
REGULAR SEMI-MONTHLY MEETING

September 22, 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, Versteeg, Gross, Prendeville, Pepitone, Township Engineer Jim Milot and Township Solicitor Anthony Giovanninni.

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 September 8, 2026. Motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated September 22, 2026. Motion passed unanimously.

Ms. Lawless noted for the record that there was an Executive Session regarding litigation at 6:30pm, prior to the meeting.

COURTESY OF THE FLOOR

REPORT OF THE CHAIR & Road District #4

Ms. Lawless reported that on Thursday, September 17, she met with Mr. Hudson, Ms. Versteeg, Fire Chief, Mr. VanWhy, and the PSATS consultant to discuss the possible transition of the Hanover Township Volunteer Fire Company. The PSATS consultant will assist in building a budget and structure for the fire company in 2027.

REPORT OF THE VICE CHAIR & Road District #2

Ms. Versteeg had nothing to report.

SUPERVISOR'S COMMENTS

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

Mr. Gross – Road District #3, had nothing to report.

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

PLANNING & ZONING – Mr. Gross

ZHB Variance Application 26ZHB07 – 330 Stoke Park Road

The applicant for 330 Stoke Park Road is requesting a special exception variance for an automobile service shop.

Does the Board wish to send representation to the Zoning Hearing Board meeting scheduled for September 24, 2026?

Ms. Versteeg moved the Board to untable the motion from the meeting on September 8, 2026. Mr. Prendeville seconded the motion. Motion passed unanimously.

The Board discussed the draft letter to be presented at the Zoning Hearing Board on September 24, 2026. The Board agreed upon the following conditions:

1. All vehicle repair, maintenance, and service work shall be performed within a fully enclosed building. No repair, maintenance, or diagnostic work shall be performed outdoors or in any parking or display area.
2. There shall be no outdoor storage of vehicle parts, tires, batteries, discarded equipment, or waste materials.
3. Used motor oil, anti-freeze, refrigerants, and other automotive fluids shall be collected, stored, and disposed of in sealed, labeled containers in accordance with all applicable federal, state, and local environmental regulations.
4. The number of inoperable, wrecked, or unregistered vehicles stored on the property at any time shall be limited to 15, and no such vehicle shall remain on the property for more than 30 days absent Township approval and these vehicles are required to be in the rear lot behind the building.
5. The site shall include stormwater management containment materials and measures adequate to prevent automotive fluids, sediment, or other contaminants from entering the Township's storm sewer system or any watercourse, consistent with the Township's stormwater management ordinance.
6. All exterior lighting shall be shielded and directed downward and away from adjoining properties and public rights-of-way so as to prevent glare.
7. No outdoor public address system, loudspeaker, or amplified sound audible beyond the property line shall be permitted.
8. All signage shall conform to § 185-19 of the Zoning Ordinance.
9. The Township shall retain the right to inspect the property from time to time, upon reasonable

Mr. Versteeg moved the Board to instruct the Manager to send a letter to the Zoning Hearing Board, on behalf of the Board of Supervisors, stating the items discussed by the Board for consideration during the hearing for Application #26-ZHB-07.

Mr. Gross seconded the motion. Motion passed unanimously.

DEVELOPMENTS – Mr. Gross

JaindlHCC2 Lot 11 – 6990 Steuben Road Preliminary Land Development Plan Conditional Approval

Present were John McRoberts, P.E. from The Pidcock Company and Nicole Galio, P.E. from Jaindl Land Company.

Mr. Gross moved the Board to grant the applicant of 6990 Steuben Road an approval of the Preliminary Land Development Plan dated February 9, 2026 and last revised September 3, 2026, pursuant to the following conditions from Hanover Engineering's letter dated September 17, 2026.

1. The Developer/Owner will address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated September 17, 2026, to the satisfaction of the Township Engineer prior to Plan recording.
2. The Developer/Owner will provide two (2) copies of all finalized preliminary plans and reports (i.e. Stormwater Management Report, Erosion and Sediment Control Narrative, etc.) and supporting documentation.

