

HANOVER TOWNSHIP, NORTHAMPTON COUNTY

PROCLAMATION NO. 2026 – 09

Proclamation Recognizing Gavin Bailey for Achieving the Rank of Eagle Scout

WHEREAS, the rank of Eagle Scout is the highest honor attainable in Scouting and represents years of dedication, leadership, service, and personal growth; and

WHEREAS, Gavin Bailey began his scouting journey at the age of five as a Tiger Scout with Pack 368 and continued his service with Troop 318, both located in Bethlehem, Pennsylvania, and part of Minsi Trails Council; and

WHEREAS, throughout his years in Scouting, Gavin demonstrated leadership and commitment while serving in numerous roles, including Troop Guide, Chaplain Aide, Assistant Senior Patrol Leader, Senior Patrol Leader, and as a member of the Order of the Arrow, and further strengthened his leadership skills by completing the National Youth Leadership Training in 2023; and

WHEREAS, beyond Scouting, Gavin has continued to demonstrate dedication and leadership as a section leader in the Liberty High School Grenadier Band, a member of the National Honor Society, and a recipient of a Leadership Award for his contributions to the Liberty High School track and field team; and

WHEREAS, for his Eagle Scout service project, Gavin designed and constructed an outdoor whiteboard to complement the outdoor classroom at Hanover Elementary School, creating a permanent teaching space that will benefit students and teachers for many years to come; and

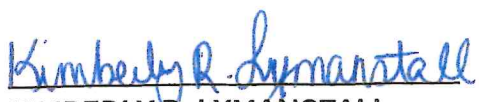
WHEREAS, Gavin's project, titled "**Operation: Hanover's Whiteboard**," involved more than 20 volunteers contributing over 120 hours of service and will benefit approximately 225 students in grades K–5 at The Hanover Elementary School; and

WHEREAS, Gavin's achievement reflects great credit upon himself, his family, Troop 318, Hanover Elementary School, and the greater community.

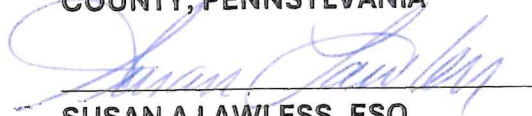
NOW, THEREFORE, BE IT PROCLAIMED, that the Hanover Township Board of Supervisors does hereby recognize and congratulate **Gavin Bailey** upon achieving the rank of **Eagle Scout** and commends him for his outstanding leadership, service, and dedication to improving the community.

Approved and Adopted on June 3, 2026.

ATTEST:


KIMBERLY R. LYMANSTALL
Secretary – Board of Supervisors

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA


SUSAN A. LAWLESS, ESQ.,
Chair – Board of Supervisors

HANOVER TOWNSHIP

Audit Executive Summary

May 29, 2026



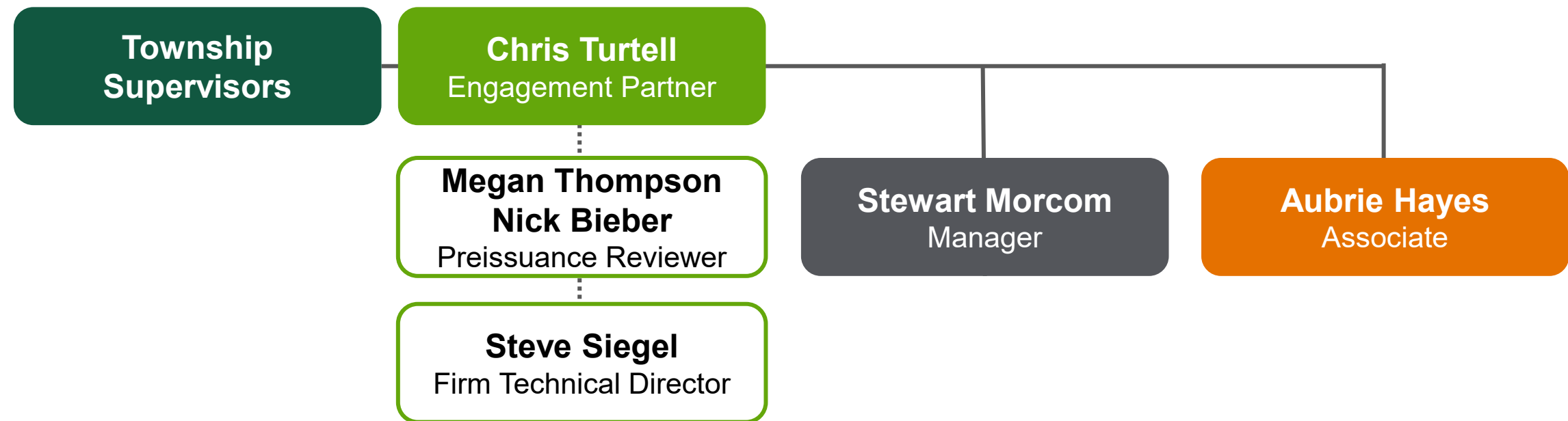
Agenda

- ▶ Client Service Team
- ▶ Results of the Audit
- ▶ Financial Highlights and Trends
- ▶ Internal Control Communication
- ▶ Corrected and Uncorrected Misstatements
- ▶ Qualitative Aspects of Accounting Practices
- ▶ Independence Considerations
- ▶ Other Required Communications

This information is intended solely for the use of the Township Supervisors and management of Hanover Township and is not intended to be, and should not be, used by anyone other than these specified parties.



Client Service Team

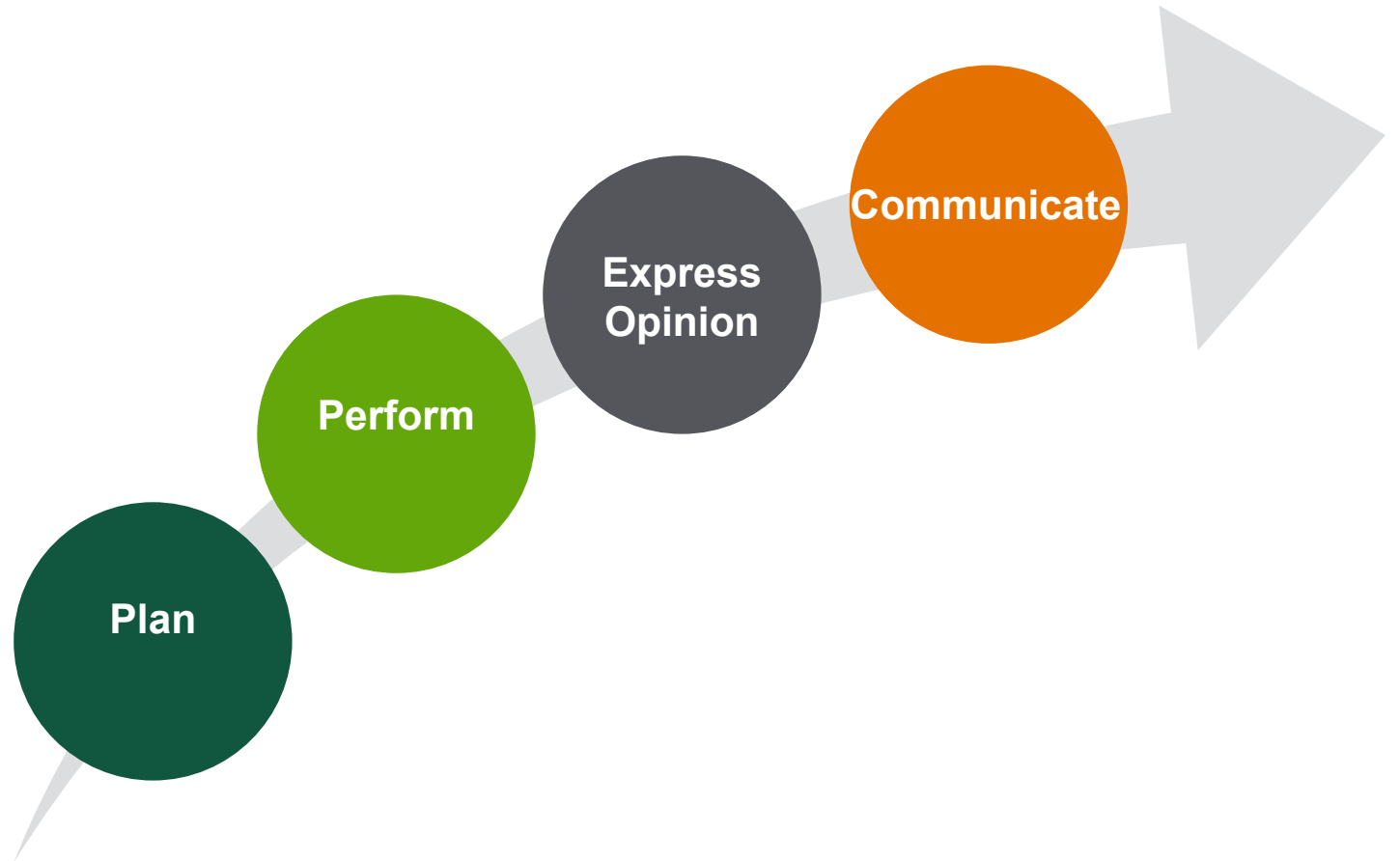


Results of the Audit

We have audited the modified cash basis financial statements of Hanover Township (the “Township”) for the year ended December 31, 2025, and we have issued our report thereon dated May 29, 2026.

We have issued an:

- Unmodified opinion on the modified cash basis financial statements

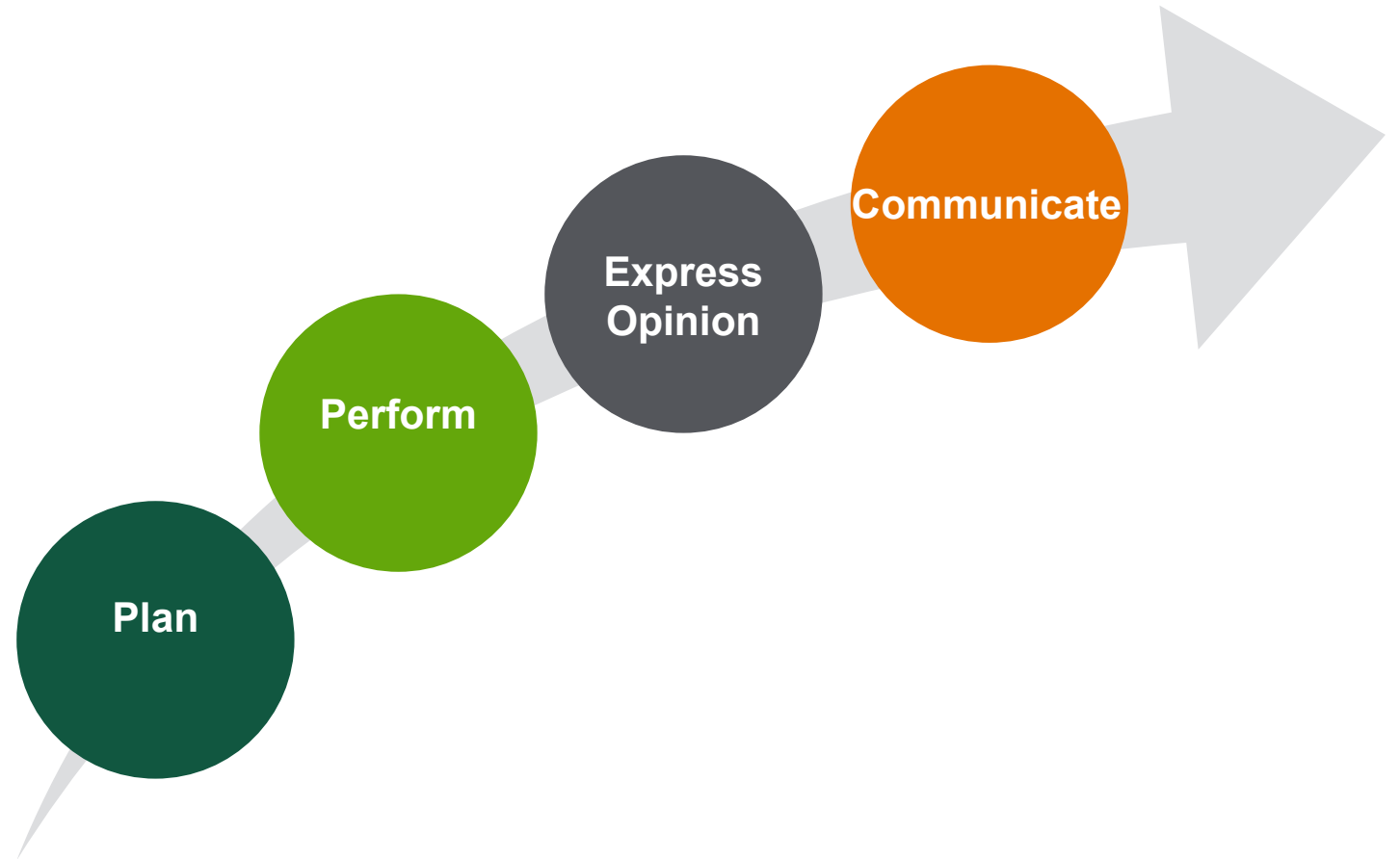


Results of the Audit

We have audited the financial statements of Hanover Township for the year ended December 31, 2025, in the format prescribed by the Pennsylvania Department of Community and Economic Development (“DCED”) and we have issued our report thereon dated March 31, 2026.

We have issued an:

- Unmodified opinion on the financial statements on the regulatory basis of accounting.
- Adverse opinion on generally accepted accounting principles due to the required regulatory format.



