
REGULAR SEMI-MONTHLY MEETING

December 16, 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 James Broughal.

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 November 25, 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 December 16, 2025. Mr. Diacogiannis, aye, Mr. Prendeville, aye, Mr. Gross, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

COURTESY OF THE FLOOR

REPORT OF THE CHAIR

Ms. Lawless stated that on November 25, 2025, a nice meeting was held for Mr. Diacogiannis. Two additional proclamations from Congressman, Ryan MacKenzie and Governor Josh Shapiro, were presented to Mr. Diacogiannis, as December 16 will be his last meeting as a Board member.

REPORT OF THE VICE CHAIR

Ms. Versteeg wished everyone a happy holiday.

SUPERVISOR'S COMMENTS

Mr. Diacogiannis – Road District #1, had nothing to report. Mr. Diacogiannis thanked everyone for their support. The CRPD swore in two new officers.

Ms. Versteeg - Road District #2, had nothing to report. Ms. Versteeg complimented the Public Works Department.

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

Ms. Lawless – Road District #4, had nothing to report. Ms. Lawless complimented the Public Works department and reminded the residents to follow the guidelines presented during snow emergencies.

Mr. Prendeville – Road District #5, had nothing to report.

APPOINTMENTS AND RESIGNATIONS – Mr. Diacogiannis

Appointment - Planning Commission (Vacancy with a term ending January 1, 2028)

Ms. Lawless explained there is one opening on the Planning Commission. The Township received four applicants in the talent pool. The applicants are Kevin Lea, Jay Finnigan, George Gemmel, and Michael Fina.

Mr. Diacogiannis would like to nominate Jay Finnigan.

Mr. Prendeville seconded.

Mr. Gross would like to nominate Kevin Lea.

Ms. Versteeg seconded.

Mr. Diacogiannis, Jay Finnigan, Mr. Prendeville, Jay Finnigan, Mr. Gross, Kevin Lea, Ms. Versteeg, Kevin Lea, and Ms. Lawless, Kevin Lea.

Ms. Lawless appointed Kevin Lea to the Planning Commission to fill the vacant seat with a term ending on January 1, 2028.

PLANNING & ZONING – Ms. Versteeg

PUBLIC HEARING - CU001 – Conditional Use Hearing - 1550 Valley Center Parkway

Ms. Versteeg noted for the record that a court stenographer is present to record all testimony, and the Secretary has received proof of publication.

Denholtz Lehigh Valley is seeking a conditional use permit to increase storage to 50% of building space. In attendance were Attorney Joseph Piperato, CBRE Vice President, Jody King, and Bohler Engineer, Alec Nahas.

The Board has 45 days to decide and will vote at the Board of Supervisors' January 13, 2026, meeting.

PUBLIC HEARING - CU002 – Conditional Use Heating - 1560 Valley Center Parkway

Ms. Versteeg noted for the record that a court stenographer is present to record all testimony, and the Secretary has received proof of publication.

Denholtz Lehigh Valley is seeking a conditional use permit to increase storage to 75% of building space. In attendance were Attorney Joseph Piperato, CBRE Vice President, Jody King, and Bohler Engineer, Alec Nahas.

The Board has 45 days to decide and will vote at the Board of Supervisors' January 13, 2026, meeting.

DEVELOPMENTS – Mr. Gross

90 Highland Ave - Hotel Amended Preliminary/Final Land Development Plan – Jaindl

Erich Schock, Fitzpatrick Lentz & Bubba, P.C., Nicole Galio, Jaindl Land Engineer Director, and Jeff Beavon, Bohler Engineering, presented the preliminary/final land developer plan.

Mr. Gross moved the Board to accept the Amended Preliminary/Record Land Development plan for Jaindl Land Company 90 Highland Ave Development, adding a hotel, dated June 6, 2025, last revised November 25, 2025, pursuant to the letter of conditions from Hanover Engineering dated December 10, 2025.

The developer/owner accepted and signed the following conditions:

CONDITIONS

1. The Developer/Owner will address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated December 10, 2025, to the satisfaction of the Township Engineer prior to Plan recording.
2. The Developer/Owner will comply with all Conditional Use general, and specific standards and procedures as outlined in Zoning Section 185-54.

