REGULAR SEMI-MONTHLY MEETING
October 13, 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 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 September 22, 2026. Motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated October 13, 2026. Motion passed unanimously.

Ms. Lawless noted for the record that there was an Executive Session regarding personnel matters from 6:30pm-7:00pm, prior to the meeting.

COURTESY OF THE FLOOR

Ed Phillips, 2710 Woodside Dr, shared his concerns regarding the property at 1125 Bridle Path Road.

Jessie Bucchin, 2690 Woodside Dr, shared her concerns regarding the residents and the property at 1125 Bridle Path Road.

Ms. Lawless thanked the residents for bringing their concerns to the Board's attention and explained the concerns are being handled within the Zoning Officer. Ms. Lawless explained that Mr. Hudson and Ms. Luisser will monitor the situation.

Martin Comer, 927 Rainbow Dr, asked if a traffic study would take place after the 90 Highland commercial development is completed due to traffic light timing. Mr. Hudson explained that the current traffic lights at the location are temporary until the project is complete. Mr. Kocher stated a follow-up traffic study will take place upon completion of the 90 Highland commercial development.

RECOGNIZE RETIRED CHIEF OF CRPD CHIEF DEPALMA

Ms. Versteeg presented Proclamation 2026-11, honoring the retirement of Chief James DePalma from the Colonial Regional Police Department.

Mr. DePalma thanked everyone and stated it has been an honor to serve the people of Hanover Township.

INTRODUCE THE NEW CRPD CHIEF OF POLICE, CHIEF WENDLING
Ms. Lawless welcomed Chief Darrin Wendling.

Mr. Wendling provided a brief introduction about himself, thanked the Board, and stated he is looking forward to serving the Township as the Chief of the Colonial Regional Police Department.

RECOGNIZE SPONSORS OF THE HANOVER AMERICA250 COMMUNITY DAY
Mr. Hudson shared the America250 Community Day highlights and thanked all those who sponsored the event, performed, and attended. The event had to be moved indoors due to weather and had a great turnout.

REPORT OF THE CHAIR & Road District #4
Ms. Lawless had nothing to report.

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.

APPOINTMENTS & RESIGNATIONS (Committees, Boards, & Commissions)
Preschool Director – Resignation

Mr. Gross moved the Board to accept with regret the resignation of Lisa Outcalt, Preschool Director of the Hanover Township Community Center, effective October 23, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

The Board thanked Ms. Outcalt for the time and effort Ms. Outcalt put into rebuilding the Preschool program after COVID at the Hanover Township Community Center and wished her well.

Ms. Outcalt stated it has been a wonderful journey and she wishes the Preschool well. Ms. Outcalt thanked the Board.

PLANNING & ZONING – Mr. Versteeg
DEVELOPMENTS – Mr. Gross
Hanover Corporate Center II – Lots 6 & 7 Improvements Deadline

Mr. Gross moved the Board to grant the developer of Hanover Corporate Center II – Lots 6 & 7, an extension to July 30, 2029, to complete the required improvements, per the Solicitor's letter dated September 16, 2026.

Mr. Prendeville seconded the motion. Motion passed unanimously.

Farmhouse Village Subdivision - Security Reduction

Mr. Gross moved the Board to approve Security Release #2 from Levi Land Holdings, LLC for the Farmhouse Village Subdivision in the amount of $511,425.59.

Mr. Prendeville seconded the motion. Motion passed unanimously.

ADMINISTRATION – Mr. Pepitone

Ordinance 26-xx Short Term Rental – *Discussion*

Mr. Hudson reviewed the amendments and additions. The Ordinance will be changed to "Short-Term Lodging", including definitions and adding the CRPD with the code officials so that the police can act quickly if needed. Other additions and amendments include licensing, extend our window to thirty days, add a minimum age of 25 for the owner, require a business privilege tax requirement, rental agreements needing to be submitted to the Township three days before a tenant's occupancy, person(s) in charge must live within ten miles of the home, CO detectors in every bedroom, annual inspections, maximum occupancy limitations, and more.

Mr. Broughal stated his office will examine the age limitations for short-term rental requirements.

Marguerite Georges, 4501 Susan Drive, shared her concerns regarding owner access to a short-term rental while the rental is being occupied.

Kristen Bentson, 4522 Virginia Drive, thanked the Board for amending the Short-Term Rental Ordinance.