3. A note will be added to the Plan(s) identifying all waivers and deferrals granted by the Township and the meeting date of the Board of Supervisors' action.
4. The Developer/Owner will pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36.J)
5. The Developer/Owner will meet all conditions of the Preliminary Plan approval, within twelve (12) months of Conditional Plan approval, submit a record plan, and agrees that if such conditions are not met, the conditional Preliminary Plan approval will be considered void, and the application for Preliminary Plan approval will be considered void and withdrawn.

The Developer/Owner understands that the granting of conditional Preliminary approval of these Plans recognizes that the Township is agreeing to the following on the Land Development Plans:

1. The Board of Supervisors defers the requirement to install sidewalks along Steuben Road and Township Line Road. (SALDO Section 159-13.B.(1))
2. The Board of Supervisors waives the requirement of a 30-foot maximum driveway curb width for the driveway accessing Township Line Road. (SALDO Section 159-15.I.(5) and 73-7.E.(1).(b))
3. The Board of Supervisors waives the requirements for vertical datum to be based on USGS sea level vertical datum. (SALDO Section 159-29.C.(2)).

Mr. Gross further moved, the Township Secretary be authorized to notify the Developer of the Board's action.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Dewire Subdivision – Development Closeout Items

Mr. Gross moved the Board to untangle the Dewire Subdivision Development and closeout items including the streetlights and trees discussed at the Board of Supervisors meeting held on September 8, 2026.

Mr. Viegas, on behalf of Mr. Villani, explained he met with the residents to gain approval of the removal of one streetlight from the original plans and provided Mr. Hudson with the signed letter of the agreement of only two streetlights. Mr. Viegas requested a deferral on the street tree installation and pay a fee-in-lieu of the 10 trees.

Mr. Gross moved the Board to allow the removal of one streetlight from the original development plan and to pay a fee-in-lieu of for the 10 trees that have not been planted. Staff will prepare a MOU that the Dewire Development will have signed by all residents and will be recorded at the county to acknowledge the agreed to changes.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Farmhouse Village Security Reduction

Mr. Gross moved the Board to approve Security Release #1 from Levi Land Holdings, LLC, for the Farmhouse Village Subdivision in the amount of \$710,590.77.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Hindu Temple Society Land Development – Improvements Deadline

Mr. Gross moved the Board to grant the developer of Hindu Temple Society an extension to December 24, 2026, to complete the improvements, per the engineer letter dated September 8, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

School Sisters of St. Francis – Improvements Deadline

Mr. Gross moved the Board to grant the developer of School Sisters of St. Francis an extension to December 31, 2026, to complete the improvements, per the engineer letter dated September 8, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

6292 Hanoverville Road Subdivision – Improvements Deadline

Mr. Gross moved the Board to grant the developer of 6292 Hanoverville Road an extension to September 22, 2027, to complete the improvements, per the engineer's letter dated September 18, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Muller Martini Corp. Building Expansion – Deferral of Land Development Plan Submission Expires

Mr. Gross moved the Board to grant Muller Martini Corp. Building expansion a deferral extension to October 19, 2027, for the land development plan submission, per their letter dated September 21, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

ADMINISTRATION – Mr. Pepitone

Shade Tree Advisory Board – Documents

Mr. Lawless explained formalizing the responsibilities and duties of the Shade Tree Advisory Board is best and the Board would like to put a working group together to develop and finalize the processes of the Shade Tree Advisory Board.

Ms. Versteeg moved the Board to develop a working group consisting of Board of Supervisor members, Township staff members, Shade Tree Advisory Board members, and the Township Solicitor to finalize and clean up processes, procedures, roles, responsibilities, and documentation for Shade Tree Advisory Board activities.

Mr. Prendeville seconded the motion. Motion passed unanimously.

AFHBD Ordinance Update

The Board discussed the draft text amendment and agreed to include no animal testing and to add bee keeping where there are solar energy farms. The Board discussed use changes and use additions, general development regulations, and added definitions to describe uses more thoroughly.

