
REGULAR SEMI-MONTHLY MEETING

November 11, 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 Municipal Office, 3630 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Lawless, Prendeville, Gross, Versteeg, Diacogiannis, Township Engineer Brien Kocher, and Township Solicitor Anthony Giovanninni.

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 Ms. Gross, the Board approved the minutes from the meeting of the Board of Supervisors dated October 28, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, abstain.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated November 11, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

COURTESY OF THE FLOOR

Sharon Mullen, 3500 Fairview Street, a resident at Sterling Heights, shared her visibility and safety concerns regarding the crosswalk at the intersection of Wegmans Drive and Stoke Park Road. Ms. Mullen is requesting the Board to assess the crosswalk and to add a crossing signal to aid pedestrians in getting across multiple lanes safely.

REPORT OF THE CHAIR

Ms. Lawless stated its Veterans Day and thanked all who have served the nation. Ms. Lawless also thanked all who recently won Township elections, Mr. Gross (Supervisor), Mr. Pepitone (Supervisor), and Ms. Brown (Auditor).

REPORT OF THE VICE CHAIR

Ms. Versteeg thanked the Veterans for their service.

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, had nothing to report.
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.

APPOINTMENTS AND RESIGNATIONS – Mr. Diacogiannis

PLANNING & ZONING – Ms. Versteeg

DEVELOPMENTS – Mr. Gross

Appointment of Joseph D' Amico, Esquire as Special Solicitor for Condemnation Action In re: CZM, II LLC C-48-CV-2024-07563 and its ancillary matter, CZM II, LLC v. Hanover Township C-48-CV-2025-07531

Mr. Giovanninni explained that the attorneys for 90 Highland, LLC., approached the Board of Supervisors relative to assistance for condemnation powers with respect to right-of-way and easements for 90 Highland Commercial Development. The attorneys were having issues with one of the properties that they needed easements from and the Township agreed to assist by using its condemnation power. An agreement was entered between the developer and the Township.

1. Mr. Gross moved the Board to appoint Joseph D'Amico Esquire or a partner with Fitzpatrick, Lentz and Bubba, P.C. as Special Solicitor to Hanover Township, Northampton County, in the matter of Condemnation of Property owned by CZM, II LLC docketed at Northampton County Civil Docket C-48-CV-2024-07563.

Mr. Prendeville seconded the motion.

Jennifer Levins, 1370 Gaspar Avenue, asked the Board to provide more information regarding meeting topics and discussions.

2. Mr. Gross moved the Board to appoint Joseph D'Amico Esquire or a partner with Fitzpatrick, Lentz and Bubba, P.C. as Special Solicitor to Hanover Township, Northampton County, in the matter of CZM II, LLC v. Hanover Township, for plaintiff's petition for board of view, docketed at Northampton County C-48-CV-2025-07531.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION – Mr. Prendeville

2026 Budget 2nd Discussion – Staff

Ms. Bucko provided a presentation and insight into the 2026 budget for the Board of Supervisors with some adjustments from the previous presentation.

The Board discussed whether they should change when the waste and recycling bills are due because of the cost increase and the elimination of the discount period to pay. The date that all payments must be in is April 15, 2026. If the due date is changed, it will need to be changed by Ordinance.

Sewer rates for the West District will increase from \$75.00 to \$102.00.

Jennifer Levins, 1370 Gaspar Avenue, shared information regarding her tax bill and that she would like to see the taxes being raised in the Township.

Scott Harney, 1065 Yorkshire Road, stated he is okay with the new amount of the trash bill. Mr. Harney shared that the Township has done a commendable job for the last 20+ years of keeping taxes even but would like to see the taxes grow slowly rather than quickly.

Community Center Roof - Discussion

Chris Devers, Exterior Building Solutions, who recently assisted with the 248 Building roof presented the Hanover Township Community roof replacement proposal. The Hanover Township Community Center roof is separated into 3 phases.

Phase 1: Flat roofs would cost \$200,000
Phase 2: Metal roofs and skylights would cost \$1,000,000
Phase 3: Flat roof with AC units would cost \$1,050,000
Total: \$2,250,000

Mr. Hudson explained that he would like to complete Phase 1 and Phase 3 in 2026 due to the rubber roofs and the lifespan. The HVAC units use a coolant that is no longer available so they are difficult to service when issues arise.

The Board would like to proceed with Phase 1 and Phase 3 and would like more information on the cost of repairs for Phase 2 with the metal roofs. Mr. Hudson stated he will work on getting more repair quotes. If the Board decides to move forward with Phase 2, the budget will need to be amended.