Financial Highlights – General Fund

Revenues were .4% over budget

- Business privilege tax continues to come in over budgeted collections

Expenditures were 1.0% under budget

- General Government over by \$239k
 - ~\$100k of this due to 248 Building activity
 - Remainder largely due to engineering costs for large projects including First Responders Park
- Public works – Highways and Streets under by \$222k – spread across wages, equipment, and fuel and materials

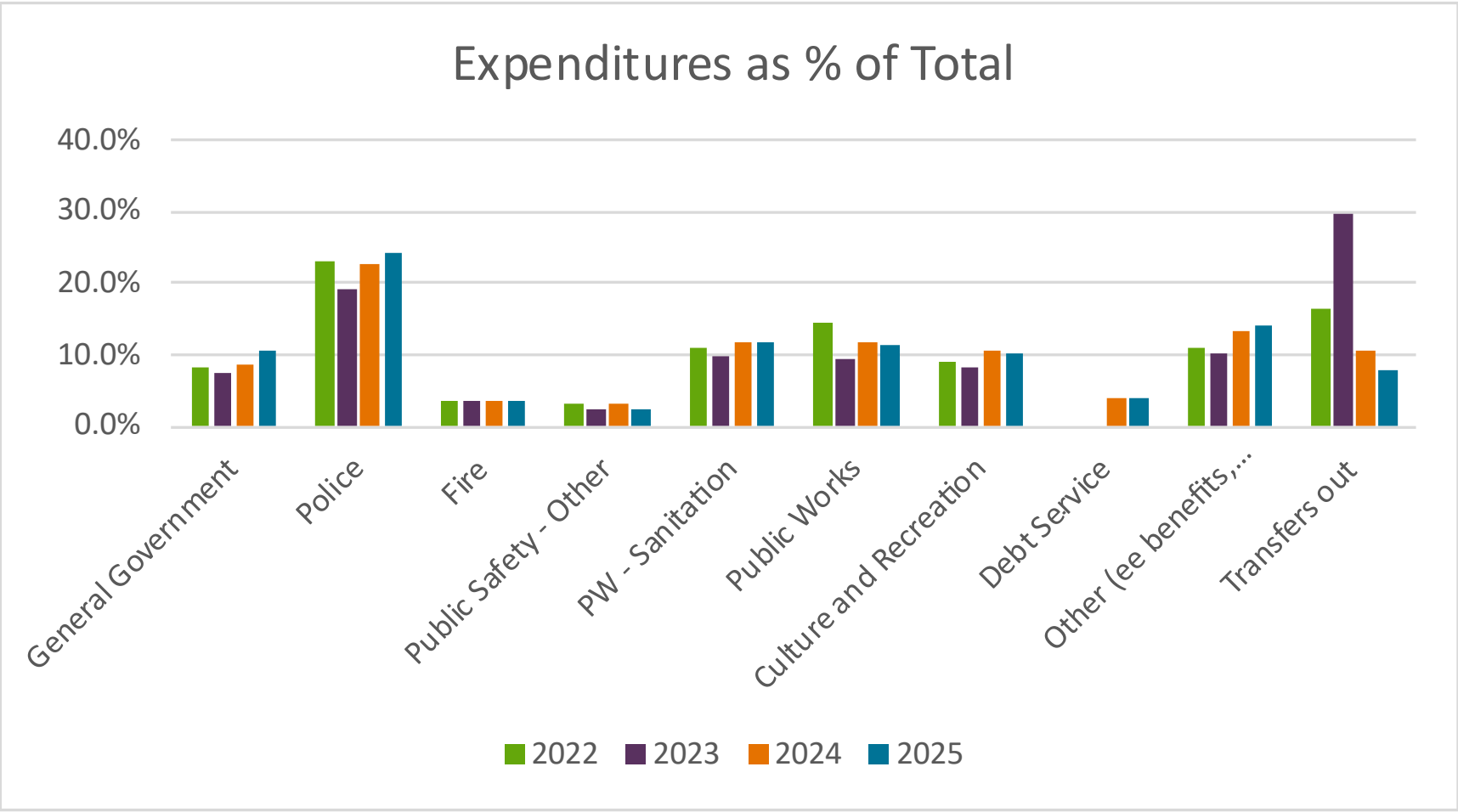
Net transfers out variance includes the transfer of \$360K of ARPA money to capital as well as the budgeted transfers of ARPA funds of \$350K which was movement from restricted to unassigned revenue.

Ending fund balance totals \$11,349,958 of which \$10,661,459 is unassigned.

	Budget	Actual	Variance
REVENUES			
Real estate tax	\$ 1,970,346	\$ 1,874,625	\$ (95,721)
Real estate transfer tax	500,000	496,848	(3,152)
Earned income tax	2,890,000	2,935,930	45,930
Business privilege tax	900,000	1,026,644	126,644
Emergency and municipal services tax	600,000	613,097	13,097
Licenses, permits and fines	213,000	193,964	(19,036)
Interest and rent	300,600	354,106	53,506
Intergovernmental	364,463	322,807	(41,656)
Charges for services	2,539,752	2,472,407	(67,345)
Other	11,892	44,301	32,409
TOTAL REVENUES	10,290,053	10,334,729	44,676
EXPENDITURES			
General government	926,750	1,165,678	(238,928)
Public safety:			
Police	2,686,659	2,685,066	1,593
Fire, ambulance, and rescue	401,360	414,355	(12,995)
Other (planning, zoning, etc.)	355,100	276,665	78,435
Public works - sanitation	1,268,226	1,309,550	(41,324)
Public works - highways and streets	1,476,738	1,255,082	221,656
Culture and recreation	1,181,000	1,140,573	40,427
Employer paid benefits, insurance, other	1,595,230	1,542,703	52,527
Debt service	433,150	429,525	3,625
TOTAL EXPENDITURES	10,324,213	10,219,197	105,016
Transfers out	(199,525)	(890,216)	(690,691)
NET CHANGE IN FUND BALANCE	(233,685)	(774,684)	(540,999)
FUND BALANCE - BEGINNING OR YEAR		12,124,642	
FUND BALANCE - END OF YEAR		\$ 11,349,958	



Financial Highlights – General Fund



The percentage of general fund expenditures has largely remained consistent by category.



Financial Highlights – General Fund

- The current level of fund balance within the general fund enables the Township to be more proactive with planning for future capital equipment, roadwork, and land and building improvement needs.
- We recommend no less than 20% to 30% of operating expenses as a reserve in the general fund. Currently, the Township's General Fund unassigned reserve exceeds this recommendation.

	General
ASSETS	
Cash and investments	\$ 10,672,106
Restricted cash	1,019,788
Other receivables	377
TOTAL ASSETS	\$ 11,692,271
LIABILITIES	
Funds held in escrow	\$ 331,289
Interfund payables	11,024
TOTAL LIABILITIES	\$ 342,313
FUND BALANCES	
Restricted	688,499
Unassigned	10,661,459
TOTAL FUND BALANCES	\$ 11,349,958



Financial Highlights – Other Governmental Funds

	Capital	Fire Protection	Liquid Fuels	Stormwater	Impact
REVENUES					
Real estate taxes	\$ -	\$ 276,183	\$ -	\$ -	\$ -
Interest and rent	57,284	2,265	14,055	46	3,443
Intergovernmental	833,016	-	411,566	-	-
Special assessments	-	-	-	19,318	-
Other	213,812	-	-	-	47,677
TOTAL REVENUES	1,104,112	278,448	425,621	19,364	51,120
EXPENDITURES					
General government	43,279	-	-	-	-
Public safety	31,342	245,717	-	-	-
Public works	1,341,921	-	286,104	-	-
Culture and recreation	541,572	-	-	-	-
TOTAL EXPENDITURES	1,958,114	245,717	286,104	-	-
Sale of capital assets	89,439	-	-	-	-
Transfers in	869,665	20,551	-	-	-
NET CHANGES IN FUND BALANCES	105,102	53,282	139,517	19,364	51,120
FUND BALANCES - BEGINNING OF YEAR - RESTATED	8,258,138	1,072,017	2,198,039	15,004	1,365,631
FUND BALANCES - END OF YEAR	\$ 8,363,240	\$ 1,125,299	\$ 2,337,556	\$ 34,368	\$ 1,416,751

- Ending Fund Balances noted are restricted for the purpose noted within the column, except for the Capital Equipment fund which is assigned.



Internal Control Communication

In planning and performing our audit, we considered internal control over financial reporting (“internal control”) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the modified cash basis financial statements but not for the purpose of expressing an opinion on the effectiveness of the Township’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Township’s internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis.



Internal Control Communication

Material Weakness

- ▶ A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Township's financial statements will not be prevented, or detected and corrected, on a timely basis.

Significant Deficiency

- ▶ A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

We did not identify any control deficiencies that we believe to be material weaknesses.



Internal Control Communication

Significant Deficiency

► Limited Segregation of Duties

The Township has a small office staff. We wanted to take this chance to remind you of your oversight responsibilities to continue the review and approval of monthly financial information. It is important the board reviews the information and asks questions about anything they find unusual.



Internal Control Communication

Significant Deficiency

► Journal Entry Approvals

During our audit procedures we noted that journal entries posted to the accounting system currently do not require any approvals. We recommend that any journal entries that are posted that are nonroutine be printed for signature of the Township Manager.



Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management.

Corrected Misstatements

- ▶ None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Uncorrected Misstatements

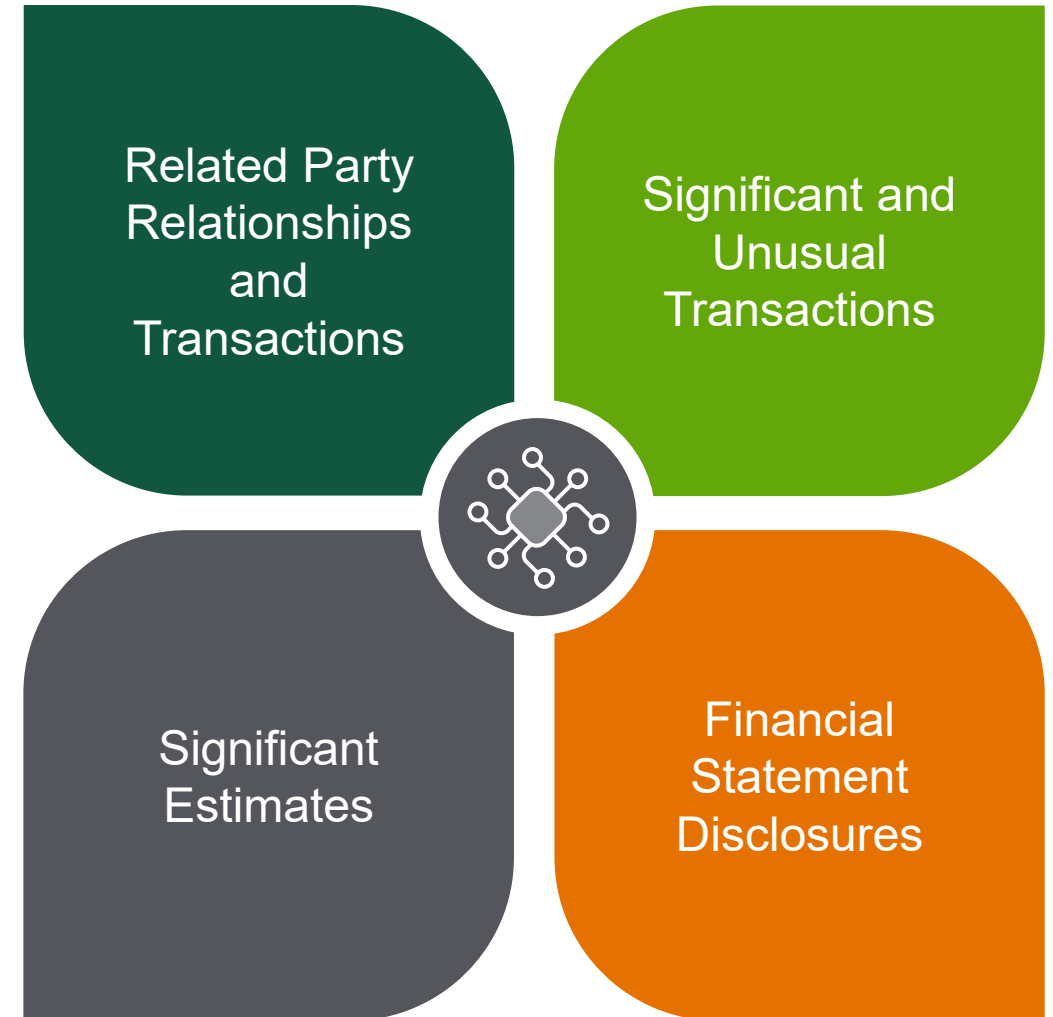
- ▶ Note noted.



Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The Township utilizes the modified cash basis of accounting.

No new accounting policies were adopted, and the application of existing policies was not changed during the year. We noted no inappropriate accounting policies or practices.

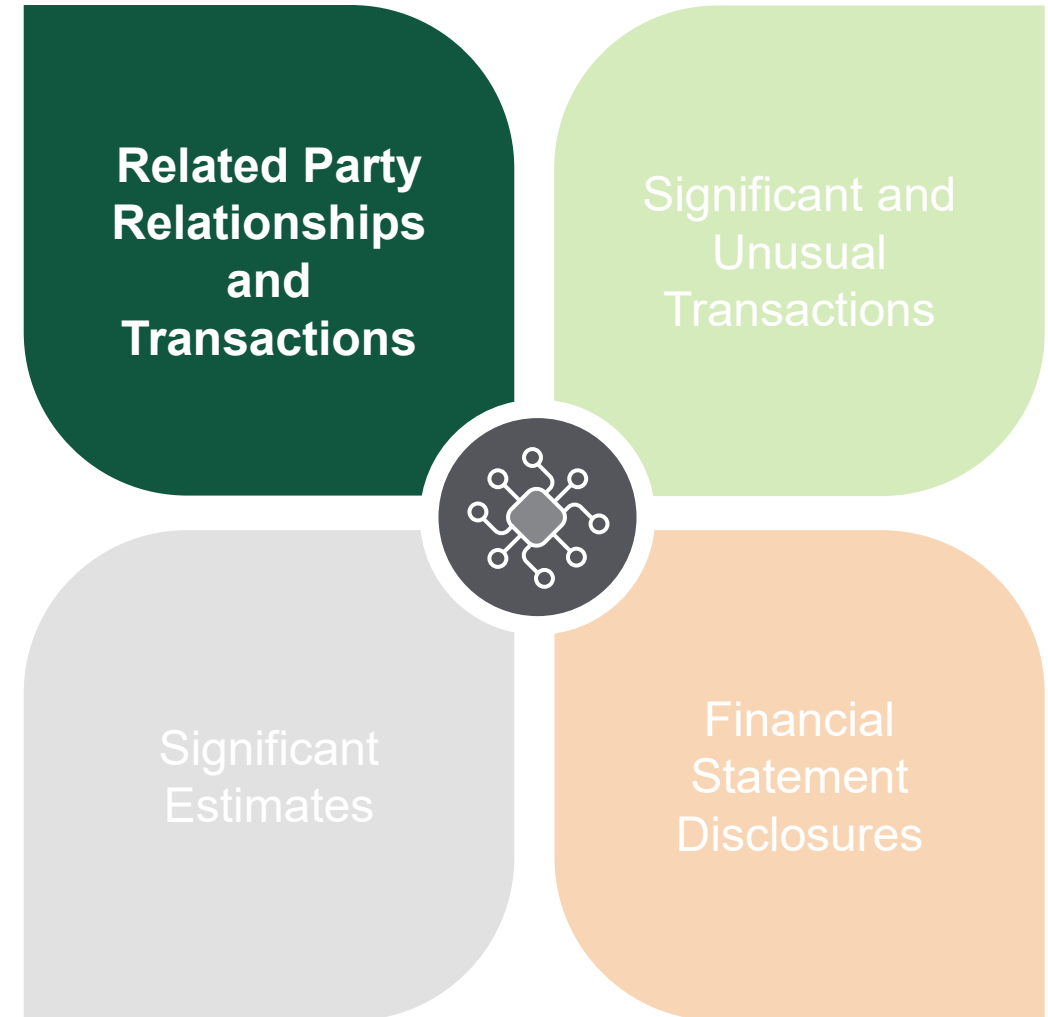


Qualitative Aspects of Accounting Practices

As part of our audit, we evaluated the Township's identification of, accounting for, and disclosure of the Township's relationships and transactions with related parties as required by professional standards.

