need to be clear before sending the draft to the Planning Commission for review and would like the working draft to be sent along with any other draft.

Ms. Lawless amended the motion to include a copy of the working group draft.

Mr. Prendeville seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, no, Ms. Versteeg, no, Ms. Lawless, aye

Ms. Lawless explained it is a motion to do further vetting.

ADMINISTRATION – Mr. Prendeville

Resolution 25-15 -Northampton County Public Safety Grant – Radar Speed Signs

Mr. Prendeville moved the Board to adopt Resolution 25 – 15 requesting a Public Safety Grant of \$6,700.00 from the Northampton County Department of Community & Economic Development to be used to purchase Radar Speed Signs for Hanover Township.

Mr. Gross seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

Assistant Recreation Director – Resignation

Mr. Prendeville moved the Board to accept with regret the resignation of the Assistant Recreation Director, Kendell Lowe, effective September 11, 2025.

Mr. Gross thanked Ken for his time with the Township and wishes him well. Ms. Versteeg thanked Ken for his role within the community. The Board sends Ken their best.

Mr. Gross seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

PUBLIC WORKS – Mr. Diacogiannis

Dirt Sculpt, LLC., - Hanover Township Pump Track Completion Extension

Mr. Diacogiannis moved the Board to grant Dirt Sculpt, LLC., an extension to September 30, 2025, to complete the Hanover Township Pump Track, as requested by the contractor email dated August 14, 2025.

Mr. Gross seconded the motion.

Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

COURTESY OF THE FLOOR

Ariadne Salagiani, 856 Merrivale Road, requested cameras be placed on Route 512. Mr. Prendeville explained Route 512 is a state road.

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Public Works Director – Mr. Limpar reported that the pathways at the Monocacy Trail and Municipal Tract have been paved. The paving project for Bella Vista Drive, Blair Road, First Terrace Drive, and Second Terrace Drive went very well.

Recreation Director – Mr. Terenzio reported that the pool is closed for the summer and that it was a fun, successful summer. The 9/11 ceremony will be held on Thursday, September 11 with guest speaker, retired NYC firefighter Robert Morisie. The annual Fall Fest will be held Saturday, October 4 from 2:00pm-5:00pm.

Township Manager – Mr. Hudson reported that the pump track is coming together. There will be a grand opening held on Saturday, October 4 at 10:00am. Local bike shops, skate shops, and local biking groups have been invited. He is currently in the process of looking for a professional rider to come to the event. Staff budget meetings are scheduled and newsletter submissions are due by September 12.

Ms. Lawless noted the next Board of Supervisors meeting will be on Tuesday, September 9, 2025.

Upon motion of Mr. Prendeville the Board adjourned at 9:06pm.

Kimberly Lymanstall
Township Secretary