

1110 American Parkway  
Building 10, Suite F-200B  
Allentown, PA 18109  
Main: 610-868-4201



Via Email  
October 22, 2025

Hanover Township – Northampton County  
3630 Jacksonville Road, Bethlehem, PA 18017

Attention: Kimberly Lymanstall, Township Secretary/Assistant Treasurer

Reference: Northgate 1: 2 Lot Subdivision, Northgate 1: Land Development, Northgate 1: Lot Consolidation Plan, 4000 – 4030 Airport Road Lot Consolidation & Land Development Plan

CED #: 21007876A

Subject: Municipalities Planning Code (MPC) Time Extension

Dear Ms. Lymanstall,

On behalf of the Applicant, 4300 Airport Road, LLC, we are providing a MPC extension for the following items:

- Northgate 1- 2-lot Subdivision – Improvements Deadline (H05-61)
- Northgate 1 Land Development – MPC Deadline (H06-46)
- Northgate 1 Lot Consolidation Plan – Record Plans Conditions Deadline (H06-49)
- 4000 – 4030 Airport Road Plan Recording

**The extensions are granted up to and including October 31, 2026.**

If you have any questions or need additional information, please do not hesitate to contact me at 484-547-0207 (direct office) or [david.wilson@collierseng.com](mailto:david.wilson@collierseng.com).

Sincerely,  
Colliers Engineering & Design, Inc.

A handwritten signature in blue ink that reads "David F. Wilson".

David F. Wilson, P.E., CPESC  
Associate / Geographic Discipline Lead

DFW:bjr

R:\Projects\2021\21007876A\Correspondence\OUT\251022\_Hanover Township\_Extension Request\251022\_Hanover Township\_ 4000-4030 Airport Rd MPC Time Extension.docx



FITZPATRICK  
LENTZ & BUBBA  
ATTORNEYS AT LAW

eschock@flblaw.com  
Direct Dial: 610-797-9000 ext 355

October 14, 2025

**VIA E-MAIL**

Board of Supervisors  
Hanover Township – Northampton County  
3630 Jacksonville Road  
Bethlehem PA 18017-9302  
Attn: Kimberly Lymanstall,  
Township Secretary/Assistant Treasurer

Re: Jaindl Land Company – Proposed Jaindl Wawa/MOB/Hotel  
90 Highland Avenue  
Preliminary/Record Land Development Plan

Dear Board:

My office represents Jaindl Land Company, which submitted the above-referenced preliminary/record land development plan. Since JLC received a recommendation of approval from the Planning Commission, it is hopeful that the plan will be approved at the Board of Supervisors meeting later in October. However, to the extent necessary, I am writing to advise that Jaindl Land Company waives the requirement set forth in the Pennsylvania Municipalities Planning Code (MPC) requiring action on the plan by the Township within ninety (90) days from the date of the plan's acceptance and proposes to extend the time for a decision through December 31, 2025.

If you require anything further, please advise.

Very truly yours,

A handwritten signature in blue ink that reads 'Erich J. Schock'.

Erich J. Schock

cc: Jaindl Land Company (via email)

## **ORDINANCE NO. 25 - 02**

### **AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA VACATING A PORTION OF ROSEWOOD DRIVE**

***WHEREAS***, The Board of Supervisors of Hanover Township, Northampton County, propose the vacation of a portion of Rosewood Drive more fully set forth in Exhibit “A” attached hereto (“Vacated Area”); and

***WHEREAS***, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania, after due investigation, have determined that it is no longer in the best interest of the Township for such Vacated Area to continue thus warranting the vacation of the Vacated Area.

**NOW, THEREFORE**, be it enacted and ordained by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, and the same is hereby ordained an enacted as follows, to wit:

**SECTION 1.** The Board of Supervisors of Hanover Township, Northampton County, Pennsylvania (“Township”), under the powers vested in them by the “Second Class Township Code” as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby vacate the Vacated Area.

**SECTION 2.** That from the date of adoption of this Ordinance, the Township will no longer recognize the Vacated Area as previously evidenced on the Official Township Map.

