

[jzator@kingspry.com](mailto:jzator@kingspry.com)

**February 27, 2026**

**TRANSMITTED VIA EMAIL**

[klymanstall@hanoverwp-nc.org](mailto:klymanstall@hanoverwp-nc.org)

Board of Supervisors  
c/o Kimberly Lymanstall  
Township Secretary  
Hanover Township – Northampton County  
3630 Jacksonville Road  
Bethlehem, PA 18017-9303

**RE: Jaindl – Hanover Corporate Center 2  
Remaining Traffic/Roadway Improvements  
Time Extension Request**

Dear Supervisors:

I am contacting you on behalf of Jaindl Land Company regarding roadway improvements obligations in connection with Hanover Corporate Center 2. The current time extension expires at the end of March 2026.

On behalf of Jaindl Land Company, we request an additional time extension through the end of March 2027 for all remaining traffic/roadway improvements obligations connected with Hanover Corporate Center 2. Thank you.

Very truly yours,

*Joseph A. Zator II*

Joseph A. Zator II

JAZ:jlw

cc: James L. Broughal, Esq. (via email [jimbroughal@broughal-devito.com](mailto:jimbroughal@broughal-devito.com))  
Brien Kocher (via email [bkocher@hanovereng.com](mailto:bkocher@hanovereng.com))  
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John McRoberts, PE (via email [jmcroberts@pidcockcompany.com](mailto:jmcroberts@pidcockcompany.com))

ORDINANCE NO. 26-\_\_

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP OF HANOVER'S CODE OF ORDINANCES, PART II GENERAL LEGISLATION; CHAPTER 130 POLITICAL SIGNS, TO ADDRESS ANY CONFLICTS WITH FIRST AMENDMENT PROTECTIONS; AND, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH.

*WHEREAS*, Hanover Township, Northampton County, Pennsylvania (the "Township") through its Board of Supervisors (the "BOS"); adopted Ordinance No. 02-07, the Political Sign Ordinance, as amended, on October 22, 2002; and

*WHEREAS*, the BOS wishes to further amend the Political Sign Ordinance to address any inconsistencies with First Amendment protections as afforded by the Constitution of the United States of America; and

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania as follows:

**SECTION 1.** The Township of Hanover's Code of Ordinances; Part II *General Legislation*; Chapter 130 *Political Signs*; §§ 130-6 *Permits* through 130-9 *Violation and penalties* are deleted in their entirety and replaced as follows:

**"§ 130-6 Location of political signs.** With permission of a property owner, political signs may be placed on private property. No political sign shall be placed on any Township property or on any public utility pole or any traffic lights and or any other municipal or public utility structure, provided that political signs may be displayed on election day in the vicinity of the polling places, to the extent that it is permitted by state and federal election laws.

**§ 130-7 Violation and penalties.**

A. Any person or entity who violates or permits a violation of this chapter shall, upon conviction in a summary proceeding brought before a District Justice under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not less than \$100 nor more than \$1,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this chapter that is violated shall also constitute a separate offense.

B. In addition to the above remedies, the Township may institute in the name of the municipality any appropriate action or proceeding to prevent, restrain, correct or abate violations of the provisions of this chapter.”

**SECTION 2.** All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** The provisions of this Ordinance shall be severable and if any provision thereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been enacted had such unconstitutional, illegal or invalid provision(s) not been included herein.

**SECTION 4.** This Ordinance shall become effective upon enactment.

**ENACTED AND ORDAINED** at a regular meeting of the Board of Supervisors of the Township of Hanover, County of Northampton on this \_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**BOARD OF SUPERVISORS,  
HANOVER TOWNSHIP,  
NORTHAMPTON COUNTY,  
PENNSYLVANIA**

By: \_\_\_\_\_  
**KIMBERLY LYMANSTALL,**  
*Secretary*

By: \_\_\_\_\_  
**SUSAN A. LAWLESS, ESQUIRE,**  
*Chair*

DRAFT

**ERIC BELCHER**

6440 GREENE ST.  
PHILADELPHIA PA 19119  
cell: 518-538-8519  
email: eric@jugglers.com

**CONTRACT**

www.jugglers.com

**SAT, SEP 26, 2026**

Rain date:  
Date entered: 03/04/2026

**OCCASION:**

the America 250 Celebration!

