
REGULAR SEMI-MONTHLY MEETING

June 23, 2026

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Chair Susan Lawless at the Hanover Township Municipal Office, 3630 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Lawless, Gross, Versteeg, Prendeville, Pepitone, Township Engineer Brien Kocher, and Township Solicitor James Broughal.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the agenda. Motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the minutes from meeting of the Board of Supervisors dated May 26, 2026. Ms. Versteeg abstained; motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated June 23, 2026. Motion passed unanimously.

COURTESY OF THE FLOOR

HEARINGS

PUBLIC HEARING - Ordinance 26-02 - Data Centers

Mr. Broughal explained the purpose of the public hearing is to gather public comments for or against the ordinance and the Board has the right to act on the ordinance. The ordinance has been advertised as such.

Mr. Broughal opened the hearing to the public.

- Monica Beaky, 3625 Quincy Lane, complimented the data center amendments.
- Marlene Malloy, 2510 Winston Road, had questions regarding water and electricity.
- Jeff Hutwelker, 7014 Pond Way, had questions regarding power and sound requirements.
- Dulcie Sussman, 1374 Stafore Drive, shared her concerns regarding noise.
- Alison Heydt, 1510 Stafore Drive, shared her concerns regarding water.
- Salvatore Scibetta, 1850 Mark Twain Circle, questioned the approval process between the Township and developer of the data center.
- Rick Fiebrantz, 1435 Princeton Drive, asked how to locate sections within the ordinance online and shared his concerns regarding noise.

Mr. Broughal closed the hearing.

Ms. Versteeg moved the Board to approve Ordinance 26-02, amending the Hanover Township code of ordinance by defining and adding specific requirements for data centers and data center accessory uses.

Mr. Gross seconded the motion.

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

PUBLIC HEARING – CU004 Conditional Use – Recharge Health & Wellness, 3893 Adler Place, Suite 160

Mr. Broughal explained that the Township received a Conditional Use application from Bethlehem Office Commons, LLC, for Recharge Health & Wellness seeking a conditional use permit to remodel 3893 Adler Place, Suite 160, for a personal services business (esthetics and wellness).

In attendance were Ryan J. Durkin, Esq., William Loof of Martin, Bradbury, & Griffith, Inc., and tenant representative, Valerie Vargas.

Ms. Versteeg moved the Board to approve the Conditional Use request of Bethlehem Office Commons, LLC., for the property located at 3893 Adler Place, Suite 160, pursuant to the application for conditional use dated April 17, 2026, with the following conditions:

1. That the applicant satisfactorily address the comments noted in the Hanover Engineering Conditional Use review letter dated May 28, 2026;
2. Hanover Engineering confirms that the applicant is in compliance with the General Standards for Conditional Uses.

Mr. Gross seconded the motion. Motion passes unanimously.

REPORT OF THE CHAIR & Road District #4

REPORT OF THE VICE CHAIR & Road District #2

SUPERVISOR'S COMMENTS

Mr. Pepitone – Road District #1, had nothing to report.

Mr. Gross– Road District #3, Mr. Gross shared his condolences to Mr. Hudson and Ms. Lawless.

Mr. Prendeville – Road District #5, had nothing to report.

PLANNING & ZONING – Mr. Versteeg

DEVELOPMENTS – Mr. Gross

UHS-LVHN Behavioral Health Hospital – Improvements Deadline

Mr. Gross moved the Board to grant the developer of UHS-LVHN an extension to June 25, 2027, to complete the site work improvements, per the applicant letter dated June 15, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

ADMINISTRATION – Mr. Pepitone

Drug Task Lease Agreement – 248 Building

Mr. Pepitone moved the Board to authorize the Chair and Township Secretary to sign the lease agreement between Hanover Township, Lower Nazareth, and the County of Northampton for the lease of the 248 building.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Ordinance 26-xx Motorized Vehicles in Parks

Mr. Pepitone moved the Board to authorize the Secretary to advertise Ordinance 26-xx, amending Hanover Township's Code of Ordinances, Part 2, General Legislation Chapter 124 and, repealing all ordinances or parts of ordinances inconsistent herewith.

Mr. Hudson explained that the Township is having significant issues with e-motorcycles, which should not be confused with e-bikes that have pedals on them. Mr. Hudson explained the amendments of the ordinance and the classifications and dangers of motorized bikes. The Colonial Regional Police Department has been working with the Township with enforcement.

