

# HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944  
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

February 27, 2026

Mr. Mark Hudson  
Township Manager  
Hanover Township, Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9302

RE: Wegmans Lot Location Plan  
3760 Fairview Street  
Lot Location and Consolidation Plan  
Received February 9, 2026  
Hanover Project H26-17

Dear Mark:

We have reviewed the above-referenced submission for the Lot Location and Consolidation Plan, as distributed by our letter of February 17, 2026, for conformance to the Hanover Township Zoning Ordinance, Subdivision and Land Development Ordinance and other appropriate Ordinances as found in the code of the Township of Hanover, adopted February 12, 2020, as amended. We offer the following comments for the Township's consideration.

All planning issues are indicated by an asterisk (\*).

## A. GENERAL COMMENTS

1. This is the first submission and consists of the items listed in our distribution letter. The Applicant proposes to consolidate two (2) existing lots/parcels currently owned by Wegmans into one (1) lot/parcel. Both lots are located within the LBD Zoning District.
2. This Lot Location Plan submission does not appear to meet the requirements of being submitted in lieu of a preliminary plan as set forth in the Hanover Township Ordinance; however, we reviewed the submission as a lot location plan consistent with the application.

## B. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159

Section 159-11 – Fairview Street should be labelled as “Private Road”.

Section 159-30.C(2) – Lot closures should be submitted for a proposed lot to verify compliance with the closure requirements.

Section 159-30.C.(3) and (6) – The existing sign and traffic signal easements, as well as any other encumbrances of record shall be indicated on the plan.

Section 159-30.C.(9) – The proposed concrete monuments to be set shall be set prior to plan recording.

- \* Section 159-31.A – A lot location plan is required whenever lots abut existing dedicated streets, and **no prior preliminary plan has been approved or recorded for the land in question**. The Applicant would need to seek a waiver to proceed as a lot location plan or submit a revised application and plan.

Section 159-31.D – The plans shall contain all required signatures and seals.

Section 159-31.D.(1) – The Owners shall sign and notarize the Owner’s Certificate.

Section 159-31.D.(2) – A signature block for the Township Engineer shall be added to the plan.

Section 159-31.D.(5) – The design Surveyor’s Certification shall be added to the plan.

Section 159-31.D.(7) – A copy of the Lehigh Valley Planning Commission review letter shall be provided upon receipt.

#### C. ZONING ORDINANCE – CHAPTER 185

Section 185-25.C(1) – An accessory building or use shall not project nearer to the street on which the principal building fronts than such principal building. The existing sign would be within the front yard setback on the northern lot line. The Applicant shall confirm with the Zoning Officer that the existing sign is properly permitted.

- \* Section 185-37.B and C –The proposed use for the bank building shall be included on the lot location plan. The existing Wegmans sign on Lot 1 is a permitted accessory use within the Limited Business District.

- \* Sections 185-37.E.(2) – We note the existing Lot 2 does not meet the minimum required lot width. The width of the to be combined lots still does not meet the required minimum lot width of 200 feet. The existing lot width would be increased towards to the requirement and is currently considered an existing nonconformity.

#### D. GENERAL COMMENTS

1. The Township may wish to request additional ROW along the existing roadways at this time.
2. Any prior variances, waivers, or other relief that was previously obtained for the existing properties shall be listed on the plan.
3. Any variances or conditions from the recent Zoning Hearing Board decision shall be added to the Plan.

Mr. Mark Hudson  
Township Manager

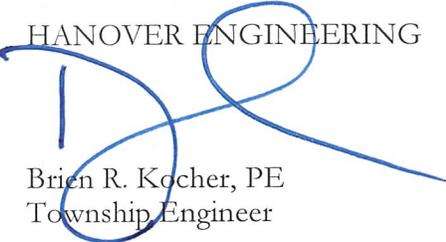
3

February 27, 2026

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE  
Township Engineer

brk;jam/jcn/jlw2

S:\Projects\Municipal\HanoverTwp\H26-17-WegmansLotLocationPlan-3760FairviewSt\Docs\02-27-26 WegmansLotLocationReviewLetter.docx

Enclosure(s)

cc: Hanover Township Board of Supervisors  
Hanover Township Planning Commission (by email)  
Ms. Tracy Luisser, Zoning Administrator (by email)  
James L. Broughal, Esquire (by email)  
David J. Tshudy, Troutman Pepper Locke LLP (by email)  
David A. Hinson, Gallas Survey Group (by email)