Mark Hudson  
Hanover Township  
3630 Jacksonville Road  
Bethlehem, PA 18017

EMAIL mhudson@hanovertwp-nc.org



APPEARANCE/SHOW DETAILS	
DATE	Saturday, Sep 26, 2026
TIME(S)	TBD
LENGTH(S)	45 minutes + interaction after
EVENT TIMES	
FORMAT	Classic Juggling Duo
AUDIENCE	Families
AUDIENCE #	~ varies ~
SPACE	outdoors park, grassy area

PHONES/FAXES/CELL-PHONES
WORK # (1) 610-866-1140
WORK # (2)
HOME #
FAX #
SITE #
CELL #
FOR DAY OF APPEARANCE
NAME Mark Hudson
CONTACT # 267-446-2200

FEE	Payable to	Due no later than:
Deposit	\$0	
Balance	\$1,200 Eric Belcher	09/26/2026
<b>TOTAL</b>	<b>\$1,200</b>	

SITE
First Responders Park 4025 Airport Road Allentown PA 18109

**DIRECTIONS/NOTES**  
 We will shoot to arrive at least one hour prior to our start time, and aim for an hour and a half. If there is any chance of being placed in the shade that would be great ~ we're always thinking of the comfort of our audience sitting and watching us for 45 minutes. We are 100% self-sufficient with our own source of electricity & sound system, so we can be placed anywhere that is ideal for the flow of the event. Thanks for having us contribute to the festivities and we look forward to our visit.

If the information above is correct and agreed upon, please sign below and return one copy. Thank you,

EB, AW

\_\_\_\_\_  
signature

\_\_\_\_\_  
date

  
Eric Belcher

\_\_\_\_\_  
3/4/2026

# *Hanover Township Community Center*



 Hanover Township  
Community Center

Prepared by  
Exterior Building  
Solutions



## Scope of Work: Flat Roof, Metal Roof, and Skylight Replacement

### Project Title:

- Removal of Existing Flat Roof Areas and Installation of a New Versico 60Mil EPDM Adhered Membrane System.
- Removal of Existing Metal Roof and Installation of a New Peterson Standing Seam Metal Roof System.
- Removal of Existing Skylight Panels and Installation of a New Kingspan Polycarbonate Skylight.

### Client:

Hanover Township  
Hanover Township Community Center  
3660 Jacksonville Road  
Bethlehem, PA 18017

**CoStar Contract #** 008-E22-904

**Vendor #** 207082

### 1. Project Overview:

This project involves the removal of the existing EPDM membrane on the flat roof areas and the installation of additional insulation, EPDM membrane, all necessary accessories, flashing, and roof related sheet metal to ensure a watertight and durable installation.

This project involves the removal of the existing metal roofing system and the installation of additional insulation, Peterson standing seams metal roof system, including all necessary accessories, flashing, and underlayment to ensure a watertight and durable installation.

This project involves the removal of the existing Kal wall skylight system and the installation of a new Kingspan polycarbonate skylight with associated flashing secured to the existing skylight curb to ensure a watertight and durable installation.

PREVAILING WAGE RATES APPLY FOR THIS PROJECT  
PERMITS ARE TO BE BY OWNER AND ARE NOT INCLUDED IN QUOTE

### 2. Contractor Responsibilities: General/Safety and Compliance

- Mobilize equipment and personnel to job site.
- Implement safety measures and site protection.
- Disposal of all removed material and debris in accordance with local regulations.
- All work to comply with OSHA standards.
- Use of all fall protection and PPE.
- Site to be kept clean and organized throughout project.

