



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

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September 16, 2026

VIA E-MAIL (klymanstall@hanovertwp-nc.org)

Board of Supervisors
Hanover Township – Northampton County
3630 Jacksonville Road
Bethlehem PA 18017-9302
Attn: Ms. Kimberly Lymanstall, Township Secretary

**Re: Hanover Corporate Center II – Lots 6 & 7
Preliminary/Record Lot Consolidation and Land Development Plans**

Dear Board:

We represent J.G. Petrucci Co., Inc. (“JGP”), which received conditional approval of the above plans on February 22, 2017. After approval extensions by this Board, Applicant satisfied the conditions and recorded its plan and development agreements. Pursuant to the Site Plan Improvements Agreement, as extended by the Board of Supervisors at their June 24, 2025, meeting, JGP was granted until July 30, 2027, to complete the improvements.

JGP continues to actively market Lots 6 and 7 for an appropriate user to allow it to move forward with this project. However, to date it remains unsuccessful in securing a tenant. (Previously, JGP did pursue approvals to modify its plan for a prospective user, but that project ultimately did not proceed.) Further, the plan remains consistent with current ordinances.

At this time, JGP requests that the Board of Supervisors approve a twenty-four (24)-month extension to July 30, 2029, of JGP’s approval and the time within which it must complete the required improvements under the Improvements Agreement.

JGP requests that you please place this matter on an upcoming agenda of the Board of Supervisors, at which time a JGP representative, if necessary, can appear to answer any questions. Thank you for your consideration.

Very truly yours,

Erich J. Schock

EJS/jw

cc: J.G. Petrucci Co., Inc. (via email)



HanoverEngineering

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

October 7, 2026

Mr. Mark Hudson, Township Manager
Hanover Township
3630 Jacksonville Road
Bethlehem, PA 18017

RE: Farmhouse Village Subdivision
Security Release No. 2
Hanover Project H19-21(A)

Dear Mark:

We are in receipt of the Security Release Request for Farmhouse Village Subdivision contained in a letter from Levi Land Holdings, LLC dated September 30, 2026.

Based on our review, we recommend the Board of Supervisors approve Security Release Request #2 in the amount of \$511,425.59.

This release should be conditioned on:

1. Confirmation of security remaining in the amount of \$827,164.76.
2. The Developer adheres to the Township Policy 8 (Payment, Plans and Appeals Account).

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

HANOVER ENGINEERING

Brien R. Kocher, PE
Township Engineer

bk:jlw2

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Enclosure(s)

cc: James Broughal, Esquire (via e-mail)
Mr. Ryan Pektor, Levi Land Holdings, LLC (via e-mail)

Deposit of \$ 882 is required.

Please return signed and filled out with deposit:
P.O. Box 11 Bath, Pa 18014

Bethlehem Carriage Company

Contract Agreement

610-730-4973

Terms and Conditions:

- ❖ **Weather Conditions:** Bethlehem Carriage Company will provide service under most weather conditions. However, if the weather is too severe and considered unsafe, then Bethlehem Carriage Company reserves the right to cancel for the event and 50% of the rate will be refunded so long as Bethlehem Carriage Company cancels the morning of the event. If client cancels for the event the no refund shall be issued.
- ❖ **Deposit:** Deposit of 50% is non-refundable unless Bethlehem Carriage Company is unable to fulfill their service duties due to mechanical or equipment failure, or illness, etc.
- ❖ **Changes:** The client agrees to contact Bethlehem Carriage Company immediately of any changes that will concern them for the event. We will be in touch a few days before the event to reconfirm all the details, so please be sure to allow a way for us to reach you during this time.
- ❖ **If Event Runs Late:** We strive to arrive 15 minutes before our scheduled time to ensure promptness. If the event is late, then a shorter ride will be given or additional cost will be billed if the time goes over the planned scheduled time on contract at the rate of \$ 250 per 1/2 hour.
- ❖ **Cancellations:** If due to the rare event of circumstances beyond our control (mechanical or equipment failure, or illness etc.) the entire amount will be refunded and the client agrees by signing below that they understand no further compensation will be given. If Bethlehem Carriage Company would need to cancel, we would notify the client immediately.
- ❖ **Pictures:** By signing this contract below, I grant permission to use any pictures taken for promotional use.
- ❖ **Liability Law:** I hereby acknowledge and understand that I and all other participants assume the risk of equine activities pursuant to Pennsylvania Law.

Date of Event: 12-4-26



Type of Horse-Drawn Vehicle: Wagon

Preference Color of Horse: Various

Intended Use: Thee Lightening Riders

Description of Service: Thee Lightening Ride as previous years

Arrival and End Times: 6:00pm - 8:30pm

Location (Pick-Up Address): Below Address

Location (Drop-Off Address):

Total Number of People: approx 12

Total Hours Billed: 2 1/2

Price of Service: \$ 1245

Gratuity 20%: \$ 249

Total: \$ 1,764

By signing this contract you have read and agreed to all terms and information listed above:

****Please make checks payable to: Bethlehem Carriage Company**

Date: _____

Signature: _____

Print: _____

Address: _____

Phone Number: _____

Cell Phone: _____

\$ 882

50% deposit (non-refundable) and signed contract must be received to reserve date.

The balance of \$ 882

is due one (1) week PRIOR to date the service is rendered.

www.BethlehemCarriage.com