We noted none of the following:

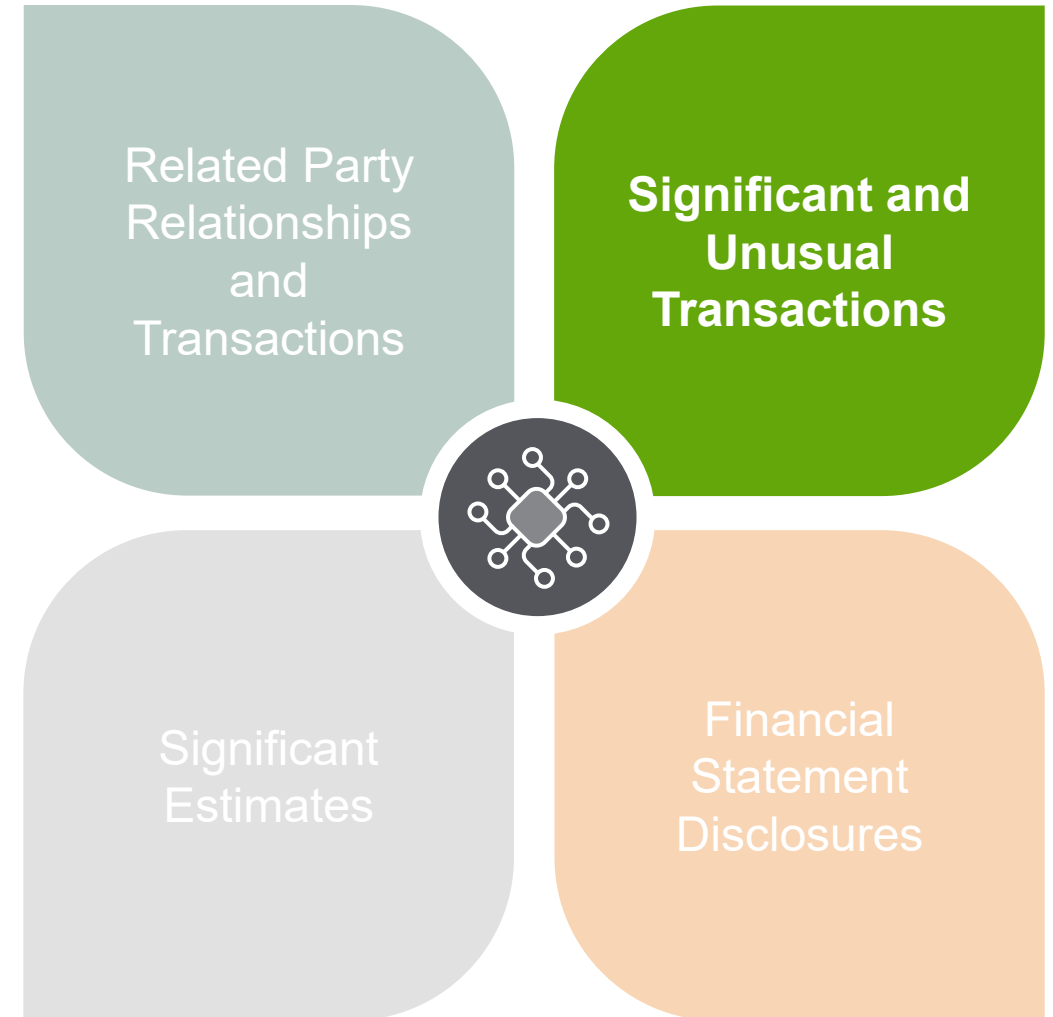
- Related parties or related party relationships or transactions that were previously undisclosed to us;
- Significant related party transactions that have not been approved in accordance with the Township's policies or procedures or for which exceptions to the Township's policies or procedures were granted;
- Significant related party transactions that appeared to lack a business purpose;
- Noncompliance with applicable laws or regulations prohibiting or restricting specific types of related party transactions; and
- Difficulties in identifying the party that ultimately controls the Township.



Qualitative Aspects of Accounting Practices

We noted no transactions entered into by the Township during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

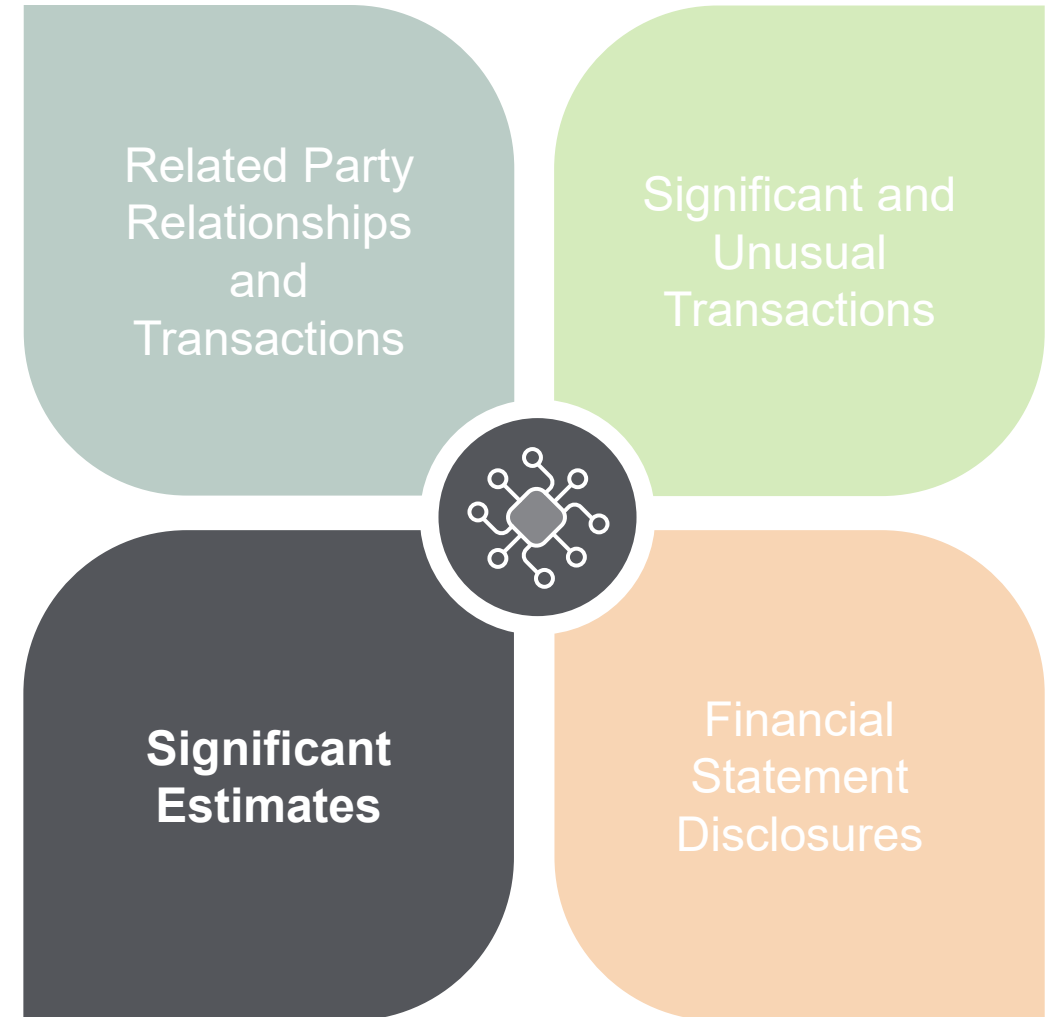
For purposes of this presentation, professional standards define significant unusual transactions as transactions that are outside the normal course of business for the Township or that otherwise appear to be unusual due to their timing, size, or nature. We noted no significant unusual transactions during our audit.



Qualitative Aspects of Accounting Practices

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events.

We noted no accounting estimates that are particularly sensitive because of their significance to the financial statements.

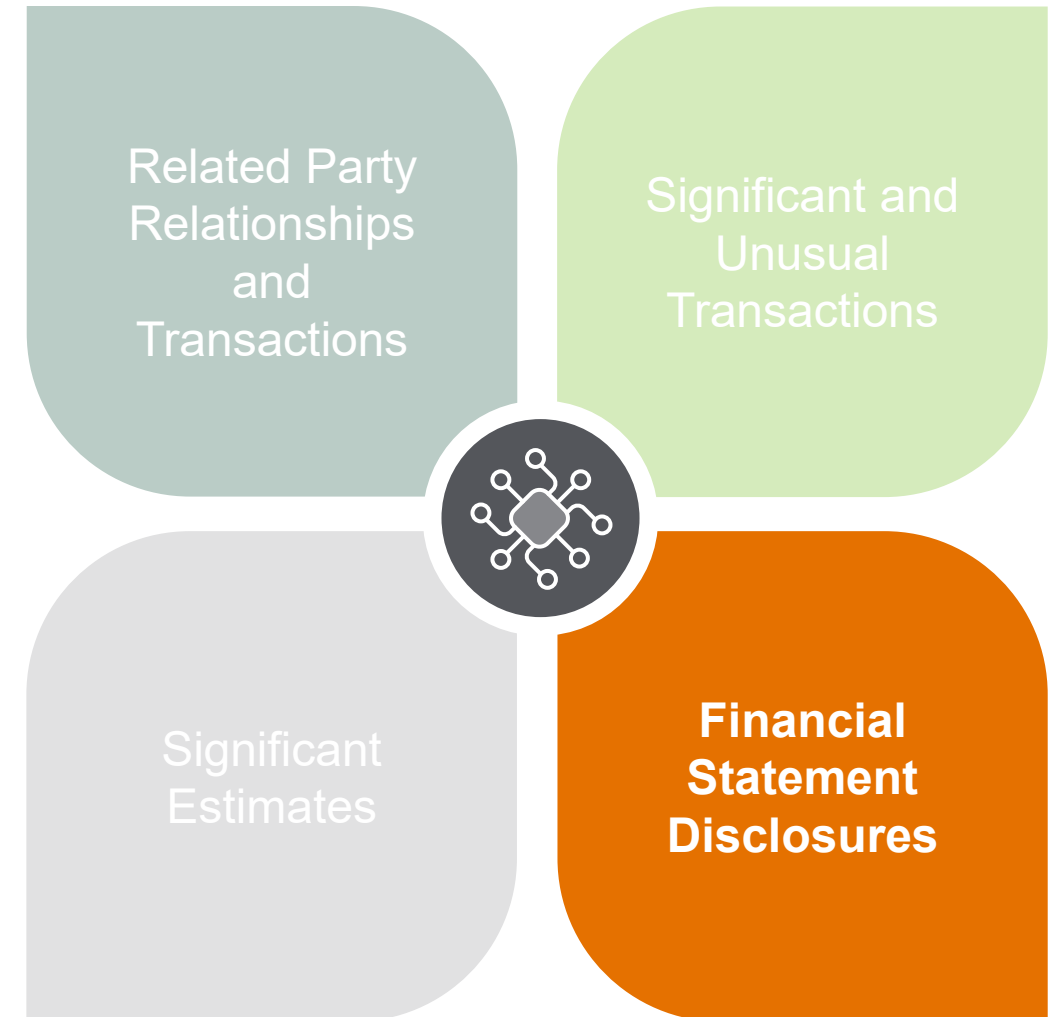


Qualitative Aspects of Accounting Practices

The financial statement disclosures are neutral, consistent, and clear.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

We did not note any disclosures that were particularly sensitive to the financial statements.



Independence Considerations

Nonattest Services

- ▶ We assisted with the preparation of the financial statements, DCED annual financial report, and the audit notice.
- ▶ For all nonattest services we perform, you are responsible for designating a competent employee to oversee the services, make any management decisions, perform any management functions related to the services, evaluate the adequacy of the services, and accept overall responsibility for the results of the services.



Independence Conclusion

- ▶ We are not aware of any other circumstances or relationships that create threats to auditor independence.
- ▶ We are independent of the Township and have met our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit.



Other Required Communications

Difficulties Encountered

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Disagreements with Management

Includes disagreements on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report no such disagreements arose during the course of our audit.

Auditor Consultations

We noted no matters that are difficult or contentious for which the auditor consulted outside the engagement team.

Management Representations

We have requested certain representations from management that are included in the management representation letters dated May 29, 2026 and March 31, 2026 .



Other Required Communications

Management Consultations

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. To our knowledge, there were no such consultations with other accountants.

Other Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year. These discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Fraud and Illegal Acts

As of the date of our report, no fraud, illegal acts, or violations of laws and regulations noted.

Going Concern

No events or conditions noted that indicate substantial doubt about the Township’s ability to continue as a going concern.



Other Matters

Supplementary Information

- ▶ With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with the modified cash basis of accounting, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.



Questions

Contacts

Chris Turtell

Partner

chris.turtell@cbh.com

(484) 525-4640

Stewart Morcom

Manager

stewart.morcom@cbh.com

(484) 525-4607

About Cherry Bekaert

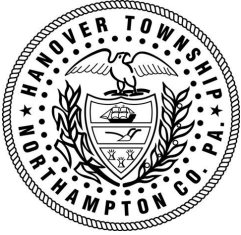
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This material has been prepared for general informational purposes only and is not intended to be relied upon as tax, accounting, or other professional advice. Before taking any action, you should consult a professional advisor familiar with your particular facts and circumstances.



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BOARD OF SUPERVISORS
Zoning & Code Enforcement
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302
610.866.1140
Fax 610.758.9116

July 6, 2026

To: Board of Supervisors
Mark Hudson
Kimberly Lymanstall
Barbara Baldo
Brian Dillman
Jesse Chupella
Matthew J Deschler, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 26ZHB04
Applicant: Jefferson Health Corporation
Property location: 90 Highland Ave
Zoning District: PIBD

Enclosed is a copy of the application received July 6, 2026, requesting a variance for the maximum allowed sizes of a monument sign and wall mounted sign.

The next meeting is tentatively scheduled 7:00 PM Thursday, July 23, 2026. Notice of Hearing to follow.

Tracy Luissner

Direct Dial: 484-765-2279
Email: mpachorkowsky@norris-law.com

July 1, 2026

VIA FEDEX

Hanover Township
ATTN: Tracy Luisser, BCO
3630 Jacksonville Road
Bethlehem PA 18017

Re: 90 Highland Avenue, Hanover Township

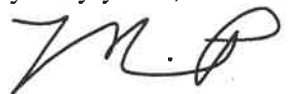
Dear Ms. Luisser:

Enclosed please find the following on behalf of our client, Jefferson Health Corporation:

- Original and twenty-three (23) copies of a Petition for Variance with Exhibits
- Check in the amount of \$1,000.00
- Return envelope

Kindly return a stamped copy of the Petition in the envelope enclosed. Should anything additional be required to file this application, please reach out to my attention by phone 484-765-2279. Thank you in advance!

Very truly yours,



Mary Pachorkowsky, Paralegal

Enclosures

ORIGIN: DABEA (610) 391-1800
MARY PACHORKOWSKY
NORRIS MC LAUGHLIN MARCUS
515 W. HAMILTON STREET

SHIP DATE: 01 JUL 26
ACTWGT: 2.00 LB
CAD: 102101007/INET4535

ALLEN TOWN, PA 18101
UNITED STATES US

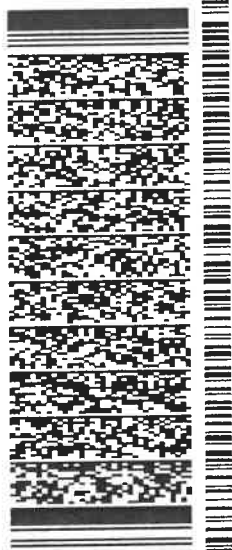
BILL SENDER

TO **TRACY LUISSE BCO**
HANOVER TOWNSHIP
3630 JACKSONVILLE ROAD

58KJ2/DC4A/484B

BETHLEHEM PA 18017
(484) 765-2279 REF: 700125/96 (90 HIGHLAND)

INV: PO: DEPT:



J262026062901uv

TRK# 8738 3042 6242
0201

THU - 02 JUL 10:30A
PRIORITY OVERNIGHT

15 UKTA

18017
PA-US ABE



After printing this label:

CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.



HANOVER TOWNSHIP, Northampton County

3630 Jacksonville Rd, Bethlehem PA 18017

Phone 610-866-1140 Fax 610-758-9116

PETITION

NOTICE: This Petition, in order to be acted upon by the Zoning Hearing Board must be fully completed in accordance with the "instructions to applicant." Failure to do so will result in a denial of the Petition without refund of your filing fee.

