



Lehigh Valley Planning Commission

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August 14, 2025

Mark Hudson, Manager
Hanover Township
3630 Jacksonville Road
Bethlehem, PA 18017

**Re: 90 Highland Avenue – Land Development
Hanover Township
Northampton County**

Dear Mr. Hudson,

The application proposes the construction of a four-story, 58,999-square-foot hotel, a 5,585-square-foot Wawa gas station, and a 40,128-square-foot medical office building, located at 90 Highland Avenue.

Background

The project was previously reviewed by the LVPC in 2021 for the proposed 5,585 square-foot Wawa convenience store, the 40,128 square-foot medical office building and a 9,280-square-foot office building. The current application eliminates the 9,280 square-foot office building and now includes the 58,999 square-foot hotel.

According to the General Land Use Plan in *FutureLV: The Regional Plan*, this parcel is in a Development area and has most, or all the factors needed to support growth, including major commercial development. The proposal supports core strategies of *FutureLV*, encouraging 'reuse and redevelopment within urban areas' (Policy 1.1) and 'reinvestment in commercial areas' (of Policy 4.6).

Transportation

The proposed development is within a Multimodal Accessibility Buffer, identified by the *FutureLV* Transportation Plan. These areas are opportunities where the LVPC highly encourages expansion, improvements, or connections to the mixed-transportation network during development or redevelopment activities (of Policy 2.1).

The proposal includes a number of upgrades to pedestrian safety and access. The plan includes a crosswalk and median island at the intersection of Bath Pike (State Route 512) and the internal driveway. Improvements to the internal sidewalk network 'ensures transportation accessibility for all persons' (of Policy 5.2) at the Highland Avenue and State Route 512 intersection and facilitates safe pedestrian connections between the proposed buildings within the site (of Policy 4.3).

The LVPC recommends that crosswalk markings should be installed across the intersection between Highland Avenue and Adler Place as well as across the driveway on Highland Avenue to improve public safety and 'reduce bicycle and pedestrian fatalities toward zero' (of Policy 5.1).

Lehigh and Northampton Transportation Authority (LANTA) service is provided adjacent to the site, with a stop located just east of the subject property across Adler Place. The LVPC recommends coordination with LANTA regarding the appropriateness of relocating the stop to immediately adjacent to the subject property. The current location may inhibit driveway access to Adler Place and may affect line of sight for vehicles exiting onto Highland Avenue. A 5'x8' concrete pad is recommended at the existing bus stop locations for proper boarding/alighting. There is potential for increased ridership at this site, and the recommended pedestrian and transit infrastructure will 'increase social and economic access to daily needs for all people' (Policy 5.2). It is recommended the developer reach out to Molly Wood at mwood@lantabus-pa.gov to discuss any additional bus stop details.

Stormwater Review

The project site is located within the Monocacy Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

Sustainable Systems

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'minimize environmental impacts of development' (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

The LVPC has copied representatives of the *Nazareth Area Multi-Municipal Comprehensive Plan* to 'coordinate land use decisions across municipal boundaries' (of Policy 1.4)

Sincerely,



Mary Grace Collins

LVPC Community Fellow

cc:

Jaindl Land Company, Applicant;
Jeff Beavan, Bohler Engineering, Project Engineer/Surveyor;
Brien Kocher, Hanover Township Engineer;
Bradford Flynn, Bath Borough Manager
Belinda Roberts, Bushkill Township Manager;
John Defassio, Chapman Borough Secretary;
Lori Seese, Lower Nazareth Township Planning Director;
Stephen Nowroski, Moore Township Manager;
Theresa Fedele, Nazareth Borough Clerk;
Candace Keller, Stockertown Borough Secretary;
Mark Saginario, Tatamy Borough Manager;
Lisa Klem, Upper Nazareth Township Manager

ATTACHMENT 1
Act 167 Drainage Plan Review
August 14, 2025

Re: 90 Highland Avenue
Plans Dated June 5, 2025
Hanover Township
Northampton County

The proposed storm drainage concept presented in the plans dated June 5, 2025, and storm drainage calculations dated June 23, 2025, has been reviewed for consistency with the *Monocacy Creek Watershed Act 167 Storm Water Management Plan*, May 2018. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 80, 84 and 86 of the Monocacy Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are runoff peak and volume control for the 2-year storm, a 30% Release Rate for the 10-year storm, and a 100% Release Rate for the 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. The overall pre- and post-development drainage area acreage should be same. The site should be separately evaluated for the pre- versus post-development flows reaching to drainage points 2 and 3. The spray irrigation plans and calculations and infiltration testing information should be provided. The proposed site does not meet the 10-year 30% release rate for either point of interest 2 or for the combined points of interest 1 and 2. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 Ordinance.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans and calculations, completed application form and appropriate review fee will need to be resubmitted to our office. Please call if you have any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE
Master Planner and Engineer



Denjam Khadka

Senior Civil/Environmental Engineer

LVPC ACT 167 REVIEW CHECKLIST

Development Name: 90 Highland Avenue
Municipality: Hanover Township, Northampton County
Date: August 14, 2025

Watershed: Monocacy Creek
Reviewer: Denjam Khadka
Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance			Comment
		Yes	No	N/A	

301.A-I. General stormwater management requirements..... X / /

305.A-E. Green infrastructure and water balance preservation standards..... X / /

306.A-C. Applicable Stormwater Management Districts

Subarea(s)	80	84	86
Criteria	2-yr: runoff peak and volume control 10-yr: 30% RR 25-, 100-yr: 100% RR	2-yr: runoff peak and volume control 10-yr: 30% RR 25-, 100-yr: 100% RR	2-yr: runoff peak and volume control 10-yr: 30% RR 25-, 100-yr: 100% RR

Criteria Key: RR = release rate; CND = conditional no detention

307.A-O. Design consistency with applicable stormwater management
implementation provisions / X / See Attachment 1 for details.

308.A. Computation method (rational or soil-cover-complex) X / / Soil-cover-complex method used.
B. Infiltration Best Management Practice loading rate / / X
C. Verification of detention design by routing / X / See Attachment 1 for details.
D. Best Management Practice routing method X / /
E. Best Management Practice storage volume X / /
F. Wet detention pond hydrograph routing / / X
G. Minimum detention pond freeboard specifications X / /
H. Minimum size orifice or greater proposed X / /
I. Soil-cover-complex *method* design rainfall..... X / /
J. Rainfall intensities for rational method / / X
K. Curve numbers for soil-cover-complex method X / /
L. Runoff coefficients for rational method / / X
M. Time of concentration calculation with segmental approach X / /
N. Common time of concentration for rational method / / X
O. Detention basin analysis of tailwater effect X / /
P. Manning equation to calculate watercourse capacity / / X

403. Drainage Plan Contents..... / X / See Attachment 1 for details.