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## **REGULAR SEMI-MONTHLY MEETING**

### **January 13, 2026**

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, Pepitone, 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. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, 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 December 16, 2025, and January 5, 2026. Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, 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 January 13, 2026. Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Versteeg, aye, Ms. Lawless, aye.

#### COURTESY OF THE FLOOR

##### REPORT OF THE CHAIR

Ms. Lawless welcomed Mr. Pepitone to the Board.

##### REPORT OF THE VICE CHAIR

Ms. Versteeg welcomed Mr. Pepitone to the Board.

##### SUPERVISOR'S COMMENTS

Mr. Pepitone – 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.

##### PLANNING & ZONING – Ms. Versteeg

##### **CU001 – Conditional Use - 1550 Valley Center Parkway**

Ms. Versteeg moved the Board to approve the Conditional Use request of 1550 Valley Center Parkway, LLC, for the property located at 1550 Valley Center Parkway (the “Property”) pursuant to the Application for Conditional Use dated September 29, 2025, with the following conditions:

1. That the building located on the Property shall contain no more than eight (8) loading dock doors;
2. That the Property shall not allow or provide for overnight parking of tractors and/or tractors with trailers;
3. That the Property shall have no parking of trailers for supplemental storage or otherwise;

4. That the building located on the Property shall not utilize more than fifty (50%) percent of the square footage of the building as storage facilities, regardless of the number of tenants occupying the Property;
5. That the Applicant satisfactorily address the comments noted in the Hanover Engineering Conditional Use review letter dated October 31, 2025;

AND to notify the Applicant/Owner of the Board of Supervisors' decision.

Mr. Prendeville seconded the motion.

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

#### **CU002 – Conditional Use - 1560 Valley Center Parkway**

Ms. Versteeg moved the Board to approve the Conditional Use request of 1560 Valley Center Parkway, LLC, for the property located at 1560 Valley Center Parkway (the "Property") pursuant to the Application for Conditional Use dated September 29, 2025, with the following conditions:

1. That the building located on the Property shall contain no more than eight (8) loading dock doors;
2. That the Property shall not allow or provide for overnight parking of tractors and/or tractors with trailers;
3. That the Property shall have no parking of trailers for supplemental storage or otherwise;
4. That the building located on the Property shall not utilize more than fifty (50%) percent of the square footage of the building as storage facilities, regardless of the number of tenants occupying the Property;
5. That the Applicant satisfactorily address the comments noted in the Hanover Engineering Conditional Use review letter dated October 31, 2025;

AND to notify the Applicant/Owner of the Board of Supervisors' decision.

Mr. Prendeville seconded the motion.

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

#### **Authorization to Advertise – Conditional Use Hearing – 272 Brodhead Road / HOT YOGA HUT, LLC**

Ms. Versteeg moved the Board to authorize the Secretary to advertise the Conditional Use hearing for 272 Brodhead Road / HOT YOGA HUT, LLC.

Mr. Prendeville seconded the motion.

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

#### **DEVELOPMENTS – Mr. Gross**

##### **Resolution 2026 - 07 Amended Declaration of Taking for Road Improvements – (90 Highland, Jaindl)**

Frank D' Amore, Esq., Fitzpatrick Lentz & Bubba, was present to discuss the amended Declaration of Taking with the Board.

Mr. Gross moved the Board to adopt Resolution 2026-07, authorizing the preparation and submission of an amended declaration of taking and related documentation for the Condemnation of Land for roadway improvements along Route 512.

Mr. Prendeville seconded the motion.

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

ADMINISTRATION – Mr. Pepitone

**Note for the Record - Organizational Chart**

Mr. Pepitone noted for the record that the Township Secretary provided the Board with an updated Organizational Chart on January 13, 2026, and it has been posted on the Township's website.

**Donate to Hanover Township Volunteer Company – 1 Used Copier**

Mr. Pepitone moved the Board to donate one copy machine to the Hanover Township Volunteer Company.

Mr. Gross seconded the motion.

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

**Resolution 2026 – 08 Disposal of Assets (2 Copiers)**

Mr. Pepitone moved the Board to adopt Resolution 2026 – 08, permitting the disposal of Municipal assets (2 copy machines to be placed on Municibid.)

Mr. Gross seconded the motion.

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

PUBLIC WORKS – Mr. Prendeville

COURTESY OF THE FLOOR

STAFF REPORTS

**Engineer** – Mr. Kocher had nothing to report but wished everyone a happy new year.

**Solicitor** – Mr. Broughal had nothing to report but wished everyone a happy new year.

**Public Works Director** – Mr. Limpar stated the Public Works Department has been busy maintaining the equipment and reloading the salt stock for future snowstorms. The department is still collecting Christmas trees. Yard waste will begin again in April. Mr. Hudson and Mr. Limpar met with Atlantic Roofing and the McClure Company, to discuss the community center roof and HVAC replacement. Mr. Hudson will provide quotes for the roof and HVAC in the upcoming weeks.

**Township Manager** – Mr. Hudson noted the next Zoning Hearing Board meeting will be held on February 27. Whitetail Disposal collection has begun. Whitetail has been quick to assist residents with any issues and has been responsive with the Township. 81 residents requested second toters and 57 residents requested smaller toters. If residents have more recycling than they can fit in the provided toter, residents are able to bundle cardboard, as well as placing clear garbage bags with recycling items only next to the recycling toter.

Mr. Hudson noted that Facebook is not an appropriate way to contact Hanover Township for questions, concerns, or assistance. Social media is not monitored continuously and messages may not be seen in a timely manner. Please contact the Township directly by phone or email using the information provided on the Township website. For emergencies, dial 911.

Ms. Lawless noted the next Board of Supervisor meeting will be on Tuesday, January 27, 2026, at 7:00pm.

Upon motion of Mr. Prendeville, the Board adjourned at 7:19pm.

Kimberly Lymanstall  
Township Secretary