### 3. Scope of Work: Flat EPDM Roof Areas

- Remove existing EPDM leaving existing insulation to remain over steel deck.
- Remove and replace any wet insulation per unit cost.
- Remove all existing edge metal, wall flashings, and all penetration flashings.
- Supply and mechanically fasten one (1) layer of 2.5" Versicore Polyisocyanurate insulation 4'x8' boards with 16 Versico Insultite fasteners and 3" insulation plates in the field perimeters and corners.
- Supply and adhere 60 mil Versigard non-reinforced EPDM with 3" FAT with Cav-grip3V adhesive.
- Flash in all drains, walls, curbs any all penetrations per Versico specifications and details to achieve a 25-year NDL warranty.
- Terminate all wall flashings with water block mastic and termination bar. Termination bar to be covered with counterflashing.
- Supply and install new Metal-Era Anchor-Tite fascia in .040 kynar finished aluminum. Color selected by owner from Metal-Era's standard color chart.
- All drains to receive new cast iron clamping rings, domes and drain bolts.
- Upon final inspection and acceptance by a Versico Field Service Representative a 25-year warranty will be issued.

### 4. Scope of Work: Flat EPDM/Vestibule Roof

- Remove existing EPDM leaving existing insulation to remain over steel deck.
- Remove and replace any wet insulation per unit cost.
- Remove all existing wall flashings and penetration flashing.
- Remove top area of EIFS on the outer radius wall and install (2) layers of ¾" plywood to the top of the wall.
- Supply and mechanically fasten tapered Versicore Polyisocyanurate insulation 4'x4' boards with 8 Versico Insultite fasteners and 3" insulation plates in field, perimeter, and corners.
- Install 4' sumps at drains.
- Adhere 60 mil Versigard no-reinforced EPDM with 3" FAT with Cav-grip3V adhesive.
- Flash in all drains, walls, curbs any all penetrations per Versico specifications and details to achieve a 25-year NDL warranty.
- Terminate all wall flashings with water block mastic and termination bar. Termination bar to be covered with counterflashing.
- Run EPDM membrane up and over the outside radius wall.
- Supply and install new Metal-Era Perma-Tite 200 Gold to conform to the radius in .040 kynar finished aluminum. Color selected by owner from Metal-Era standard color chart.
- All drains to receive new cast iron clamping rings, domes and drain bolts.
- Upon final inspection and acceptance by a Versico Field Service Representative a 25-year warranty will be issued.

## 5. Scope of Work: Metal Roof Areas & Skylight

- Remove existing metal roof panels, snow retention system, flashings, fasteners, underlayment, gutters, downspouts, and flush metal panels that are behind the removed gutter locations.
- Existing insulation to remain in place.
- Inspect existing insulation. Replace any wet or damaged insulation in kind under a unit price change order.
- Remove existing skylight panels and trim to the existing curb.
- Supply and Install nail board. 2" iso with 5/8" plywood over the prepared existing insulation and mechanically attach in accordance with the manufacture's requirements. Acceptable manufactures include Peterson, Certainteed, or Hunter.
- Supply and Install new wood blocking at perimeter edge locations equal to the thickness of the new nail board.
- Supply and Install Pac Clad HT ice and water over the entire roof deck.
- Supply and Install Peterson Snap Clad standing seam metal roof. (Option with or without stiffening ribs). 24Ga. Kynar 500 Standard color to be chosen by owner.
- Supply and Install all required trims, ridge caps, and edge metal per manufacture's specifications.
- Supply and Install new sheet metal coping at the rake parapet walls.
- Supply and Install new sheet metal flush metal panels and ledge caps at the removed wall panel locations.
- Supply and Install new sheet metal gutters and downspouts.
- Supply and Install new S-5 color guard snow retention system.
- Ensure proper fastening and alignment of panels.
- Seal all penetrations and transitions to ensure watertight integrity.
- Conduct final inspection and quality assurance checks.
- Supply and Install new wood blocking at the top of the existing skylight curb to provide sufficient flashing height.
- Supply and Install new sheet metal interior trim to cover the installed wood blocking.
- Supply and Install new Kingspan polycarbonate skylight and associated flashings and trims to complete the skylight installation.
- Ensure proper fastening and alignment of skylight.