**SECTION 3.** If any section, clause, provision or portion of this Ordinance or regulation incorporated herein shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance or regulation.

**SECTION 4.** All Ordinances and parts of Ordinances inconsistent herewith be and the same are hereby repealed.

**ENACTED AND ORDAINED** at a regular meeting of the Board of Supervisors  
of the Township of Hanover, County of Northampton on this \_\_\_\_ day of  
\_\_\_\_\_, 2025.

ATTEST

HANOVER TOWNSHIP  
NORTHAMPTON COUNTY,  
PENNSYLVANIA

By: \_\_\_\_\_  
Kimberly Lymanstall, Secretary

By: \_\_\_\_\_  
Susan A. Lawless, Chair  
Board of Supervisors

**Martin, Bradbury & Griffith, Inc.**

LAND DEVELOPMENT CONSULTANTS – PLANNERS – LAND SURVEYORS

1201 WASHINGTON STREET – ALLENTOWN, PENNSYLVANIA 18102

PHONE (610) 437-6300

FAX (610) 437-1320

Email: mbg.mab@gmail.com

Ref: 3630

9/11/2025

**AREA OF VACATION**  
**ROSEWOOD DRIVE**  
**VAN DEN HEUVEL**  
**MINOR SUBDIVISION & LOT LINE ADJUSTMENT PLAN**  
**HANOVER TOWNSHIP**  
**NORTHAMPTON COUNTY, PENNSYLVANIA**

ALL THAT CERTAIN lot or piece of ground situate in the east side of Rosewood Drive, Hanover Township, Northampton County, Pennsylvania, based on a plan titled "van den Heuvel Minor Subdivision and Lot Line Adjustment Plan" prepared by Martin, Bradbury & Griffith, Inc. filed in the Northampton County Recorder of Deeds office in Map Book Page , bounded and described as follows to wit:

BEGINNING at a point, an iron pin set, on the east right-of-way line of Rosewood Drive (50.00 feet wide), said point being located South 00°43'03" West, 98.52 feet from an iron pin found at the northwest property corner of lands now or late of Jaap R. & Sonja A. van den Heuvel (2480 Rosewood Drive);

THENCE, along the east right-of-way line of Rosewood Drive (50.00 feet wide) South 00°43'03" West, 5.67 feet to a point, an iron pin found;

THENCE, along other lands now or late of Jaap R. & Sonja A. van den Heuvel South 88°15'38" West, 50.05 feet to a point, an iron pin set;

THENCE, along the west right-of-way line of Rosewood Drive (50.00 feet wide) North 00°43'03" East, 7.81 feet to a point, a concrete monument set;

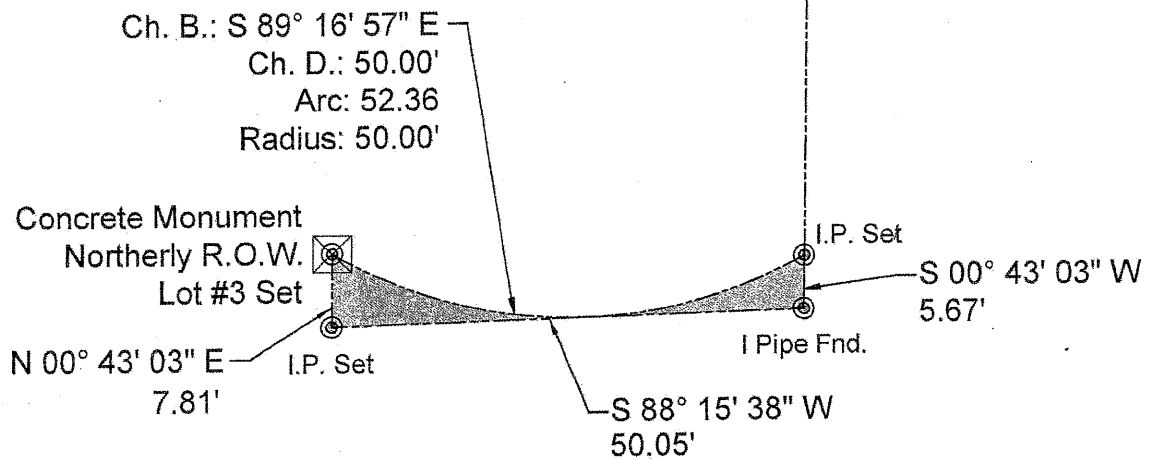
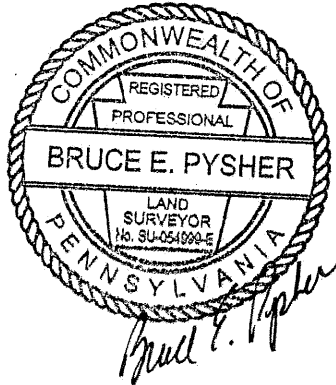
THENCE, along a curve to the left having a radius of 50.00 feet for an arc distance of 52.36 feet with a chord bearing South 89°16'57" East, 50.00 feet to the place of BEGINNING.