Monica Beaky had questions regarding the HVAC units. Ms. Beaky asked what kind of savings and efficiency would be seen with the new units. Mr. Hudson stated there isn't much of a difference.

Joseph Pepitone, 5772 Monocacy Drive, asked if the Township can switch to commercial HVAC units. Mr. Hudson explained that the air ducts are individual throughout the building for the 22 units currently being used.

The Hanover Township Fire Company also needs a roof replacement. The cost to repair the HTVFC roof would be around \$90,000.

Fire Tax – Discussion

Karen Peters, EMS Director and Jordan Isaac, President, of the Hanover Township Volunteer Fire Company presented to the Board a Q & A for cardiac equipment and compared the difference between a Basic Life Support (BLS) and Advanced Life Support (ALS).

Mark DeMasi, 4825 Matts Drive, stated he fully supports paramedics and shared his experience as a paramedic. Mr. DeMasi feels that the HTVC could benefit with the ALS.

Marguerite Georges, 4501 Susan Drive, stated that the fire company and EMS should be communicating and educating residents that the fire tax money is not going to the fire company or EMS. Ms. Georges feels that a lot of people may not know that. Ms. Georges suggested the fire company and EMS open up more about what they do and how the fundraising funds can benefit them.

Mr. Hudson stated that at the last meeting the Board discussed the fire tax budget with the purchasing of the ambulance. The expected fire tax income is about \$284,000. The Township spent \$245,000 on the ambulance leaving a balance of approximately \$40,000. If the Township would replace things by following the equipment schedule, the fire tax fund would be negative \$1 million in 2029.

The Board agreed that in order to follow the equipment schedule, the fire tax needs to be raised. In 2026, the fire tax should be raised by 0.25 mills to 0.75 mills.

Jennifer Levins, 1370 Gaspar Avenue, agreed with the tax increase.

Ms. Lawless noted she would like to raise the tax gradually.

Mr. Prendeville moved the Board to authorize the Secretary to advertise the proposed 2026 budget including a 0.25 mill fire tax increase for adoption at the December 16, 2025, Board of Supervisors meeting.

Mr. Gross seconded the motion.

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

Resolution 2025 – 19 Statewide Local Share Grant

Mr. Prendeville moved the Board to adopt Resolution 25 – 19 requesting a Local Share Account Grant of \$550,935.00 from Statewide Program to be used to purchase air tanks for Hanover Township Volunteer Fire Company.

Mr. Gross seconded the motion.

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

Resolution 2025 - 20 - Amendment No. 2 to Intergovernmental Agreement with the City of Bethlehem

Mr. Prendeville moved the Board to adopt Resolution 25-20 amending the Intergovernmental Agreement with the City of Bethlehem for the continued use of their Yard Waste Center by Hanover Township and our residents.

Mr. Gross seconded the motion.

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

Community Pool Project – Declaration of Restrictions & Covenants (NPDES Closeout Document)

Mr. Prendeville moved the Board to authorize the Chair to execute the Declaration of Restrictions & Covenants for the Hanover Township Community Center Pool.

Mr. Gross seconded the motion.

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

PUBLIC WORKS – Mr. Diacogiannis

COURTESY OF THE FLOOR

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Giovanninni had nothing to report.

Public Works Director – Mr. Limpar shared that the general contractor of the company who built the Township pool, Heim Construction, entered the pool into a commercial contest and we won the excellent award. Yard waste is finishing up and leaf collection is continuing. Mr. Limpar recommended to residents to keep an eye out on snow emergencies as winter approaches.

Township Manager – Mr. Hudson stated that he attended the Traditions of America open house and the Traditions of Hanover Veterans Day Ceremony. Mr. Hudson reported for the Recreation Director that the Hanover Township Community Center has the Turkey Bowl on Saturday, November 15 at 9:00am and is still accepting registrations. There will be a Kids Winter Camp held in December from December 22 through December 24 and December 29 through December 31. This is a great opportunity for parents to utilize since the kids are off for winter break. You can register at HTCC or online. Bingo will be held on Thursday, December 4, benefiting the Hanover Township Volunteer Fire Company.

Ms. Lawless noted the next Board of Supervisors meeting will be on Tuesday, November 25, 2025.

Upon motion of Mr. Prendeville the Board adjourned at 9:24pm.

Kimberly Lymanstall
Township Secretary