3. The Developer/Owner will provide two (2) copies of all final reports (i.e. Stormwater Management Report, Erosion and Sediment Control Narrative, etc.) and supporting documentation prior to Plan recording.
4. The Applicant will provide roadway, intersection and traffic signal improvements in general conformance with the PennDOT Highway Occupancy Permit/Concept Plans, subject to review and approval by PennDOT and the Township.
5. A note will be added to the Plan(s) identifying all Subdivision and Land Development Ordinance waivers and deferrals, Zoning Ordinance variances, Zoning Ordinance design aspect approvals, and the conditional use granted by the Township, along with any conditions, and the meeting date of the Board of Supervisors actions.
6. The Developer/Owner will enter into an Improvements Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(5))
 - A. The Improvements Agreement will include a notarized statement, satisfactory to the Township Solicitor, stating that the Township will be held harmless against any claim of damage from the downstream property owners that may result from the proposed development. (Stormwater Management Ordinance 19-01, Section 152-10.E)
 - B. The Improvements Agreement and a separate Covenant running with the land will include provisions satisfactory to the Township Solicitor, that the stormwater collection, conveyance, BMPs and control facilities located on private property will be properly operated and maintained by the property owner. (Stormwater Management Ordinance 19-01, Sections 152-10.M and 152-24.3)
 - C. The Improvements Agreement will include a statement that a BMP Operations and Management Plan (Post Construction Stormwater Management Plan) will be recorded, listing the person(s) responsible for operations and maintenance, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township. (Stormwater Management Ordinance 19-01, Section 152-24.5)
7. The Developer/Owner will enter into a Maintenance Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(6))
8. The Developer/Owner will pay Tapping Fees of \$41,706.90 for the Limited-Service Hotel building (\$8.10/GPD X 5,149 GPD), a Connection Fee (\$475.50), and a Customer Facilities Fee (\$330.00) at the time of building permit issuance for this Land Development. (Sewers Section 140-13)
9. The Developer/Owner will pay a Traffic Impact Fee as outlined in the previous developer's agreement, dated October 14, 2025 prior to Building Permit issuance for this Land Development.
10. The Developer/Owner will pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36.J)
11. The Developer/Owner will provide two (2) Mylars for recording the plans and ten (10) sets of plans which are signed and notarized by the Owner and sealed by the Surveyor/Engineer. (SALDO Section 159-34.B)
12. The Developer/Owner will meet all conditions of the Preliminary/Record Plan approval, and the Preliminary/Record Plan will be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional Preliminary/Record Plan approval will

be considered void, and the application for Preliminary/Record Plan approval will be considered void and withdrawn.

The Developer/Owner understands that the granting of conditional Preliminary/Record approval of these Plans recognizes that the Township is agreeing to the following on the Land Development Plans:

1. The Board of Supervisors accepts a total of three (3) uses (Wawa convenience store with fuel pumps, medical office building and the limited-service hotel) on the consolidated lot per Zoning Ordinance Section 185-14.A.(1).
2. The Board of Supervisors accepts the location of the proposed parking spaces, parking lot access aisles, Wawa trash enclosure, Wawa underground fuel tanks, and the stormwater management basins as shown on the Plan per Zoning Ordinance Sections 185-14.C.(3), E and G.
3. The Board of Supervisors accepts the proposed parking lot landscaping as shown on the Plan per Zoning Ordinance Section 185-17.F.
4. The Board of Supervisors accepts the proposed 10% parking reduction as shown on the Plan per Zoning Ordinance Section 185-17.G.
5. The Board of Supervisors waives the requirement to install sidewalks along the Bath Pike frontage. (SALDO Section 159-13.B)
6. The Board of Supervisors waives the requirement to locate sidewalks within the street right-of-way and no closer than one (1) foot from the right-of-way line. (SALDO Section 159-13.C.(1))
7. The Board of Supervisors waives the requirement of a 55-foot maximum driveway curb radius for the right-in driveway along Highland Avenue. (SALDO Section 159-15.I.(1) and 73-7.D)
8. The Board of Supervisors waives the requirement of street tree spacing varying from 50 feet to 75 feet on center, with an average spacing of 65 feet or less, and the requirement to plant street trees two (2) to four (4) feet outside the street right-of-way in the required planting easement on private property. (SALDO Section 159-17.C.(4))
9. The Board of Supervisors waives the requirement of providing one (1) shade tree for every existing tree or shade tree proposed to be removed on the site, because these trees were planted as part of a prior land development application. (SALDO Section 159-17.F)
10. The Board of Supervisors waives the requirement to prepare a noise study. (SALDO Section 159-25)
11. The Board of Supervisors waives the requirements to identify all existing features within 200 feet of any part of the property. (SALDO Section 159-29.C.(1)).
12. The Board of Supervisors waives the requirement to identify the species and trunk diameter (4 ½ feet above grade) of all existing trees and shade trees on the property. (SALDO Sections 159-29.C.(3) and 159-29.C.(6)(a))
13. The Board of Supervisors waives the requirement to obtain Preliminary Plan approval prior to submission of a Record Plan and allow a combined Preliminary/Record Plan submission. (SALDO Section 159-34)