CONTAINING 110.61 SQ. FT.



Iron Pipe Found  
NW Property Corner of  
2480 Rosewood Drive

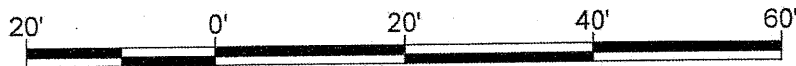
Point of  
Beginning



Proposed Area of Vacation

110.61 S.F.

Scale: 1" = 20'



Graphic Scale: 1" = 20'

Exhibit Plan

van den Heuvel  
Proposed Area of Vacation  
for Rosewood Drive

Hanover Township, Northampton County, Pennsylvania

**M**ARTIN  
**B**RADBURY &  
**G**RIFFITH, INC.

1201 Washington Street — Allentown, PA 18102

**L**AND DEVELOPMENT CONSULTANTS  
**L**AND SURVEYORS (610) 437-6300  
**P**LANNERS Fax (610) 437-1320  
Email: mbg.mab@gmail.com

| Date    | Scale    | Drawn by | Plan Number | Sheet Number |
|---------|----------|----------|-------------|--------------|
| 9/11/25 | 1" = 20' | WJL      | 3630        | 1 of 1       |

**EMERGENCY EQUIPMENT SALES, LLC**

119 Winterwood Ave  
Ewing, New Jersey 08638  
1-877-337-8885 - FAX: 609-587-8894  
[WWW.EESSLLC.COM](http://WWW.EESSLLC.COM)

# VEHICLE PROPOSAL

**DATE**

10/3/2025

**PROPOSAL**

25-2456

**CUSTOMER INFORMATION:**

Hanover Twp Vol Fire Company  
100 Stoke Park Road  
Bethlehem PA 18017

**CUSTOMER PO****TERMS****REP**

Due on receipt

AJP

**VIN #**

1FDWE3FN7SDD15496

| DESCRIPTION                                                                                                                                                                    | QUANTITY | PRICE EA.  | AMOUNT     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|------------|
| 2025 New Build Ford E-350 Osage Type III Gas Ambulance                                                                                                                         | 1        | 227,820.00 | 227,820.00 |
| THIS VEHICLE PROPOSAL WHEN SIGNED BY PROSPECTIVE ABOVE-NAMED BUYER SHALL SERVE AS A LETTER OF INTENT FOR EES TO SECURE & PURCHASE SAID VEHICLE ON BEHALF OF ABOVE-NAMED BUYER. | 1        |            | 0.00       |
| DELIVERY EXPECTED ON OR ABOUT ( ASAP )<br>***EES LLC IS NOT RESPONSIBLE FOR ANY UNFORESEEN MANUFACTURING DELAYS***                                                             | 1        |            | 0.00       |
| ADMINISTRATION, DOCUMENTATION FEES, VEHICLE PREPARATION & SAFETY CHECK<br>**** BUYER IS RESPONSIBLE FOR ALL DMV FEES & TAXES****                                               | 1        | 1,000.00   | 1,000.00   |
| TRANSPORTATION FEES (INCLUDES FACTORY PICK-UP AND CUSTOMER DELIVERY)                                                                                                           | 1        | 200.00     | 200.00     |

Please sign, date, and return proposal form to proceed with your order.