Application is made this 1st day of July, 20 26

I. PROPERTY INFORMATION (*location and existing conditions for which a special permit is being applied*):

1. Address of property for which a special permit is requested: 90 Highland Avenue, Bethlehem, PA 18017
2. Tax Parcel No.: M6 15 10X 0214
3. Current Zoning Classification: PIBD
4. The Dimension of the land area are: 7.09 acres
5. The real estate contains 40,128 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
PIBD
(a) The real estate is presently used for the purpose of: Office
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note):
Office building and paved parking

II. OWNER INFORMATION

1. Owner of property: 90 Highland LLC Telephone (610) 395-3333
(all parties to the title must be listed, attach additional page if needed)
Address 3151 Coffeetown Road, Orefield, PA 18105

III. APPLICANT INFORMATION (*herein after known at the "Petitioner"*)

1. Applicant ("Petitioner(s)") Jefferson Health Corporation Telephone (484) 765-2290
(all parties must be listed, attach additional page if needed)
Address c/o 515 W. Hamilton Street, Suite 502, Allentown PA. 18101
2. Petitioner is the (check one or more)
☐ Owner ☒ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): S. Graham Simmons, III, Esquire Telephone (484) 765-2290
Address 515 W. Hamilton Street, Suite 502, Allentown PA, 18101
4. Petitioner: (check appropriate action)
☒ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on May 26, 2026, which was as follows: (quote, or if insufficient space, attach additional page). Please see attached Exhibit A.

- NOTE: All Petitioners must sign
at least one must sign in the
presence of a person capable
of administering an oath (see below)

(SEAL)

NOTE: The following affidavit must be taken before a Notary Public or other appropriate official by one of the Petitioners.

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF Lehigh)

) ss:

ON THIS, the 1 day of July, 2026, before me, Breanna F. Urello
the undersigned officer,

personally appeared, S. Graham Simmons, III,
known to me (or satisfactorily proven) to be the person whose name (is)(are) subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

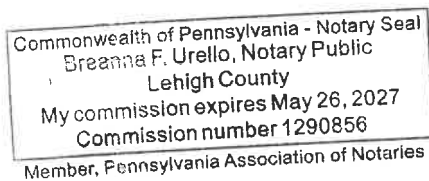
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This 1 day of July 2026

Breanna F. Urello

NOTARY PUBLIC



FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF Lehigh)

) ss:

ON THIS, the 1 day of July, 2026, before me, Breanna F. Urello
the undersigned officer,

personally appeared, S. Graham Simmons, Esq.,
who acknowledged himself to be the attorney of
Jefferson Health Corporation, a corporation, and that he as such attorney being
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself as attorney.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

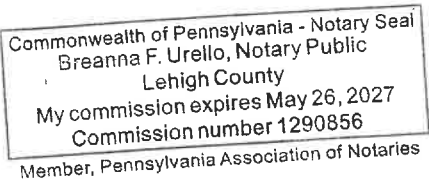
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This 1 day of July 2026

Breanna F. Urello

NOTARY PUBLIC



**HANOVER TOWNSHIP
JEFFERSON HEALTH CORPORATION
SUPPLEMENTAL WRITTEN STATEMENT**

Applicant: Jefferson Health Corporation ("Applicant")
Owner: 90 Highland LLC
Property: 90 Highland Avenue, Bethlehem, PA
Zoning District: Planned Industrial/Business Park District ("PIBD")
Relief Sought: Variance of Section 185-19 (Sign Regulations)

The Applicant is Jefferson Health Corporation (hereinafter "Applicant"). Applicant is the tenant of real property located at 90 Highland Avenue, Bethlehem, Hanover Township, Pennsylvania (hereinafter the "Property").

Existing Features

The subject Property contains approximately 7.09 acres and is located in the PIBD zoning district. To be constructed on the Property will be an approximately 40,128 square foot three (3) story medical office building which Applicant has already obtained conditional use approval as required in the PIBD zoning district to construct.

A separate, and somewhat similar sign package was previously submitted to Hanover Township in 2022, and the Applicant's predecessor was granted variance relief by the Township's Zoning Hearing Board in its written decision dated September 28, 2022 (the "2022 Sign Package"). The latest proposed sign package included with this Petition contains changes from the 2022 Sign Package in that it includes more signs, however, the new proposed sign package is lower in the overall square footage of signs than the 2022 Sign Package that was ultimately granted variance relief by the Township's Zoning Hearing Board.

Relief Sought

Applicant seeks several variances from the requirements of §185-19 of the Hanover Township Zoning Ordinance to allow the Applicant to affix a total of nine (9) wall signs and five (5) freestanding signs on and about the Property (the "Signage") totaling approximately 781.32 square feet, all of which will require variances.

The Applicant proposes the following seventeen (17) signs:

- 1) Sign A: A wall mounted business sign representing the internally illuminated channel letters for the Children and Family Health Center affixed on the north facade of the building (approximately 188.3 square feet);



- 2) Sign B: A wall mounted business sign representing the internally illuminated logo for Jefferson Health affixed on the north facade of the building (approximately 84.5 square feet);
- 3) Sign D: A wall mounted business sign representing the internally illuminated channel letters and logo for HNL Lab Medicine affixed on the north facade of the building located above and to the left of the main entrance of the building (approximately 52.1 square feet);
- 4) Sign E: A wall mounted sign representing the internally illuminated channel letters for the Entrance of the building affixed on the north facade designating the location of Applicant's main entrance to its building (approximately 13 square feet);
- 5) Sign F: A wall mounted business sign representing the internally illuminated channel letters for Children's ExpressCARE affixed on the west facade of the building (approximately 24.5 square feet);
- 6) Sign G: A wall mounted business sign representing the internally illuminated channel letters and logo for Jefferson Health Lehigh Valley affixed on the west facade of the building (approximately 51.6 square feet);
- 7) Sign H: A wall mounted business sign representing the internally illuminated channel letters and logo for Jefferson Health affixed on the east facade of the building (approximately 40 square feet);
- 8) Sign I: A wall mounted business sign representing the internally illuminated channel letters for Children's ExpressCARE affixed on the south facade of the building (approximately 45.16 square feet);
- 9) Sign J: A wall mounted business sign representing the internally illuminated channel letters and logo for Jefferson Health Lehigh Valley affixed on the south facade of the building (approximately 64.2 square feet);
- 10) Sign 1: A free-standing double-sided internally illuminated monument sign with electronic message center located on the west of the Property adjacent to Route 512 (100 square feet); and
- 11) Signs 2-5: Four (4) free-standing double-sided non-illuminated directional signs located on the east and southeast parts of the Property (approximately 26.43 square feet each).

The dimensions and locations of the Signage are depicted on the attached Schedule 1. Additionally attached hereto on Exhibit B is a chart that provides the specific portion of the code for which we are requesting the variance as well as the sign it corresponds with.

Each of the variances being requested by Applicant in its appeal are necessary due to visibility concerns associated with the size of the medical building to be situated at the Property. The construction of the hospital is new to the Township and Applicant anticipates that the requested

signage is necessary to adequately direct patients, ambulances, and deliveries to the proper areas within the medical complex. Additionally, Applicant believes that the additional signage is the minimum variance possible that will allow its patients to easily locate the various entrances and service entrances to Applicant's medical facility accessing the Property from all directions.

The Applicant further believes that the variances, if authorized, will not alter the essential character of the PIBD district in which the Property is located, nor will it substantially or permanently impair the appropriate use of the adjacent properties, or be detrimental to the public welfare.

Conclusion

For the reasons stated herein and additional reasons to be brought forth at the time of hearing, Applicant respectfully requests the Zoning Hearing Board grant the Applicant's requested relief. The Applicant reserves the right to present additional evidence and testimony at the time of the hearing.



BOARD OF SUPERVISORS
Zoning & Code Enforcement
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302
610.866.1140
Fax 610.758.9116

May 26, 2026

Riley Rager
Reed Sign Company
1050 Main St
Pennsburg PA 18073

Dear Riley Rager:

We received your permit application on May 18, 2026, for (8) wall mounted signs and (8) free standing signs for 90 Highland Ave-LVHN-Jefferson. The application has been reviewed for compliance with Hanover Township Zoning Ordinance. The proposed sign package is hereby denied.

This package is completely different from the 2022 zoning variance that was granted for (4) wall mounted signs and (2) free standing signs. There is also a difference in the size of the signs that was also previously granted a variance.

Consider this letter as rejection of your application in accordance with Section 185-26 of the Hanover Township Zoning Ordinance.

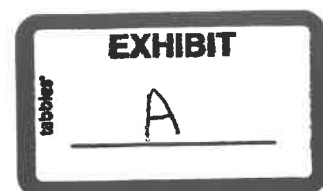
You have the right to appeal my decision to the Zoning Hearing Board in thirty (30) days.

Should you have any questions, please feel free to contact me.

Tracy Luisser

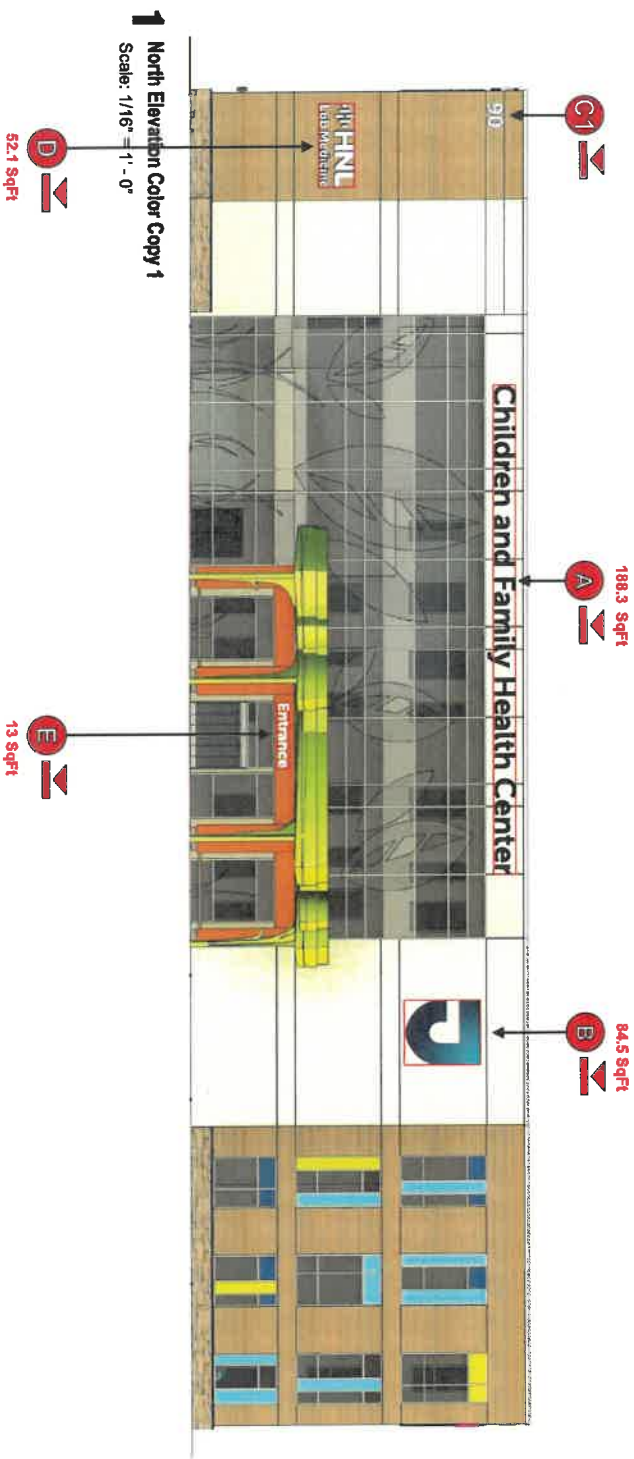
Tracy Luisser, BCO
Zoning Officer, Hanover Township Northampton County

CC: Gary Reeser, Jaiindl Land Company
LVHN-Jefferson Health



SIGN	§185-19 Regulations
Signs A, B, C1, D, E, C2, F, G, H, C3, I, J (Wall Mounted)	D. (2)(a): Said sign shall not exceed three square feet of area for each five lineal feet of building wall on which the sign is to be mounted. D. (2)(b): The area of a sign comprised of individual letters shall be computed as the area encompassed by an imaginary line drawn around the letters so that a geometric shape is obtained. The space between letters is computed as being part of the area of the sign. D. (3)(c): Individual uses shall be permitted only one wall -mounted business sign consisting of letters not to exceed 16 square feet in area and meeting the following criteria: I. Letters to be a maximum of eight inches high. II. Letters to be located four feet to 10 feet above grade
Sign 1 Medical ID Gateway (Freestanding)	B.(4)(b): Any freestanding sign, except billboards, shall not be greater than 30 square feet in area, except as defined in Subsections D(3)(d) and D(4)(d) of this section. B.(4)(d): The top of any freestanding sign, except billboards, shall not be higher than 14 feet above the adjacent official Township or Pennsylvania Department of Transportation street grade. D.(3)(d): A planned industrial business park, a business park, a planned office, research and residential park or an office and institutional area developed according to a unified site plan shall be permitted only one identification sign at each major entrance not to exceed 50 square feet in area, with the exception that two such identification signs, each of a maximum dimension of 50 square feet, may be permitted at each major entrance if the tops of both signs are no more than six feet above the adjacent official street grade and constructed of natural materials, and if the site plan and detailed design of such signs are reviewed by the Planning Commission and approved by the Board of Supervisors during site plan review as required by § 185-22C. D.(4)(d): A commercial center shall be permitted only one identification sign not to exceed 50 square feet in area.
Signs 2, 3, 4, 5 Vehicular Directional Signs (Freestanding)	B.(4)(b): Any freestanding sign, except billboards, shall not be greater than 30 square feet in area, except as defined in Subsections D(3)(d) and D(4)(d) of this section. B.(4)(d): The top of any freestanding sign, except billboards, shall not be higher than 14 feet above the adjacent official Township or Pennsylvania Department of Transportation street grade. D.(3)(d): A planned industrial business park, a business park, a planned office, research and residential park or an office and institutional area developed according to a unified site plan shall be permitted only one identification sign at each major entrance not to exceed 50 square feet in area, with the exception that two such identification signs, each of a maximum dimension of 50 square feet, may be permitted at each major entrance if the tops of both signs are no more than six feet above the adjacent official street grade and constructed of natural materials, and if the site plan and detailed design of such signs are reviewed by the Planning Commission and approved by the Board of Supervisors during site plan review as required by § 185-22C. D.(4)(d): A commercial center shall be permitted only one identification sign not to exceed 50 square feet in area.