14. The Board of Supervisors waives the requirement to provide a minimum 3” orifice. (SMO Section 152-9.I)
15. The Board of Supervisors waives the requirements of detained runoff depth and interior side slope ratio of not steeper than a ratio of five horizontal to one vertical (5H:1V) in the existing surface detention basin. (SMO Section 152-10.I.(7))
16. The Board of Supervisors defers the Highland Avenue/Adler Place intersection improvements in conjunction with an “After Study,” which shall be performed in accordance with PennDOT and Hanover Township requirements after full occupancy of all proposed buildings/uses are operational for a minimum of six (6) months.

Mr. Prendeville seconded the motion.

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

SWB&R Building Addition Land Development – Recording Deadline

Mr. Gross noted for the record, the applicant has withdrawn the Preliminary/Record Land development Plan for SWB & R Associates - 3865 Adler Place, which had been approved by the Board on July 22, 2014, per the attorney letter dated December 10, 2025.

Lehigh Valley Flex Center – Improvements Deadline

Mr. Gross moved the Board to grant the developer of Lehigh Valley Flex Center an extension to December 31, 2026, to complete the site improvements, per the developer’s letter dated December 4, 2025.

Mr. Prendeville seconded the motion.

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

Hanover Corporate Center II Jaindl Lot 1 & 4 Landscape Deferrals – BOS Review of Deferral Request

The applicant for Hanover Corporate Center II Jaindl Lot 1 & 4 is requesting a deferral extension to December 31, 2026, to complete the required landscaping improvements. The final streetscape for Lot 1 and Lot 4 is not yet known because there is no development plan pending for either lot, per the attorney letter dated December 4, 2025.

Mr. Gross moved the Board to grant the applicant of Hanover Corporate Center II Jaindl Lot 1 & 4 an extension to December 31, 2026, to complete the required landscaping improvements.

Mr. Prendeville seconded the motion.

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

Dewire Estates 2010 – Improvements Deadline

Mr. Gross moved the Board to grant the owner of Dewire Estates 2010 an extension to December 31, 2026, to complete the improvements, per the owner’s letter dated December 2, 2025.

Mr. Prendeville seconded the motion.

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

LVCC Lot 12 – Holiday Inn Express – Restaurant Pad Site Landscaping Deferral – BOS Yearly Review DISCUSSION

LVCC Lot 12 – Holiday Inn Express has a deferral extension to December 31, 2028, regarding the landscaping for the restaurant pad site. The owner agreed to the two conditions outlined in the Hanover Engineering Associates letter dated November 7, 2011.

1. That the developer maintains the Performance Bond (No. B-9107271) in the amount of \$9,930.00 for the deferred landscaping for the “Restaurant Pad Site.”
2. That the Developer adheres to the Township Policy #25 (Payment of Plans and Appeals Accounts).

Farmhouse Village Major Subdivision, Levi Land Holdings LLC – Recording Deadline

Mr. Gross moved the Board to grant the developer of the Farmhouse Village Major Subdivision, Levi Land Holdings, LLC., an extension to April 13, 2026, to record the plans, per the developer letter dated December 1, 2025.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION – Mr. Prendeville

Resolution 2025 - 22 Adoption of the 2026 General Fund, Capital Reserve, State Fund, and Recreation Budget

Mr. Prendeville moved the Board to adopt Resolution 2025 - 22, adopting the 2026 General Fund, Capital Reserve, State Fund, and Recreation budget.

Mr. Gross seconded the motion.

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

Authorize to Advertise Adoption of 2026 Budget

Mr. Prendeville moved the Board to authorize the Secretary to advertise the adoption of the 2026 budget.

Mr. Gross seconded the motion.

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

Colonial Regional Police Commission 2026 Budget

Mr. Prendeville moved the Board to approve the 2026 Hanover Township Allocation of a maximum of \$2,847,231 towards the operation of the CRPD in compliance with Article V, Section B of the Colonial Regional Police Commission Articles of Agreement and to send a letter to the Commission informing them of the Board’s actions.