Mr. Pepitone moved the Board to authorize the Township Solicitor's office to amend Ordinance 26-xx, amending Hanover Township's Code of Ordinances by revising Chapter 142, Short-Term Rental, by adding additional provisions for enforcement and licensing, and repealing all ordinances or parts of ordinances inconsistent herewith.

Mr. Gross seconded the motion. Motion passed unanimously.

2026 Tree Lighting – Bethlehem Carriage Company Contract

Mr. Pepitone moved the Board to execute the contract with Bethlehem Carriage Company for the 2025 Tree Lighting event.

Mr. Gross seconded the motion. Motion passed unanimously.

Hanover Township vs. Hiremath – Settlement Agreement & Mutual Release (MJ-03104-NT-150)

Mr. Hudson explained that Hanover Township recently experienced ongoing issues involving a resident operating a short-term rental out of their home without the required permits or licenses. Resolving the matter was a lengthy process; however, the Township is currently reviewing and amending the existing ordinance to help prevent similar occurrences in the future.

Mr. Pepitone moved the Board to authorize the Chair and Secretary to execute the Settlement Agreement and Mutual Release, regarding the unauthorized short-term rental located at 4519 Susan Drive, Bethlehem, PA 18017.

Mr. Gross seconded the motion. Motion passed unanimously.

2027 Budget Presentation by Beth Bucko

Ms. Lawless noted the following: "The budget process is an ongoing one for our Township government. Our professional staff and our Board members continually look to improve processes and find savings. The nitty gritty hard work to develop next year's budget, however, begins in earnest during the summer months. That fine tuning included individual meetings between the Township Manager, the Township Treasurer, Mrs. Bucko, and each Supervisor. The Board would like to thank Mrs. Bucko and Mr. Hudson for developing a budget that has kept the necessary tax increase to a minimum.

If you have been paying attention during Board meetings and reading our newsletters, you will not be surprised that the proposed 2027 budget includes a tax increase of one-half mil. This Board would like to assure its constituents that we have asked the difficult questions and persistently probed for savings; we also want to assure you that there is no one or nowhere to lay blame. Where we can control costs, we have.

The reality is that those costs that are exerting pressure on the Township's budget and which are likely the same or similar costs that are also applying pressure on the individual household and business budgets of our constituents, are costs over which we have little control. For example, Township income from real estate taxes, no longer covers our annual contribution to the Colonial Regional Police. While funding a local police department is voluntary, rather than mandatory, we know our residents will agree that having an accredited police force is a primary reason that our Township is a great place to live, work and play. With the costs associated with all emergency services, both equipment and personnel, rising steadily and annually, incremental increases in our mil rate are likely to be a regular part of our budget discussions for years to come.

In a Township that is all but fully developed, the only realistic source of revenue is our tax base. The members of this Board are aware of the difficult economic context in which this tax increase comes. The decision was not taken lightly but simply to meet our responsibility to maintain the high-quality level of services that has been the hallmark of this Township."

Ms. Bucko provided a presentation and insight into the 2027 budget for the Board of Supervisors.

The proposed General Fund real estate mil increase would be .50 mil. The proposed new real estate tax for 2027 would be 3.9 mil for the Township (up from 3.4 mil) and 0.75 mil for fire tax, bringing an additional $284,000 in additional revenue for the General Fund. The proposed total real estate tax for 2027 would be 4.15 mil.

Mr. Prendeville expressed concerns regarding Hanover Township's pursuit of a Hanover Township Fire Administrator position. Ms. Lawless explained that the Hanover Township Volunteer Fire Company (HTVFC) needs assistance and continues to struggle with recruiting volunteers. She further noted that the Township has a legal obligation to provide fire services.

Martin Comer, 927 Rainbow Dr, shared his experience working with a neighboring fire company and suggested looking into an incentive program.

PUBLIC WORKS – Mr. Prendeville
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 thanked the Public Works Department for assisting with the latest Hanover Township community events such as the Rip the Rollers Pump Track Time Trial, Fall fest, and America250. Mr. Limpar updated the Board on the Hanover Township Community Center roof project and Stafore Estates Storm Sewer project.

Leaf collection will begin on Monday, October 19.

Township Manager – Mr. Hudson reviewed the latest Hanover Township community events with the Board.

Ms. Lawless noted the next Board of Supervisor meeting will be on Tuesday, October 27, 2026, at 7:00pm.

Upon motion of Mr. Prendeville, the Board adjourned at 8:43pm.

Kimberly Lymanstall
Township Secretary