North Elevation
Total = 337.9 SqFt



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pottsville, PA 17873
215-679-5066 | www.reedsign.com

Customer:
Jefferson Health

Location:
Children's Health Center

Address:
90 Highland Ave.,
Bethlehem, PA 18017

Project:
Exterior Signage

Drawing Number:
00809

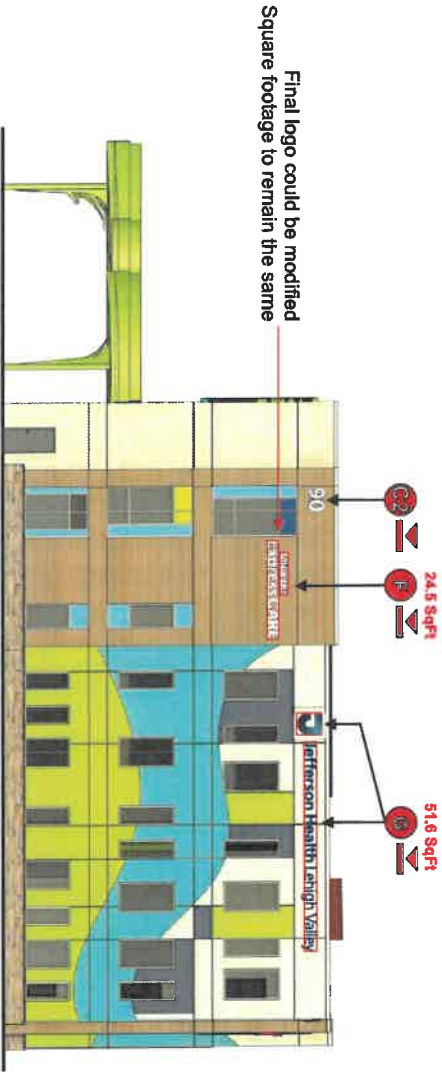
Date / Revisions:	
01/31/25	03/25/26
06/22/25	04/10/26
08/19/25	05/04/26
11/25/25	

Customer Approval:
Note to customer:
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West Elevation
Total = 76.1 SqFt



3 West Elevation Color Copy 1

Scale: 1/16" = 1' - 0"



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pottsville, PA 18073

215-679-5065 | www.reedsign.com

Customer: Jefferson Health

Location: Children's Health Center

Address: 90 Highland Ave., Bethlehem, PA 18017

Project: Exterior Signage

Drawing Number: 00809

Date / Revisions:

01/31/25 03/25/26

06/27/25 04/10/26

08/19/25 05/04/26

11/25/25

Customer Approval:

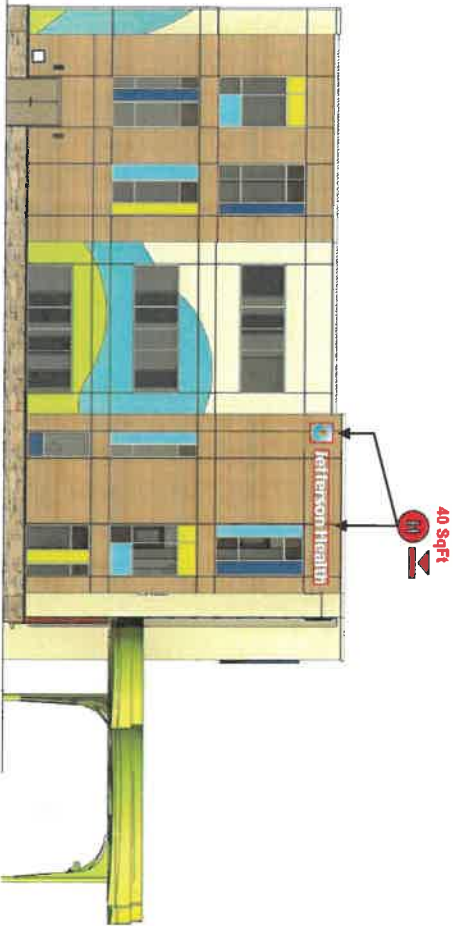
Note to customer:

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East Elevation
Total = 40 SqFt



2 East Elevation Color Copy 1
Scale: 1/16" = 1' - 0"



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer:
Jefferson Health

Location:
Children's Health Center

Address:
90 Highland Ave.,
Bethlehem, PA 18017

Project:
Exterior Signage

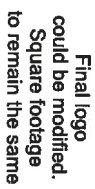
Drawing Number:
00809

Date / Revisions:			
01/31/25	03/25/26		
06/27/25	04/10/26		
08/19/25	05/04/26		
11/25/25			

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Total = 109.36 SqFt



4 South Elevation Color Copy 1
Scale: 1/16" = 1' - 0"



Design | Manufacture | Install

215-679-5066 | www.reedsign.com

Location:
Children's Health Center

Address:
90 Highland Ave.,
Bethlehem, PA 18017

Project:
Exterior Signage

Drawing Number: 00809

Date / Revisions:	
01/31/25	03/25/26
06/27/25	04/10/26
08/19/25	05/04/26
11/25/25	

Customer Approval:

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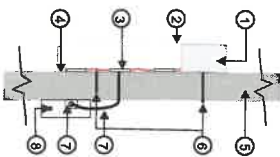
Channel Letters/Logo | Internally Illuminated



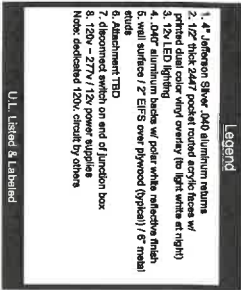
64'-9 5/8"

Children and Family Health Center

Scale: 1/8" = 1'-0"



Pocket Route Channel Letter
Pin Mount on Stud Wall



1050 Main St. Pennsburg, PA 18073

215-679-5066 | www.reedsign.com

Customer:
Jefferson Health

Location:
Children's Health Center

Address:
90 Highland Ave.,
Bethlehem, PA 18017

Project:
Exterior Signage

Drawing Number:
00809

Date / Revisions:	
01/31/25	03/25/26
06/27/25	04/10/26
08/19/25	05/04/26
11/25/25	

Customer Approval:

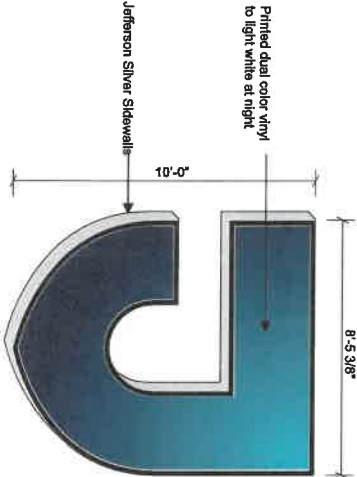
Note to customer:
Please confirm all verbiage and spelling
is accurate before approving.



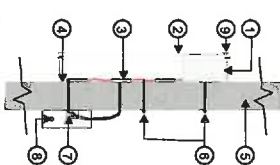
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Logo | Internally Illuminated

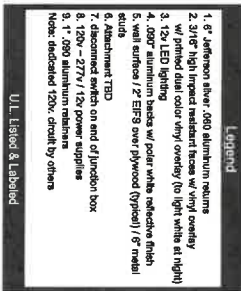
- 3/16" polycarbonate faces with translucent white vinyl overlay
- .090 aluminum backs with 6" deep welded .060 aluminum returns
- Fabricated aluminum retainers
- Painted white
- White LED lighting



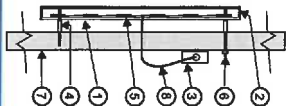
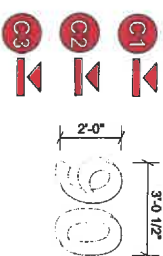
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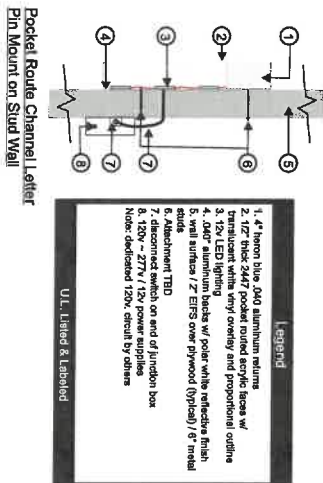
Channel Letter
Pin Mount on Stud Wall



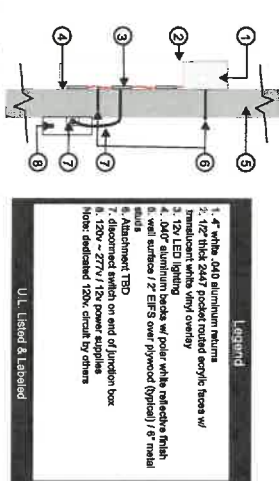
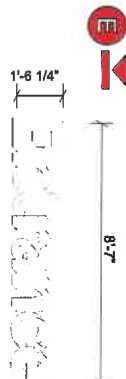
Address Numerals | Silhouette Lit



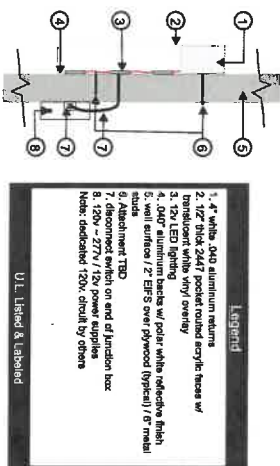
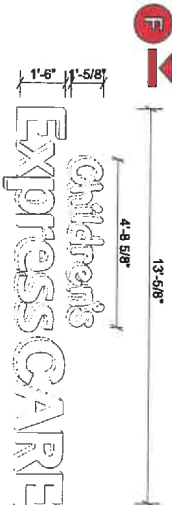
Channel Letters/Logo | Internally Illuminated



Channel Letters | Internally Illuminated



Channel Letters/Logo | Internally Illuminated



Pocket Route Channel Letter
Pin Mount on Stud Wall

Scale: 1/4" = 1'-0"



Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer: Jefferson Health

Location: Children's Health Center

Address: 90 Highland Ave.,
Bethlehem, PA 18017

Project: Exterior Signage

Drawing Number: 00809

Date / Revisions:

01/31/25	03/25/26
06/27/25	04/10/26
08/19/25	05/04/26
11/25/25	

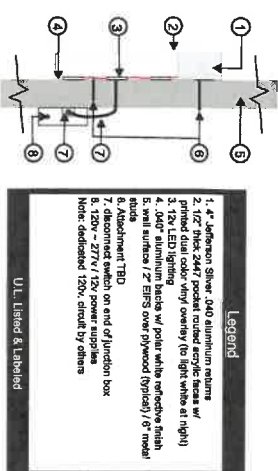
Customer Approval:

Note to customer:
Please confirm all verbiage and spelling is accurate before approving.



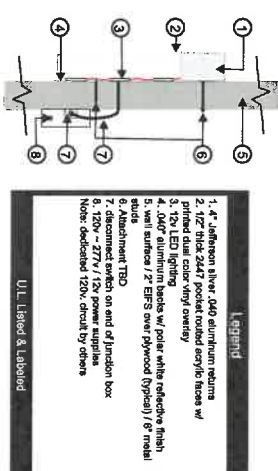
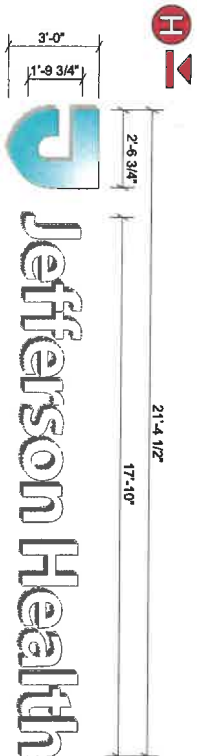
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Channel Letters/Logo | Internally Illuminated



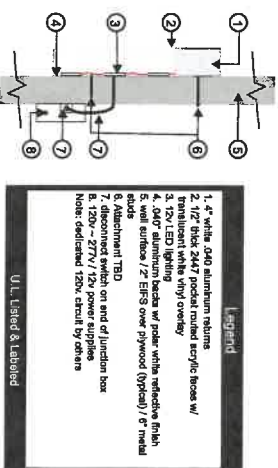
Pocket Route Channel Letter
Pin Mount on Stud Wall

Channel Letters/Logo | Internally Illuminated



Pocket Route Channel Letter
Pin Mount on Stud Wall

Channel Letters/Logo | Internally Illuminated



Pocket Route Channel Letter
Pin Mount on Stud Wall

Scale: 1/4" = 1'-0"



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pennsylvania, PA 18073

215-679-5066 | www.reedsign.com

Customer:

Jefferson Health

Location:

Children's Health Center

Address:

90 Highland Ave.,
Bethlehem, PA 18017

Project:

Exterior Signage

Drawing Number:

00809

Date / Revisions:

01/31/25	03/25/26
06/27/25	04/10/26
08/19/25	05/04/26
11/25/25	

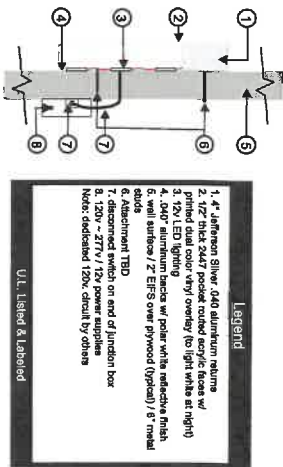
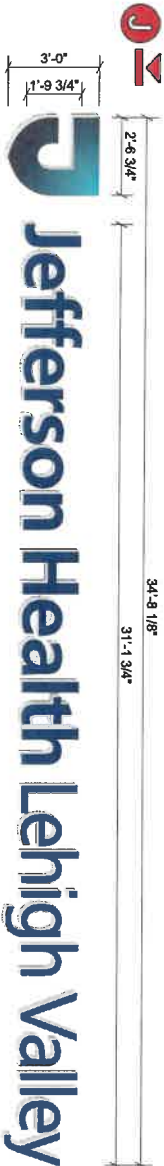
Customer Approval:

Note to customer:
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Channel Letters/Logo | Internally Illuminated



Pocket Route Channel Letter
Pin Mount on Stud Wall



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pottsville, PA 17873
215-679-5066 | www.reedsign.com

Customer:

Jefferson Health

Location:

Children's Health Center

Address:

90 Highland Ave.,
Bethlehem, PA 18017

Project:

Exterior Signage

Drawing Number:

00809

Date / Revisions:

01/31/25	03/25/26
06/27/25	04/10/26
08/19/25	05/04/26
11/25/25	

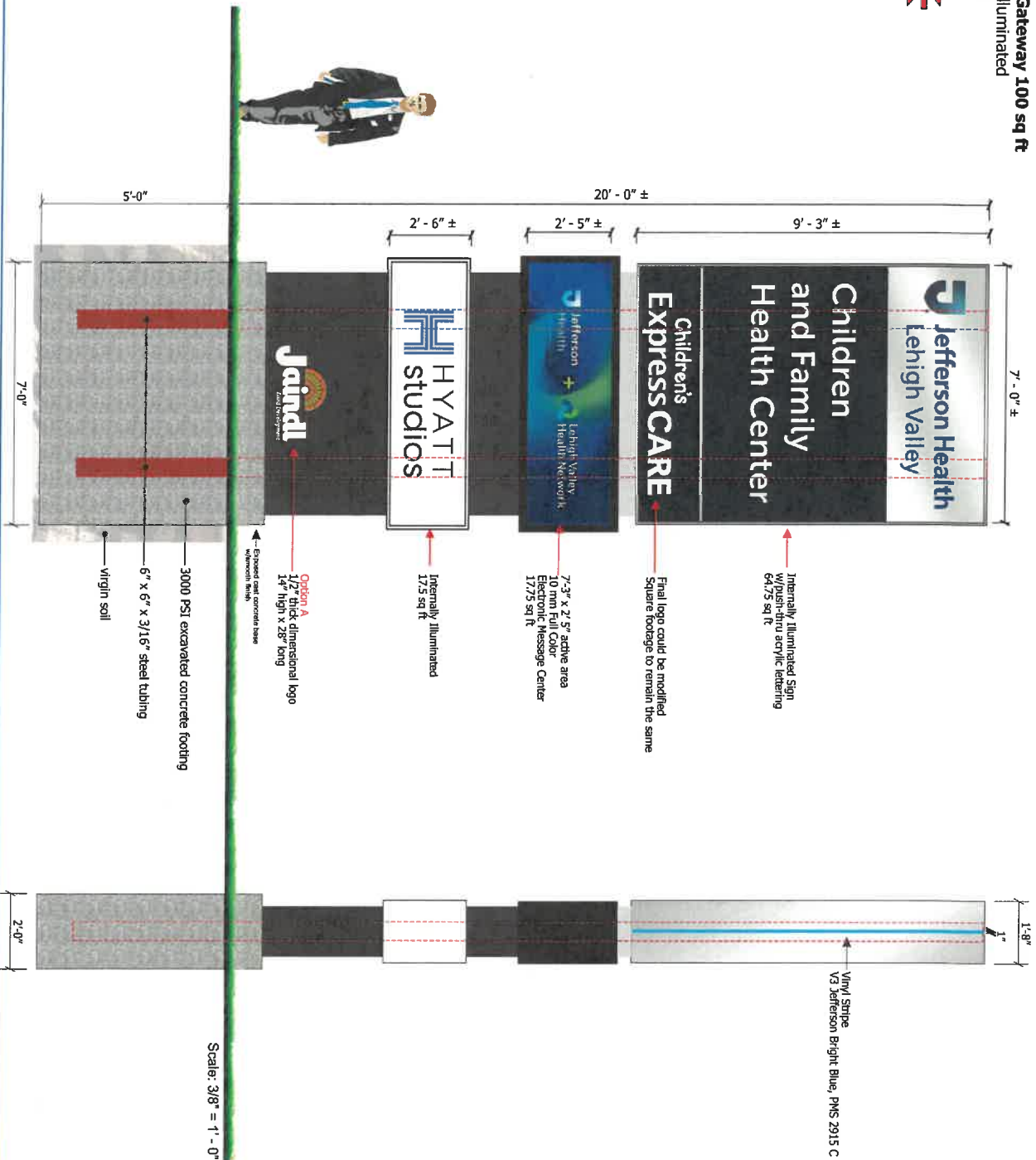
Customer Approval:

Note to customer:
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is accurate before approving.