## 6. Materials

- Versico 2.5" VersiCore Polyisocyanurate Insulation.
- Hunter 2-5/8" nail board insulation.
- Versico 60Mil EPDM and accessories.
- Peterson Pac Clad HT Ice and Water Shield.
- Peterson Snap Clad 16" standing seam panels. 24Ga. Kynar 500 standard color to be chosen by owner.
- Fasteners and clips per manufacture's specifications.
- Sheet Metal flashing, trims, gutter, downspouts, and flush metal panels.
- Sealants and closure strips.

# Hanover Township Community Center HVAC Upgrades Proposal

Prepared for:

Mr. Martin Limpar  
Public Works Director  
Hanover Township  
3630 Jacksonville Rd.  
Bethlehem PA 18017

March 6, 2026



Submitted by:

McClure Company

4101 North Sixth Street, Harrisburg, PA 17110

Jason Dill  
(717) 480-2221 (mobile)  
jasondill@mcclureco.com



Hanover Township  
HVAC Upgrades Proposal  
March 6, 2026

March 6, 2026

Mr. Martin Limpar  
Public Works Director  
Hanover Township  
3630 Jacksonville Rd.  
Bethlehem, PA 18017

PA COSTARS Contract # 008-E23-1046



**Re: Hanover Township – HVAC Upgrades Proposal**

Dear Mr. Limpar,

Thank you for the opportunity to submit our proposal for replacing the HVAC equipment at the Hanover Township Community Center. We appreciate the opportunity to provide you with this proposal and to partner with Hanover Township.

As discussed, we are providing installation pricing to you to support the overall turnkey replacement project. Scope and pricing follow.

Thank you again for your consideration and please contact me for further information and/or clarification.

Respectfully,

*Jason Dill*

Jason Dill  
Account Executive  
McClure Company  
717-480-2221  
jasondill@mcclureco.com

## BACKGROUND

System information:

- The current HVAC equipment was installed in 1996 and utilizes R-22 refrigerant.
- ASHRAE lists the life expectancy of this equipment as 15 years.

McClure proposes the following scopes of work:

### **SCOPE: UPRGRADE EXISTING HVAC EQUIPMENT COMBING GYM AND LOCKER ROOM UNITS, COMBINING MEETING ROOM F-5 AND F-6 UNITS AND COMBINING F-7 AND F-8 UNITS**

- Provide engineered design and installation for replacement of existing HVAC equipment.

### **INSTALL PACKAGED ROOFTOP UNIT COMBING SS-1, SS-2, AND SS-5. GYMNASIUM AND LOCKER ROOMS**

1. Provide new packaged rooftop unit with energy recovery wheel.
2. Recover the refrigerant from (3) existing split systems.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line sets.
6. Furnish and install new support steel for new unit.
7. Furnish and install curb for new rooftop unit.
8. Install the new rooftop unit.
9. Rework supply and return ductwork from SS-1, SS-2, and SS-3 to tie into new rooftop unit.
10. Install new electric feed for new rooftop unit.
11. Replace existing exhaust fan 4 from locker rooms.
12. Provide startup and checkout of the new packaged rooftop unit.
13. Provide air balancing of system.

### **SS-3 FITNESS**

1. Provide replacement 3500 CFM air handler, 8-ton condensing unit, and 100,000 BTU duct furnace.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit outside mechanical room on new concrete pad.
7. Install the new air handler and duct furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new air handler, condensing unit, and duct furnace.
13. Provide air balancing of system.