Mr. Gross seconded the motion. Motion passed unanimously.

Resolution 2026-11 Multimodal Grant

Mr. Pepitone moved the Board to adopt Resolution 2026-11, stating the Hanover Township's desire to apply for grants with the Pennsylvania Department of Community & Economic Development for 2026 DCED Multimodal Grant Program. The Township is requesting a Grant of \$291,364.16 to be used for the installation of two pedestrian crosswalks.

The crosswalks will be located at Toni Lane and Crawford Park and Crawford Park crossing Harriet Lane.

Mr. Gross seconded the motion.

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

Resolution 2026-12 2027 Hotel Tax Grant

Mr. Pepitone moved the Board to adopt Resolution 2026-xx, stating the Hanover Township's desire to apply for grants with the Northampton County Department of Community & Economic Development from the 2027 Hotel Tax Grant Program. The Township is requesting a 2027 Hotel Tax Grant of \$3,000.00 to be used for the entertainment and advertising expenses for the Hanover Township Fall Fest Event on October 2, 2027.

Mr. Gross seconded the motion.

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

Hanover Township Community Center Preschool Basic Emergency Plan

Mr. Pepitone moved the Board to approve the 2026-2027 HTCC Preschool Basic Emergency Plan and to authorize the Chair to sign the document.

Mr. Gross seconded the motion. Motion passed unanimously.

ET & T General Maintenance Renewal

Mr. Pepitone moved the Board to authorize the Township Secretary to sign the general maintenance agreement with ET&T for phone services at the office building, shop, and community center. The cost for the renewal of the community center is \$1,184.22. The cost for the renewal of the office building and shop is \$1,861.78.

Mr. Gross seconded the motion. Motion passed unanimously.

Performance Contract – The Jay Orrell Band (The J.O.B.) (America250 Celebration)

Mr. Pepitone moved the Board to authorize the Chair to sign the performance contract with “The Jay Orrell Band”, for their performance at the America 250 Celebration on Saturday, September 26, 2026.

Mr. Gross seconded the motion. Motion passed unanimously.

Performance Contract – SLAMB

Mr. Pepitone moved the Board to authorize the Chair to sign the performance contract with the band “SLAMB”, for their performance at the Hanover Township Community Pool on Saturday, July 18, 2026. The performance will be provided to pool members only from 7:15pm-8:30pm.

Mr. Terenzio noted the pool will close at 7:00pm and be open to members only. The pool and concessions will remain open during the concert.

Mr. Gross seconded the motion. Motion passed unanimously.

Employee Picnic – June 29 12:00pm-1:00pm *Office Closure*

The Hanover Township Municipal Office will be closed Monday June 29 from 12:00pm-1:00pm.

PUBLIC WORKS – Mr. Prendeville

Gaspar Stormwater Project - UPDATE

Mr. Kocher explained the main trunk line is completed up to Kim Street. The contractors will go both directions on Kim Street and then come back to Gaspar Avenue and complete all the crossings. A few change orders have been submitted due to rock but the project is moving along well.

COURTESY OF THE FLOOR

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Broughal had nothing to report.

Public Works Director – Mr. Limpar reminded residents that there is no yard waste collection in August. The next yard waste pickup will be in July. The Public Works Department started on patchwork with a few roads throughout the Township. Route 512 closures will begin in the middle of July for the WAWA development.

Recreation Director – Mr. Terenzio reported the 5th Annual Golf Tournament will be held on Friday, July 10 at 9:00am. Summer camp is going well and the pool has an increase in memberships. Swim lessons are taught four times a week.

Township Manager – Mr. Hudson thanked the staff and the Board for the support due to the loss of his mom. The Township will be sending a small sponsorship form to some local businesses within the Township to gain assistance with money and finances to help fund the 250-celebration event. Mr. Hudson is working with Lower Nazareth and East Allen to pave a small section of Township Line Road. Lower Nazareth and East Allen will be paving their portion of the road as well. The paving project on Hanoverville Road will begin the week of June 29. Empire Fiber is working to install fiber optic North of Route 22 and Green Light Fiber is beginning to work South of Route 22. In the future, residents will have the option to purchase fiber internet access.

Ms. Lawless noted the next Board of Supervisor meeting will be on Tuesday, July 21, 2026, at 7:00pm.

Upon motion of Mr. Prendeville, the Board adjourned at 8:21pm.

Kimberly Lymanstall
Township Secretary