Mr. Gross seconded the motion.

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

Resolution 2025 - 23 Approval of 2026 Tax Rate

Mr. Prendeville moved the Board to adopt Resolution 2025 – 23 setting the 2026 tax rate which includes a .25 Mill increase to the Township Fire Tax.

Mr. Gross seconded the motion.

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

Resolution 2025 - 24 Approval of 2026 Tax Rates for Act 511 Taxes

Mr. Prendeville moved the Board to adopt Resolution 2025 – 24 setting the 2026 tax rate for Act 511 taxes.

Mr. Gross seconded the motion.

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

Resolution 2025 - 25 2026 Fee Schedule

Mr. Prendeville moved the Board to adopt Resolution 2025 – 25 adopting the 2026 fee schedule.

Mr. Gross seconded the motion.

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

2026 Residential Waste & Recycling Fees

Mr. Prendeville moved the Board to approve the 2026 Residential Waste & Recycling fees as presented by the Township Manager. The cost for waste and recycling for a single family residential annually is \$380.00 with a 10% penalty for late payments after April 15, multifamily residential Southland condominiums annually is \$170.00 with a 10% penalty for late payments after April 15 and multifamily residential Park Place townhomes annually is \$270.00 with a 10% penalty for late payments after April 15.

Greg Hughes, 856 Merrivale Rd, requested a smaller container.

Glynis Daniels, 1280 Gaspar Ave, asked if the Township would still use the RecycleCoach app.

Mr. Gross seconded the motion.

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

2026 Hanover Community Pool Fees

Mr. Prendeville moved the Board to approve the Hanover Community Pool fees for 2026.

Mr. Gross suggested combining a community center membership pass with a pool pass.

Mr. Gross seconded the motion.

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

2026 Community Center Policy & Fees

Mr. Prendeville moved the Board to approve the Hanover Community Center Membership fees for 2026.

Mr. Hudson noted that there is a slight increase in fees due to fees not being increased since 2020.

Mr. Gross seconded the motion.

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

Resolution 2025 – 26 Approved Towing & Storage Companies

Mr. Prendeville moved the Board to adopt Resolution 2025 – 26 establishing the certified list of licensed and approved towing and storage companies.

Mr. Gross seconded the motion.

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

Empire Fitness Preventative Maintenance Agreement

Mr. Prendeville moved the Board to authorize the Chair to execute the contract with Empire Fitness Services for the 2026 Preventative Maintenance Agreement. The cost of the preventative maintenance is \$4,320.00 for the year.

Mr. Gross seconded the motion.

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

Policy 34 Update

Mr. Prendeville moved the Board to approve the updated Policy 34.

Mr. Gross seconded the motion.

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

State Fund Savings Short Term Investment Request

Mr. Prendeville moved the Board to direct staff to invest a portion of the State Fund Savings in a CD investment account.

Mr. Gross seconded the motion.

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

Fire Tax Savings Account Short Term Investment Request

Mr. Prendeville moved the Board to direct staff to invest a portion of the Fire Tax Savings in a CD investment account.

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 but thanked Mr. Diacogiannis for the wisdom and wished him well.

Solicitor – Mr. Broughal had nothing to report but wished everyone a happy holiday and shared his farewell to Mr. Diacogiannis.

Public Works Director – Mr. Limpar thanked Mr. Diacogiannis for everything he has taught him throughout the years. Leaf season is complete. Mr. Limpar stated the Public Works Department and Mr. Terenzio did a great job planning and assisting with the Tree Lighting event.

Township Manager – Mr. Hudson stated the Tree Lighting and Breakfast with Santa event went very well. The CRPD Shop with a Cop was also successful. The Township received approval for the H2O grant funds of \$772,000 to be used on the proposed Storm Sewer Gaspar Avenue project.

The Hanover Township Community Center will be having a Winter Camp for kids that are home on Christmas break, registration can be done online or at the center.

Mr. Hudson thanked Mr. Diacogiannis for the good information and history of the Township during their time spent.

Ms. Lawless noted the Board of Supervisors Reorganization meeting will be on Monday, January 6, 2026, at 6:00pm and the next Board of Supervisors regular meeting will be on Tuesday, January 13, 2026, at 7:00pm.

Upon motion of Mr. Diacogiannis, the Board adjourned at 8:57pm.

Kimberly Lymanstall
Township Secretary