Mr. Pepitone moved the Board to instruct the Solicitor's office to draft a Zoning Ordinance text amendment from the discussion including beekeeping at solar energy farms and to prevent animal testing on the AFHBD for the Board to review at a future meeting.

Mr. Gross seconded the motion. Motion passed unanimously.

Jump Around Inflatables Contract for Hanover 250 Celebration

Mr. Pepitone moved the Board to execute the contract with Jump Around Party LLC for the 2026 Hanover 250 Community Event.

Mr. Gross seconded the motion. Motion passed unanimously.

Trick or Treat Night – Friday, October 30 (6:00pm to 8:00pm)

Mr. Pepitone noted for the record, Trick or Treat night in Hanover Township will be held on Friday, October 30, from 6:00 – 8:00pm.

Resolution 2026-15 LSA Lehigh-Northampton County

Mr. Pepitone moved the Board to adopt Resolution 26 – 15 requesting a Northampton/Lehigh County Local Share Assessment grant of \$125,000.00 from the Commonwealth Financing Authority to be used to purchase a new Ford F-450 Dump Body Truck with a Plow and upfitting for the Public Works Department.

Mr. Gross seconded the motion.

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

Resolution 2026-16 LSA Monroe County

Mr. Pepitone moved the Board to adopt Resolution 26 – 16 requesting a Monroe County Local Share Assessment grant of \$125,000.00 from the Commonwealth Financing Authority to be used to purchase a new Ford F-450 Dump Body Truck with a Plow and upfitting for the Public Works Department.

Mr. Gross seconded the motion.

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

Empire – Access License for Township Property

Mr. Pepitone moved the Board to authorize the Chair to sign the Access License with Empire Fiber, which allows them to run their fiber on Township property at the Municipal Park and provides the Township with access to fiber and wireless access points in the park.

Mr. Gross seconded the motion. Motion passed unanimously.

2027 Minimum Municipal Obligation – Pension Plans

Mr. Pepitone moved the Board to authorize the Treasurer to sign the 2027 Minimum Municipal Obligation forms for the Non-Uniformed Employees' Money Purchase Pension Plan and the Retirement Plan for Employees of the Township of Hanover.

Mr. Gross seconded the motion.

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

PUBLIC WORKS – Mr. Prendeville

Nansteel Extension

Mr. Prendeville moved the Board to grant Charlie Nansteel Tree & Excavation, LLC. an extension until October 30, 2026.

Mr. Hudson explained the storm sewer project is going well and nearing completion. Cherry trees will be planted next week.

Mr. Gross seconded the motion. Motion passed unanimously.

COURTESY OF THE FLOOR

STAFF REPORTS

Engineer – Mr. Milot had nothing to report.

Solicitor – Mr. Giovanninni had nothing to report.

Recreation Director – Mr. Terenzio reported that the September 11 Patriot Day event was well attended with guest speaker, Ray Sanchez. Mr. Terenzio thanked the boy scouts for volunteering.

Upcoming Events:

- Saturday, September 26 from 2:30pm to 7:00pm – America250 Celebration
- Saturday, October 3 from 2:00pm to 5:00pm – Fall Fest
- Saturday, October 3 from 8:00am to 12:00pm – Rip the Rollers Pump Track Time Trial Race
- Thursday, October 22 from 6:30pm to 8:00pm – Q & A and Meet & Greet with Jimmy Belani

Programming:

- Toddler Time
- Tennis
- Martial Arts

Township Manager – Mr. Hudson reported that the HTCC roof and HVAC project is progressing. The Stafore Estates Gaspar storm sewer project curbing is complete, driveway work will start the week of September 22nd, trees and yard work will begin the week of September 28th, and paving will begin early October.

Mr. Hudson provided an update regarding the America250 celebration event. Mr. Hudson reported that the Township was awarded \$300,000.00 to fund the air packs for the Hanover Township Fire Company.

Ms. Lawless noted the next Board of Supervisor meeting will be on Tuesday, October 13, 2026, at 7:00pm.

Upon motion of Mr. Prendeville, the Board adjourned at 8:32pm.

Kimberly Lymanstall
Township Secretary