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Medical ID Gateway 100 sq ft Pylon Large Illuminated Double Sided



Design | Manufacture | Install

1050 Main St. Pottsville, PA 18073
215-679-5066 | www.reedsign.com

Customer:
Jefferson Health

Location:
Children's Health Center

Address:
90 Highland Ave.,
Bethlehem, PA 18017

Project:
Exterior Signage

Drawing Number:
00809

Date / Revisions:

01/31/25	03/25/26
06/27/25	04/10/26
08/19/25	05/04/26
11/25/25	

Customer Approval:

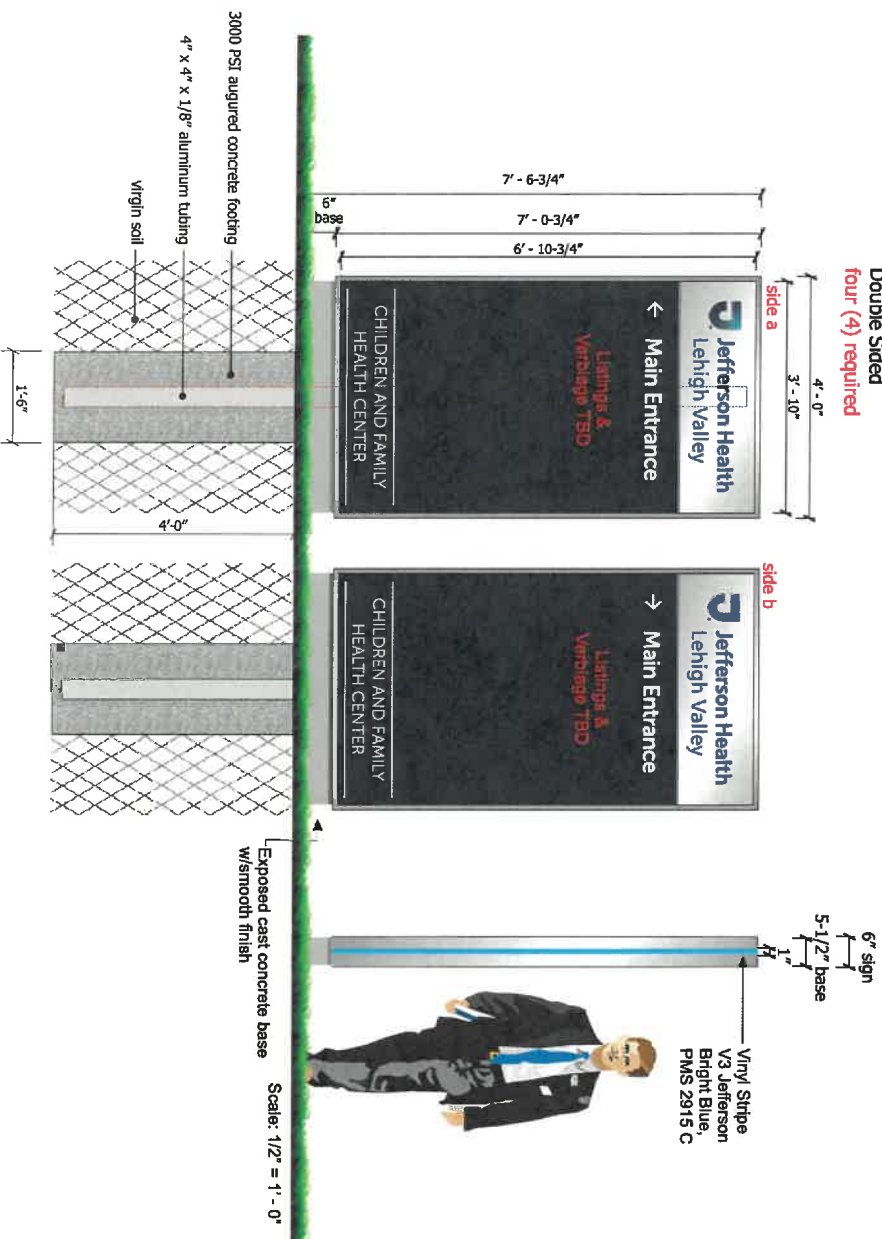
Note to customer:
Please confirm all verbiage and spelling
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Reed Sign Company, LLC.



Vehicular Directional
Large Non-Illuminated
Double Sided
four (4) required



Design | Manufacture | Install

1050 Main St. Pemsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer:
Jefferson Health

Location:
Children's Health Center

Address:
90 Highland Ave.,
Bethlehem, PA 18017

Project:
Exterior Signage

Drawing Number:
00809

Date / Revisions:
01/31/25 03/25/26
06/27/25 04/10/26
08/19/25 05/04/26
11/25/25

Customer Approval:
Note to customer:
Please confirm all verbiage and spelling
is accurate before approving.



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Jefferson Health
Lehigh Valley

Children and Family
Health Center

Children's
Express CARE

HYATT
studios

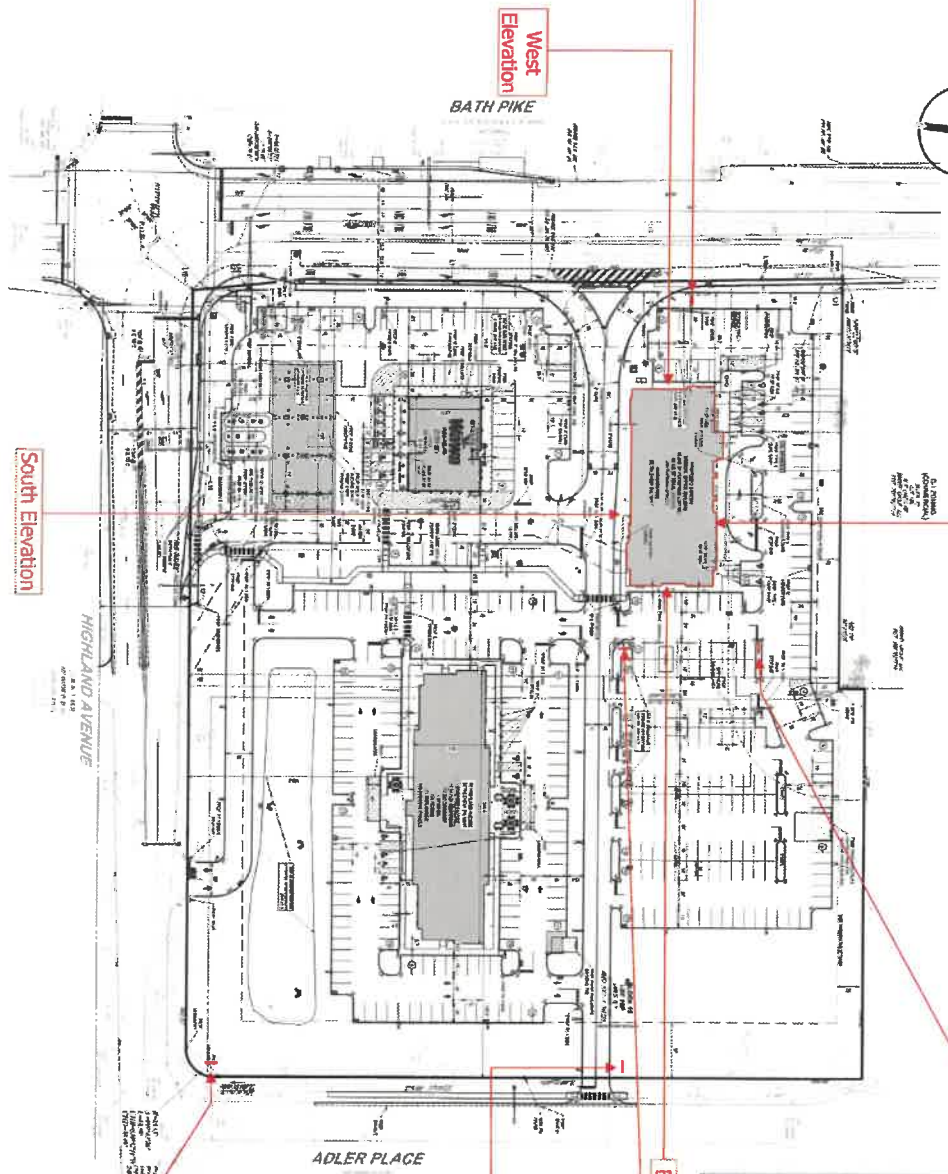
Jaind



North Elevation

West
Elevation

South Elevation



Jefferson Health
Lehigh Valley

← Main Entrance

Living &
Verlaga T&D

CHILDREN AND FAMILY
HEALTH CENTER



Jefferson Health
Lehigh Valley

← Main Entrance

Living &
Verlaga T&D

CHILDREN AND FAMILY
HEALTH CENTER



Jefferson Health
Lehigh Valley

← Main Entrance

Living &
Verlaga T&D

CHILDREN AND FAMILY
HEALTH CENTER



Jefferson Health
Lehigh Valley

← Main Entrance

Living &
Verlaga T&D

CHILDREN AND FAMILY
HEALTH CENTER



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)

ZONING AND SITE REQUIREMENTS SUMMARY		
ZONING DATA AS SHOWN IS BASED ON THE TOWNSHIP OF HANOVER, NOTHAMPTON COUNTY ZONING ORDINANCE, TOWNSHIP CODE CHAPTER 185 AS AMENDED THROUGH OCTOBER 17, 2000 OBTAINED VIA ecode360.com		
EXISTING ZONING DESIGNATION: LBD - LIMITED BUSINESS DISTRICT		
BULK REQUIREMENTS		
ZONING REGULATION REQUIREMENTS	REQUIRED	PROVIDED
ARTERIAL STREET SETBACK	100 FEET	105.4 FEET
MINIMUM FRONT YARD SETBACK	35 FEET	40.8 FEET (MIN)
MINIMUM SIDE YARD SETBACK	20 FEET	N/A
MINIMUM REAR YARD SETBACK	30 FEET	62.3 FEET
MAXIMUM BUILDING HEIGHT	4 STORIES / 45 FEET	1 STORY / 24.4 FEET
MINIMUM LOT SIZE	43,560 S.F. / 1.0 ACRE	50,533 S.F. / 1.1600 AC.
MINIMUM LOT WIDTH	200 FEET	186.41 FEET **
		260.00 FEET
		256.08 FEET
OFF-STREET PARKING REQUIREMENTS		
BANK OR FINANCIAL INSTITUTION - 0.7 SPACE PER 100 S.F. = 28 REQUIRED		27 PROVIDED **
** DENOTES EXISTING NON-CONFORMITY		

DESCRIPTION OF FORMER LOT 1B RESTRICTION AREA (A.K.A. LOT 1, BLOCK 2 - PARCEL ID M6SW2-2-1)

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF STROKE PARK ROAD (VARIABLE WIDTH), SAID POINT BEING THE WESTERLY END OF A LINE CONNECTING SAID LINE OF STROKE PARK ROAD WITH THE WESTERLY LINE OF BATH PIKE (A.K.A. S.R. 0512) (VARIABLE WIDTH), AND SAID LINE BEARING NORTH 88 DEGREES 00 MINUTES 33 SECONDS WEST, A DISTANCE OF 1.92 FEET FROM THE AFOREMENTIONED WESTERLY LINE OF BATH PIKE; FROM SAID POINT OF BEGINNING, THENCE:

NORTH 88 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 251.08 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE EASTERLY LINE OF FAIRVIEW STREET (PRIVATE, WIDTH VARIES), THENCE:

ALONG A CURVE TO THE RIGHT CONNECTING SAID LINE OF FAIRVIEW STREET WITH THE AFOREMENTIONED SOUTHERLY LINE OF STROKE PARK ROAD, SAID CURVE HAVING A RADIUS OF 26.58 FEET, AN ARC LENGTH OF 41.77 FEET, A CENTRAL ANGLE OF 90 DEGREES 03 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 00 MINUTES 43 SECONDS EAST, AND A CHORD LENGTH OF 37.60 FEET TO A POINT OF TANGENCY, THENCE:

ALONG SAID SOUTHERLY LINE OF STROKE PARK ROAD, SOUTH 87 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 182.27 FEET TO A POINT OF CURVATURE, THENCE:

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 52.47 FEET, A CENTRAL ANGLE OF 63 DEGREES 57 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 55 DEGREES 58 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 49.79 FEET TO THE POINT AND PLACE OF BEGINNING.