#### **SS-4 LOBBY**

1. Provide replacement 4000 CFM air handler, 10-ton condensing unit, and 150,000 BTU duct furnace.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit outside mechanical room on new concrete pad.
7. Install the new air handler and duct furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new air handler, condensing unit, and duct furnace.
13. Provide air balancing of system.

#### **SS-6 GAMES**

1. Provide replacement 3500 CFM air handler, 8-ton condensing unit, and 100,000 BTU duct furnace.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit on new roof rails on roof.
7. Install the new air handler and duct furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new air handler, condensing unit, and duct furnace.
13. Provide air balancing of system.

#### **SS-7 OFFICES**

1. Provide replacement 450 CFM air handler and 1.5-ton heat pump condensing unit.
2. Recover the refrigerant from system.
3. Disconnect electrical, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit outside mechanical room on new concrete pad.
7. Install the new air handler above offices.
8. Install new refrigerant piping.
9. Reconnect electric, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new air handler and condensing unit.
13. Provide air balancing of system.

## **F-1 ARTS**

1. Provide replacement 1100 CFM furnace and 3-ton condensing unit.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit on new roof rails on roof.
7. Install the new furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new furnace and condensing unit.
13. Provide air balancing of system.

## **F-2 CORRIDOR**

1. Provide replacement 1100 CFM furnace and 3-ton condensing unit.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit on new roof rails on roof.
7. Install the new furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new furnace and condensing unit.
13. Provide air balancing of system.

## **F-3 KITCHEN**

1. Provide replacement 800 CFM furnace and 2-ton condensing unit.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit on new roof rails on roof.
7. Install the new furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new furnace and condensing unit.
13. Provide air balancing of system.

#### **F-4 PRE-K**

1. Provide replacement 800 CFM furnace and 2-ton condensing unit.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit on new roof rails on roof.
7. Install the new furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, controls, and ductwork.
10. Evacuate the system and charge with refrigerant.
11. Rework existing outside air ductwork to provide proper outside air ventilation.
12. Provide startup and checkout of the new furnace and condensing unit.
13. Provide air balancing of system.

#### **F-5 MEETINGS (COMBINE EXISTING SYSTEMS F-5 AND F-6)**

1. Provide new 2000 CFM furnace and 5-ton condensing unit.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit on new roof rails on roof.
7. Install the new furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, and controls.
10. Rework ductwork combing supply and return ductwork to one unit.
11. Evacuate the system and charge with refrigerant.
12. Rework existing outside air ductwork to provide proper outside air ventilation.
13. Provide startup and checkout of the new furnace and condensing unit.
14. Provide air balancing of system.

#### **F-7 MEETINGS (COMBINE EXISTING SYSTEMS F-7 AND F-8)**

1. Provide new 2000 CFM furnace and 5-ton condensing unit.
2. Recover the refrigerant from system.
3. Disconnect electrical, gas, controls, and ductwork from existing equipment.
4. Remove the existing equipment and dispose of.
5. Remove the existing refrigerant line set.
6. Install new condensing unit on new roof rails on roof.
7. Install the new furnace in mechanical room.
8. Install new refrigerant piping.
9. Reconnect electric, gas, and controls.
10. Rework ductwork combing supply and return ductwork to one unit.
11. Evacuate the system and charge with refrigerant.
12. Rework existing outside air ductwork to provide proper outside air ventilation.



13. Provide startup and checkout of the new furnace and condensing unit.
14. Provide air balancing of system.

**Clarifications:**

1. Pricing is valid for (30) days.
2. All work and labor shall be provided during normal working hours, Monday - Friday, 7:00AM-3:30PM.
3. Replacement equipment will include a one year warranty.

**General Exclusions:**

1. Premium labor time, unless specified above.
2. Repairs of the existing systems.
3. Materials of any kind (except as noted above).
4. Warranty of materials provided by others.
5. Roofing work to be provided under roof replacement project.
6. Concrete pad to be installed by owner
7. Pricing is for stand-alone equipment operation and does not include BAS system.