



HanoverEngineering

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

May 28, 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
Preliminary/Record Lot Consolidation Plan
Received May 12, 2026
Hanover Project H26-17

Dear Mark:

We have reviewed the above-referenced submission for the Preliminary/Record Lot Location Plan, as distributed by our letter of May 18, 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 second 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 plan has been submitted as a Preliminary/Record Lot Consolidation plan and has been reviewed as such.

B. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159

- * Section 159-29 – Preliminary plan approval is required prior to Record plan review and approval. The Applicant has requested a waiver of this section to allow for concurrent Preliminary/Record plan review.
 - * Section 159-30.C.(9) – The proposed concrete monuments to be set shall be set prior to plan recording.
- Section 159-30.E – The plan shall contain all required signatures and seals prior to plan approval.
- Section 159-30.E.(5) – The Owners shall sign and notarize the Owner's Certificate.

Section 159-44 – All requested waivers and deferrals shall be listed on the plan. Upon approval by the Board of Supervisors, a note shall be added to the plan listing any conditions and the meeting date of the Board of Supervisors' action.

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.

* Sections 185-37.E.(2) – We note the combined lots do not meet the minimum required lot width of 200 feet; however, the existing non-conformity is lessened by this lot consolidation.

D. GENERAL COMMENTS

1. The applicant is offering additional right of way at Stoke Park Road and Fairview Street. A legal description, plat and closure report shall be provided.
2. Any prior variances, waivers, or other relief that was previously obtained for the existing properties shall be listed on the plan.
3. Any conditions associated with relief outlined above from the Zoning Hearing Board or other entities shall be added to the Plan.

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\05-28-26 WegmansLotLocationReviewLetter2.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)