DESCRIPTION OF COMBINED LOT (LOTS 1 & 2, BLOCK 2 - PARCELS M6SW2-2-1 & M6SW2-2-2):

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY LINE OF BATH PIKE (A.K.A. S.R. 0512) (WIDTH VARIES) WITH THE SOUTHERLY LINE OF STROKE PARK ROAD (WIDTH VARIES), THENCE:

FROM SAID POINT OF BEGINNING, THENCE:

ALONG SAID LINE OF BATH PIKE, SOUTH 01 DEGREES 59 MINUTES 07 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT, THENCE:

ALONG THE LINE BETWEEN THE HEREIN DESCRIBED PARCEL TO THE NORTH AND BLOCK 2 LOT 4 (PARCEL ID: M6SW2-2-4) TO THE SOUTH, NORTH 88 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 260.00 FEET TO A POINT ON THE EASTERLY LINE OF FAIRVIEW STREET (PRIVATE, WIDTH VARIES), THENCE:

ALONG SAID LINE OF FAIRVIEW AVENUE, NORTH 01 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE, THENCE:

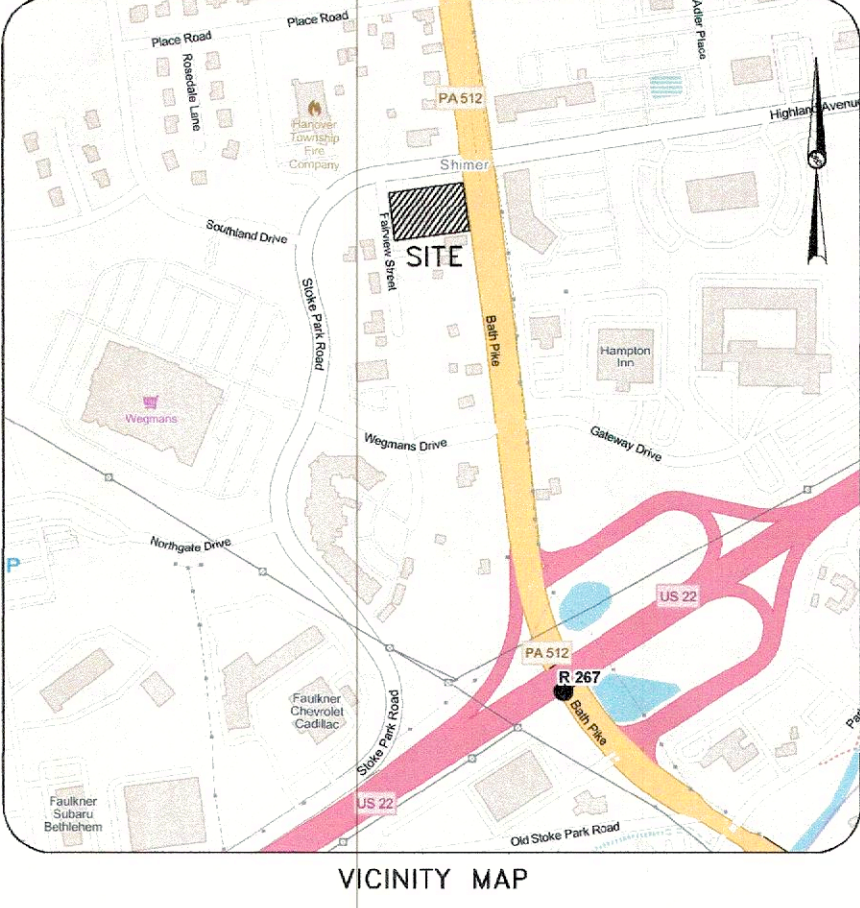
ALONG A CURVE TO THE RIGHT CONNECTING SAID LINE OF FAIRVIEW STREET WITH THE AFOREMENTIONED SOUTHERLY LINE OF STROKE PARK ROAD, SAID CURVE HAVING A RADIUS OF 26.58 FEET, AN ARC LENGTH OF 41.77 FEET, A CENTRAL ANGLE OF 90 DEGREES 03 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 00 MINUTES 43 SECONDS EAST, AND A CHORD LENGTH OF 37.60 FEET TO A POINT, THENCE:

ALONG SAID LINE OF STROKE PARK ROAD, SOUTH 87 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 182.27 FEET TO A POINT OF CURVATURE, THENCE:

CONTINUING ALONG SAID LINE OF STROKE PARK ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 52.47 FEET, A CENTRAL ANGLE OF 63 DEGREES 57 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 55 DEGREES 58 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 49.79 FEET TO A POINT, THENCE:

STILL ALONG SAID LINE OF STROKE PARK ROAD, SOUTH 88 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 8.92 FEET TO THE POINT AND PLACE OF BEGINNING.

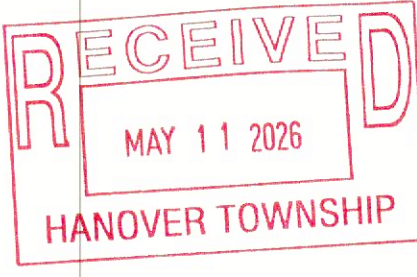
SAID DESCRIBED LANDS HAVING AN AREA OF 50,383 S.F. OR 1.1566 AC.



- NOTES:
- PROPERTY KNOWN AND DESIGNATED AS BLOCK 2, LOTS 1 & 2 ON THE OFFICIAL TAX MAP FOR THE TOWN OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA.
 - AREA: 50,383 S.F. OR 1.1566 AC.
 - THIS LOT LOCATION PLAN SUPERSEDES ALL PRIOR PLANS OF RECORD WITH RESPECT TO THE PROPERTY SHOWN HEREON, INCLUDING: (1) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 1999-5 PAGE 350, (2) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 1999-5 PAGE 400, (3) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 2000-5 PAGE 386, AND (4) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 2000-5 PAGE 387.

- REFERENCES:
- PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR TO BANK, PROPOSED RETAIL DEVELOPMENT, 3760 BATH PIKE, LOT 2, BLOCK 2, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA, PREPARED BY BOHLER ENGINEERING, LAST REVISED 1-07-2009.
 - COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DRAWINGS REESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 22, SECTION 004 R/W, IN NORTHAMPTON COUNTY, AND STATE ROUTE 512 SECTION 004, APPROVED 7-19-1990, SHEET 13 OF 61.
 - COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 512, SECTION 004 IN NORTHAMPTON COUNTY, APPROVED 10-10-1991, SHEET 41 OF 72.
 - SUBDIVISION RECORD PLAN, HANOVER HIGHLANDS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, SHEETS 1-4 OF 4, REVISED 10/07/1999, PREPARED BY COSTICH ENGINEERING AND FILED AMONG THE LAND RECORDS OF NORTHAMPTON COUNTY AS VOL. 1999-5, PGS. 350-353.
 - PRELIMINARY/RECORD LAND DEVELOPMENT PLAN, HANOVER HIGHLANDS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, SHEETS 1-3 OF 3, REVISED 11/10/1998, PREPARED BY COSTICH ENGINEERING AND FILED AMONG THE LAND RECORDS OF NORTHAMPTON COUNTY AS VOL. 1999-5, PGS. 400-402.

PURSUANT TO THE DECISION OF THE HANOVER TOWNSHIP ZONING HEARING BOARD DATED APRIL 10, 2008, REGARDING PETITION 2021891, (A) THE AREA OF THE METES AND BOUNDS DESCRIPTION OF FORMER LOT 1B AS SET FORTH IN THE DEED RECORDED ON JANUARY 13, 2000, AT DEED BOOK 2000-1, PAGE 591, MAY NOT BE DEVELOPED IN ANY MANNER OTHER THAN FOR THE PURPOSE OF LOCATING THE EXISTING MONUMENT SIGN AND ASSOCIATED LANDSCAPING AS AN ACCESSORY USE TO THE LOT CURRENTLY OWNED BY WEGMANS FOOD MARKETS, INC. (TAX PARCEL M6 24 7) (THE "WEGMANS LOT"), AND (B) THE MONUMENT SIGN ON FORMER LOT 1B SHALL ONLY ADVERTISE THE GOODS OR SERVICES PRODUCED OR AVAILABLE ON THE WEGMANS LOT SUCH THAT THE MONUMENT SIGN WOULD QUALIFY AS AN ACCESSORY BUSINESS SIGN UNDER THE HANOVER TOWNSHIP ZONING ORDINANCE WERE IT LOCATED ON THE WEGMANS LOT. THE RESTRICTIONS UNDER (A) AND (B) ABOVE ARE COVENANTS RUNNING WITH THE LAND TO THE BENEFIT OF, AND ENFORCEABLE BY, HANOVER TOWNSHIP AND ITS SUCCESSORS AND ASSIGNS.



RECEIVED
MAY 12 2026
HANOVER ENGINEERING

PRELIMINARY/RECORD LOT CONSOLIDATION PLAN
CONSOLIDATION OF TAX PARCELS
M6SW2-2-1 & M6SW2-2-2
3760 FAIRVIEW STREET
BETHLEHEM, TOWNSHIP OF HANOVER
COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
5-01-2026	1"=20'	R.S.E./D.A.H.	D.A.H.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
5-05-2025	226	68	D.A.H./W.B.

FILE NO.:	DRAWING NAME/SHEET NO.
G25066	G25066LC.DWG 1 OF 1

I HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY THE UNDERSIGNED ON MAY 5, 2025, THAT ALL DIMENSIONAL DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN HEREON EXIST, OR WILL EXIST, AS SHOWN.

NOT VALID UNLESS EMBOSSED WITH REGISTERED SURVEYOR OR BLUE INK SEAL
David A. Hinson
DAVID A. HINSON
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR 1002557274
5/01/2026
DATE

LEHIGH VALLEY PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES
THIS _____ DAY OF _____, 20____
LVPC STAFF PERSON RESPONSIBLE FOR REVIEW _____

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY
THIS _____ DAY OF _____, 20____
CHAIRMAN _____
SECRETARY _____
TOWNSHIP ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE HANOVER TOWNSHIP NORTHAMPTON COUNTY PLANNING
THIS _____ DAY OF _____, 20____
SECRETARY _____

RECORDATION CERTIFICATION

RECORDED THIS _____ DAY OF _____, 20____ IN THE OFFICE FOR THE RECORDING OF DEEDS
IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____

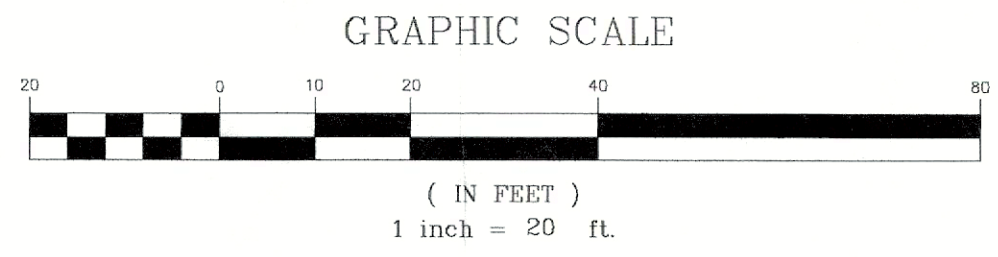
OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I, _____ AM THE REGISTERED OWNER OF THE LAND HEREIN
SUBDIVIDED/CONSOLIDATED AND/OR DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.
(SIGNATURE) _____
(TITLE) _____

OWNERS ACKNOWLEDGMENT

STATE OF NEW YORK, COUNTY OF MONROE
ON THE _____ DAY OF _____, 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN
AND FOR THE COUNTY AND STATE AFORESAID, THE UNDERSIGNED OFFICER PERSONALLY
APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF
TO BE THE _____ (OFFICE) OF WEGMANS FOOD MARKETS, INC. AND THAT HE/SHE, AS
SUCH _____ BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN PLAN AND
ACKNOWLEDGED THAT THE SAME WAS EXECUTED AS THE OFFICIAL PLAN OF THE IMPROVEMENTS,
HIGHWAYS AND PROPERTY SHOWN THEREON AND DESIRED THAT THE PLAN BE RECORDED
ACCORDING TO LAW BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS
(OFFICE) _____

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
_____, NOTARY PUBLIC
MY COMMISSION EXPIRES _____ (SEAL)



Hanover Township Northampton County

Assistance to Township Supervisors / Manager in hiring a Township Fire Services Executive Leader

Current State and Challenges

The Hanover Township Board of Supervisors is committed to support the volunteer fire department. Recently the fire department has been struggling with daytime response, primarily due to a lack of able-bodied volunteers. Additionally, the fire department approached the Township regarding a struggle with leadership succession within the company, for similar reasons: dwindling membership.

There is interest in hiring a full-time position to lead a strategic township effort to sustain the Hanover Township Volunteer Fire Department (HTVFD) and prepare for the future.

Purpose/Scope of Work

PSATS will:

- Facilitate two (2) meetings between the township and HTVFD.
 - Clarify expectations of the position.
 - Establish a clear unified chain of command, responsibility, and authority of the position.
- Assist the township manager in developing:
 - Executive Fire Service Leadership Position
 - Job description
 - Ordinances establishing the position.
 - Job announcement
- Assist with recruitment of candidates through a professional network.
- Assist with the applicant screening and hiring process.
 - Provide recommendations on interview questions.
 - Help identifying a hiring panel.
- Provide strategic advice over the project period.

Project Timeline

This work will be completed over a two-month period (depending on availability of stakeholders and scheduling)

Investment: \$4000

PSATS will invoice the Township 1/3rd of total investment \$1,333 after the first meeting is completed. Once the meetings with the volunteer fire department and the township have been completed, the second 1/3rd \$1,333 of total will be invoiced. The final 1/3rd \$1,334 will be invoiced when all objectives have been accomplished.

PSATS Executive Director

Date

Hanover Township Representative

Date

ORDINANCE NO. 26-03

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP OF HANOVER'S CODE OF ORDINANCES, PART II, GENERAL LEGISLATION; AMENDING CHAPTER 124, PARKS AND RECREATION, TO PROHIBIT CERTAIN MOTORIZED VEHICLES WITHIN AND ON TOWNSHIP OWNED PROPERTY; AMENDING CHAPTER 124'S VIOLATION AND PENALTY PROVISIONS; 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. 73-10, Parks and Recreation, on December 28, 1973, as amended (the "Ordinance"); and

WHEREAS, the use of certain motorized vehicles within and on Township owned property, particularly its parks, has become a safety concern; and

WHEREAS, the BOS wishes to amend the Ordinance to prohibit the use of certain motorized vehicles within and on certain Township-owned property and amend the Ordinance's violation and penalty provisions relative to the same.

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 124 *Parks and Recreation*; § 124-5 *Violations and penalties* is deleted in its entirety and replaced as follows:

"§ 124-5 Motorized vehicles.

A. Purpose. The purpose of this section is to ensure the safety and enjoyment of all residents and visitors in Hanover Township by prohibiting the use of certain motorized vehicles on property owned by Hanover Township, specifically Township owned public parks and open spaces.

B. Definitions.

1. MOTOR-DRIVEN CYCLE — A motorcycle, dirt bike, ATV or other similar vehicle which is either two-wheeled or four-wheeled, and straddle-mounted, with either an electric or combustion powered motor.

2. PUBLIC PARKS — All parks, trails, open spaces, and recreational areas owned or managed by Hanover Township, Northampton County Pennsylvania.

C. Prohibitions.

1. All Motor-Driven Cycles are prohibited from use in all Public Parks.

2. For purposes of any violations and penalties, any parent of any minor or the guardian of any ward shall be responsible for a minor or ward who violates the provisions of this section relating to the operation of a Motor-Driven Cycle.

§ 124-6. Violations and Penalties

A. Any person who violates this chapter, including any parent of any minor or the guardian of any ward, 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. Any Motor-Driven Cycle used in violation of § 124-5 shall be impounded by the Colonial Regional Police Department subject to further adjudication.

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



JULY 6, 2026

HANOVER TOWNSHIP COMMUNITY CENTER
3660 JACKSONVILLE ROAD
BETHLEHEM, PA 18017

ATTN: MARK HUDSON, MHUDSON@HANOVERTWP-NC.ORG
KIMBERLY LYMANSTALL, KLYMANSTALL@HANOVERTWP-NC.ORG

RE: AUTOMATIC DOORS

SUBJECT: PREVENTIVE MAINTENANCE AGREEMENT-RENEWAL

WE HOPE THAT YOU ARE COMPLETELY SATISFIED BOTH WITH THE EQUIPMENT AND THE SERVICE YOU HAVE RECEIVED.

PLEASE BE ADVISED THAT, AS OF AUGUST 31, 2026, YOUR AUTOMATIC DOOR SERVICE AGREEMENT IS DUE FOR RENEWAL.

WE ARE TAKING THE LIBERTY TO ENCLOSE OUR SERVICE AGREEMENT FOR YOUR CONSIDERATION. IF THIS AGREEMENT MEETS WITH YOUR APPROVAL, PLEASE SIGN AND RETURN ONE COPY. YOU WILL BE BILLED ACCORDING TO THE TERMS NOTED.