**Total**

YOUR SIGNATURE ON THIS PROPOSAL SIGNIFIES THAT YOU ARE AN OFFICER OF THE ABOVE LISTED CUSTOMER AND THAT YOU AUTHORIZE EMERGENCY EQUIPMENT SALES, LLC TO PROVIDE THE DESCRIBED GOODS AS PROPOSED. ADDITIONALLY YOU ARE ACCEPTING THE PAYMENT TERMS AS OUTLINED ELSEWHERE ON THIS PROPOSAL FORM.

Buyer Signature &amp; Title

Date

10/3/2025

EES Sales Rep

**TERMS: DUE UPON DELIVERY OR AS INDICATED ABOVE**

Any invoice not paid in accordance with said terms is subject to a 1.5% monthly interest charge. Emergency Equipment Sales, LLC (EES) reserves the right to use any and all means of collection available under applicable law to collect any amount past due.

**EMERGENCY EQUIPMENT SALES, LLC**

119 Winterwood Ave  
Ewing, New Jersey 08638  
1-877-337-8885 - FAX: 609-587-8894  
[WWW.EESSLLC.COM](http://WWW.EESSLLC.COM)

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**CUSTOMER PO****TERMS****REP**

Due on receipt

AJP

**VIN #**

1FDWE3FN7SDD15496

| DESCRIPTION                                                                                                                                                        | QUANTITY | PRICE EA. | AMOUNT   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|----------|
| TRANSFER EXISTING RADIOS, DRIVECAM, OPTICOM, OXYGEN MOUNTS AND COT MOUNT FROM OLD UNIT TO THIS UNIT.                                                               | 1        | 5,300.00  | 5,300.00 |
| (IF WE CANNOT USE / TRANSFER EXISTING ANTENNA(S) OR WIRING NEW ONES WILL HAVE TO BE ORDERED. THE ADDITIONAL PRICE FOR THOSE ITEMS WILL BE ESTIMATED AT (\$1287.00) |          |           | 0.00     |
| GRAPHICS TO MATCH EXISTING UNITS                                                                                                                                   | 1        | 7,500.00  | 7,500.00 |
| FABRICATE AND INSTALL BACKBOARD DIVIDER OR ADDITIONAL STRAPS                                                                                                       | 1        | 357.00    | 357.00   |
| PURCHASE AND INSTALL ZICO SIDE RETRACTING STEP                                                                                                                     | 1        | 3,390.29  | 3,390.29 |
| NEW MISC HARDWARE TO COMPLETE JOB (STAINLESS STEEL, NUTS BOLTS, SCREWS, WASHERS, CABLE TIES FASTENERS, ETC)                                                        | 1        | 150.00    | 150.00   |

Please sign, date, and return proposal form to proceed with your order.

**Total**

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Buyer Signature &amp; Title

Date

10/3/2025

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CUSTOMER PO

TERMS

REP

Due on receipt

AJP

VIN #

1FDWE3FN7SDD15496

| DESCRIPTION                                                                                                                                                               | QUANTITY | PRICE EA. | AMOUNT |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|--------|
| NOTE: CUSTOMER IS RESPONSIBLE TO ENSURE PROPOSED AMBULANCE WILL CONFIRM TO ALL LOCAL, STATE & FEDERAL EMS LAWS AND REQUIREMENTS TO CERTIFY AMBULANCE IN REGISTERED STATE. | 1        |           | 0.00   |

Please sign, date, and return proposal form to proceed with your order.

**Total \$245,717.29**

YOUR SIGNATURE ON THIS PROPOSAL SIGNIFIES THAT YOU ARE AN OFFICER OF THE ABOVE LISTED CUSTOMER AND THAT YOU AUTHORIZE EMERGENCY EQUIPMENT SALES, LLC TO PROVIDE THE DESCRIBED GOODS AS PROPOSED. ADDITIONALLY YOU ARE ACCEPTING THE PAYMENT TERMS AS OUTLINED ELSEWHERE ON THIS PROPOSAL FORM.

Buyer Signature & Title

Date

10/3/2025

EES Sales Rep

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