THANK YOU FOR THE OPPORTUNITY AND PLEASURE TO HAVE BEEN OF SERVICE TO YOU THIS PAST YEAR.

YOURS VERY TRULY,

KIMBERLY SULLIVAN

KIMBERLY SULLIVAN
NATIONAL CONTRACT SALES REPRESENTATIVE
KSULLIVAN@ADEDORS.COM

CODE 2

PREVENTIVE MAINTENANCE AGREEMENT

HANOVER TOWNSHIP COMMUNITY CENTER

THE PURPOSE OF THIS AGREEMENT IS TO HELP ENSURE THE CONTINUOUS SATISFACTORY PERFORMANCE OF YOUR AUTOMATIC DOOR SYSTEM.

THE PROGRAM INCLUDES TWO ANNUAL PARTIAL DISASSEMBLY, CLEANING, LUBRICATING, INSPECTION, TUNING, AND ADJUSTMENT OF EQUIPMENT.

STANDARD SERVICE CALLS WILL BE PROVIDED AND WILL COINCIDE WITH OUR BUSINESS HOURS, 8:00AM-5PM MONDAY THROUGH FRIDAY. EMERGENCY SERVICE CALLS REQUESTED OUTSIDE OUR BUSINESS HOURS OR SAME DAY SERVICE WILL BE CHARGED \$700.00 FOR TRAVEL AND ONE HOUR ON SITE. ALL HOURS SPENT OVER THE FIRST HOUR WILL BE CHARGED AT \$185.00 AN HOUR.

MATERIALS, WHEN REQUIRED WILL BE BILLED SEPARATELY, AND ARE NOT PART OF THIS AGREEMENT. YOU WILL BE CHARGED FOR MATERIAL USED, NOT IN WARRANTY, AT STANDARD ESTABLISHED PRICES.

THIS AGREEMENT INCLUDES ALL LABOR NECESSARY TO MAINTAIN, IN WORKING ORDER, AUTOMATIC OPERATORS.

NOTE: THIS AGREEMENT DOES NOT COVER RAILS, PIVOTS, CRASH BARS, DOORS, FRAMES, GLASS, LOCKS (ELECTRIC OR MANUAL) AND MANUAL DOORS, VANDALISM OR ABUSE OF DOOR CONTROLS, OR ANY CHANGES FOR COMPLIANCE DUE TO BUILDING CODES.

PRICE AGREEMENT: \$520.00

BILLED: ANNUALLY

LOCATION: SEE DOOR SCHEDULE

PREVENTIVE MAINTENANCE CALLS: TWO (2) PER YEAR

REGULAR SERVICE PHONE: FOR CALLS BETWEEN 8:00 A.M. THROUGH 5:00 P.M. MONDAY THROUGH FRIDAY (800) 492-2392

EMERGENCY SERVICE PHONE: FOR CALLS BEFORE 8:00 A.M. OR AFTER 5:00 P.M., SATURDAY AND SUNDAY (215) 368-8700

PREVENTIVE MAINTENANCE AGREEMENT

HANOVER TOWNSHIP COMMUNITY CENTER

THIS AGREEMENT SHALL REMAIN IN FULL FORCE, AND EFFECT FOR THE PERIOD SPECIFIED, OR UNTIL EITHER PARTY HERETO SHALL GIVE TO THE OTHER PARTY THIRTY (30) DAYS WRITTEN NOTICE OF INTENTION TO TERMINATE THIS AGREEMENT.

THE CONTRACTOR WILL EXERCISE HIS BEST EFFORTS IN PERFORMING THE ABOVE SERVICES, AND THE CUSTOMER AGREES THAT IN CONNECTION THEREWITH, THE CONTRACTOR DOES NOT ASSUME RESPONSIBILITY FOR DELAYS, OR FAILURE IN FURNISHING PARTS THEREUNDER CAUSED BY: ACTS OF GOD, ABUSE, STRIKES, FAILURE OF TRANSPORTATION, DISCONTINUANCE OF MANUFACTURE, AND CAUSES BEYOND THE CONTRACTOR'S CONTROL; OR INJURY OR DAMAGE TO PERSONS OR PROPERTY ON THE PREMISES FOR ANY CAUSE, OR FROM INTERRUPTION IN THE OPERATION OF THE CUSTOMER'S BUSINESS OR ANY EQUIPMENT ON THE PREMISES OR ANY CAUSE BEYOND THE CONTRACTOR'S CONTROL OR FOR ANY CONSEQUENTIAL DAMAGES WHATSOEVER.

THE ASSUMPTION MUST BE MADE THAT ALL EXISTING ENTRANCES ARE IN COMPLIANCE WITH EXISTING REGIONAL, FEDERAL, AND STATE BUILDING CODES, AND THE CONTRACTOR SHALL NOT BE REQUIRED TO MAKE ANY SAFETY TEST, NOR TO INSTALL NEW ATTACHMENTS TO ALTER FUNCTION OR DESIGN OF THE EQUIPMENT UNDER THE TERMS OF THIS AGREEMENT, WHICH MAY BE RECOMMENDED OR DIRECTED BY INSURANCE COMPANIES, THE FEDERAL GOVERNMENT, STATE OR MUNICIPAL OR OTHER AUTHORITIES.

ADVANCED DOOR SERVICE SHALL NOT BE RESPONSIBLE FOR ANY PERSONAL INJURY OR PROPERTY DAMAGE ARISING OUT OF THE OPERATION OF THE EQUIPMENT, UNLESS ADVANCED DOOR SERVICE HAS BEEN INFORMED THAT A MALFUNCTION OF THE EQUIPMENT CREATES AN UNSAFE CONDITION AND ADVANCED DOOR SERVICE HAS NEGLIGENTLY FAILED TO CORRECT SUCH UNSAFE CONDITION OR, UNLESS SUCH INJURY OR DAMAGE WAS CAUSED BY ADVANCED DOOR SERVICE'S SOLE AND DIRECT NEGLIGENCE.

**If you would like a specific date and time for your preventive maintenance performed, please note that on the signature page (4) or call our dispatch department to schedule.
Please also send a copy of your tax exemption form.**

PREVENTIVE MAINTENANCE AGREEMENT

HANOVER TOWNSHIP COMMUNITY CENTER

THE CUSTOMER AGREES TO CONDUCT A WALK-THROUGH DAILY, TO ASSURE THE PROPER WORKING OF ALL SAFETY FEATURES ON THE DOOR (DOORS). IF THE SAFETY FEATURES ARE MALFUNCTIONING, HE AGREES TO DISCONTINUE USE OF THE DOOR, AND TO PLACE A SERVICE CALL. ALL ACCIDENT REPORTS IN REGARD TO THE DOORS ARE TO BE FORWARDED TO OUR OFFICE IN A TIMELY MANNER.

THIS AGREEMENT IS FOR THE PERIOD BEGINNING SEPTEMBER 1, 2026 AND ENDING AUGUST 31, 2027.

ACCEPTED BY:

ACCEPTED BY:

PAUL MCKENZIE

(PLEASE PRINT OR TYPE)

HANOVER TWP COMMUNITY CENTER
COMPANY OR INSTITUTION

ADVANCED DOOR SERVICE

<u>SIGNATURE,</u>	<u>TITLE</u>	<u>SIGNATURE</u>	<u>SERVICE MGR.</u>
			<u>TITLE</u>

DATE

DATE: JULY 6, 2026

THIS PROPOSAL VALID UNTIL: SEPTEMBER 15, 2026

MAINTENANCE SUPERVISOR AT FACILITY

PHONE NUMBER & EXT.

*****Please email your signed service agreement along with any additional support to the following person:**

Kimberly Sullivan: ksullivan@adedoors.com

As noted on page 3

*****PM Schedule by Month:** _____ and _____

*****Please supply your tax exemption form**

ADVANCED DOOR SERVICE

FACILITIES LIST

SHOW PROOF (IF REQUIRED) OF MAINTAINING SUFFICIENT STOCK READILY ACCESSIBLE TO EFFICIENTLY HANDLE SERVICE LOAD. INDICATE NUMBER OF SERVICE EQUIPPED VEHICLES FOR EACH BRANCH INVOLVED WITH HANOVER TWP COMM BLDG. - 15 VEHICLES.

SERVICE SUPERVISOR	PAUL MCKENZIE
REGULAR SERVICE TELEPHONE	(800) 492-2392
DISPATCHER	CAROL ROBERTS
TELEPHONE NUMBERS	(215) 368-8700 (800) 492-2392
EMERGENCY SERVICE PHONE NUMBER (FOR CALLS <u>BEFORE</u> 8:00 A.M. OR <u>AFTER</u> 5:00 P.M. <u>ONLY</u>)	(215) 368-8700

DEFINITIONS LIST

1. EMERGENCY SERVICE - A SERVICE CALL WILL BE DEFINED AN EMERGENCY SERVICE CALL FOR THE PURPOSE OF THIS AGREEMENT WHERE ONE OR MORE OF THE FOLLOWING CONDITIONS EXIST:
 - A. DOOR WILL NOT CLOSE.
 - B. DOOR WILL NOT LOCK - LOSS OF SECURITY.
 - C. LOSS OF ANY SAFETY PERFORMANCE.
2. CALL-IN-TIME - IS A REFERENCE TO THE TIME A SERVICE CALL IS RECEIVED BY THE ADVANCED DOOR SERVICE DISPATCHER DURING NORMAL WORKING HOURS.

JULY 6, 2026

PREVENTIVE MAINTENANCE

DOOR SCHEDULE

HANOVER TOWNSHIP COMMUNITY CENTER
3660 JACKSONVILLE RD, BETHLEHEM, PA

DOOR LOCATION	QTY	DOOR TYPE	
MAIN ENTRANCE	2	HORTON H/C SWINGER SINGLE	
TOTAL OPERATOR COUNT	2	SUB TOTAL	\$520.00
TOTAL OPENING COUNT	2	TOTAL	\$520.00

CODE 2

AGREEMENT PERIOD BEGINNING: SEPTEMBER 1, 2026
ENDING: AUGUST 31, 2027

**HANOVER TOWNSHIP, NORTHAMPTON COUNTY
RESOLUTION 2026 - 13**

**A RESOLUTION OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA,
PERMITTING THE DISPOSAL OF MUNICIPAL ASSETS**

WHEREAS, Hanover Township owns assets to perform the general operational functions of a municipal government; and

WHEREAS, from time to time these assets become expendable due to the cost of repair; and

WHEREAS, the Township wishes to dispose of these assets with value, through posted public bidding, sealed bid, or auction for listed items; and

WHEREAS, the Township wishes to properly dispose of property having value.

ITEMS

2017 Police Interceptor VIN # 1FM5K8AR5HGC25816

NOW THEREFORE, BE IT RESOLVED AND IT IS HEREWITH RESOLVED, as follows:

SECTION 1. All “whereas” clauses are incorporated herein by reference.

SECTION II. The following is a list of property, with no value, that is to be properly disposed of:

APPROVED AND ADOPTED as a Resolution of the Township of Hanover this 21st day of July 2026.

ATTEST:

HANOVER TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Kimberly R. Lymanstall, Secretary
Board of Supervisors

By: _____
Susan A. Lawless, Esq., Chair
Board of Supervisors

HTCC Roof Budget Amendments

Budget Year: 2026

This document summarizes the proposed 2026 budget amendments related to the HTCC roof project, including transfers from the General Fund to Capital Reserve and related expenditure adjustments.

Budget Amendment Summary

Fund / Category	Account Number	Description	Budget 2026	Amount of Change	Amended Budget 2026	Notes
General Fund Revenue	01-389-0500	Appropriation from Fund Balance	\$54,634.00	\$1,600,000.00	\$1,654,634.00	Transfer from GF Sanitary Sewer Savings
General Fund Expense	01-492-0000	Capital Reserve Transfers	\$70,400.00	\$1,600,000.00	\$1,670,400.00	Transfer from GF to CR Municipal Facilities
Capital Reserve Revenue	30-392-0100	Transfer from GF	\$70,400.00	\$1,600,000.00	\$1,670,400.00	
Capital Reserve Expense	30-438-0200	Municipal Facilities	\$1,305,500.00	\$1,600,000.00	\$2,905,500.00	

Funding and Transfer Notes

- The General Fund Revenue amendment increases the appropriation from fund balance by \$1,600,000.00.
- The General Fund Expense amendment increases capital reserve transfers by \$1,600,000.00 for municipal facilities.
- The Capital Reserve Revenue amendment records the corresponding \$1,600,000.00 transfer from the General Fund.
- The Capital Reserve Expense amendment increases Municipal Facilities by \$1,600,000.00, bringing the amended 2026 budget to \$2,405,500.00.



July 7, 2026

Hanover Engineering Associates, Inc.
252 Brodhead Road
Suite 100
Bethlehem, PA 18017

Charlie Nansteel Tree & Excavation, LLC.
15 Locke Heights Road
Bangor, PA 18013

Re: Stafore Estates Project Time Extension

Dear Mr. Youssef,

Due to excessive rock removal and loss of time due to inclement weather, we are requesting a 30-day time extension on this project.

Attached is a new schedule showing the time extension.

Please take this into consideration, review the new schedule and let us know your thoughts.

Thank You,



Charlie Nansteel

CHARLIE NANSTEEL TREE & EXCAVATION, LLC.
PO BOX 805 BANGOR, PA 18013 PH: (610)588-4400 F: (610)599-7921
CHARLIENANSTEEL@OUTLOOK.COM
WWW.CHARLIENANSTEEL.COM



Stafore Estates Stormwater Sewer Extension

July 9 – July 17, 2026	Vertical curb installation
July 20 -July 24, 2026	Driveway restoration
July 27 – August 14, 2026	Install storm inlets and storm manholes and Install 15” HDPE and 24” HDPE pipe.
August 17 – August 21, 2026	Trench pavement restoration
August 24 – August 28, 2026	Vertical curb installation
August 31 – September 4, 2026	Driveway restoration
September 8 – September 18, 2026	Lawn restoration and tree installation
September 21 – September 25, 2026	Full width pavement restoration
September 28 – October 2, 2026	Demobilization, final cleanup, and punch list

CHARLIE NANSTEEL TREE & EXCAVATION, LLC.
PO BOX 805 BANGOR, PA 18013 PH: (610)588-4400 F: (610)599-7921
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Township Line Road Paving (Piggyback on Lower Naz & East Allen Project)

Visited the site yesterday to take field measurements of Township Line Road from PPL Pole # 65789/S50456 to the concrete bridge to the south. The distance from the pole to the concrete is 160 feet with an average width of 20.5 feet. Giving a paved area of 3,280 Square Feet or 365 Square Yards.

Using the price for the following items from the "H & K Group" Bid here is the cost.

ITEM #	ITEM	BID PRICE	QUANTITY	TOTAL
Item#1	Class 1 Excavation	\$ 42.75	131 C.Y.	\$5,600.25
Item#2	25mm Asphalt Mix 5" Depth	\$ 20.90	365 S.Y.	\$7,628.50
Item#3	#2A Stone	\$ 53.65	61 C.Y.	\$3,272.65
Item#4	9.5mm Asphalt Mix 2" Depth	\$ 11.00	365 S.Y.	\$4,015.00
Item#12	W/4" Pavement Marking	\$ 0.21	320 L.F.	\$ 67.20
Item#13	Y/4" Pavement Marking	\$ 0.18	320 L.F.	\$ 57.60
Item#16	Topsoil Seed and Multch	\$145.10	18 C.Y.	<u>\$2,611.80</u>

TOTAL = \$23,253.00

This is an estimate, the total would be split between Hanover Township and Lower Nazareth Township, so our portion of this project would cost around **\$12,000.00.**

