

50 YEARS **Hanover Engineering**

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

October 22, 2020

Mr. John J. Finnigan Jr., Township Manager
Hanover Township
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Monocacy Sanitary Sewer
Interceptor Upgrade Project
Security Release Request
Hanover Township, Northampton County
Hanover Project HS17-18

Dear Mr. Finnigan:

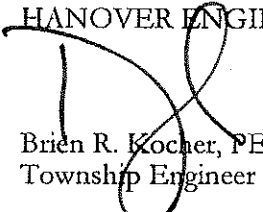
The developer has requested a release of the letter of credit for the above referenced project, which is \$87,997.29. Their contractor has completed the punchlist items as outlined in our email dated July 10, 2020.

We recommend, the Township release the letter of credit contingent on the developer posting the required Maintenance Security in the amount of \$33,306.00 as outlined in the developer's agreement, which is 15% of the actual cost of the project.

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

Respectfully,

HANOVER ENGINEERING


Brian R. Kocher, PE
Township Engineer

ab:bk/jle

S:\Projects\Municipal\HanoverSewer\1817-18-MonocacyInterceptorUpgrade\FinalConstructionPlans\Docs\2020-10-22\HS18-17 Security Release Ltr.doc

cc: Hanover Township Board of Supervisors
James L. Broughal, Esquire, Broughal & DeVito, LLP (via e-mail)
Mr. Seth Pellegrini, Sr. Land Development Manager, Toll Brothers (via e-mail)
Mr. Thad Craun, Land Development Manager, Toll Brothers (via e-mail)

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October 22, 2020

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: 4098 Bath Pike Land Development
Dunkin' Donuts and Retail Space
Preliminary/Record Land Development
Improvements Inspection and Security
Release
Hanover Project H16-40

Dear Jay:

We have completed a final site improvements inspection of the above-referenced project in response to a letter from Mr. Prasad Chalikonda of Divinity Group, LLC, dated October 14, 2020. The following final site improvements inspection punchlist items shall be satisfactorily addressed:

1. The punchlist items noted on the enclosed Storm Sewer spreadsheet shall be satisfactorily addressed.
2. Two (2) Do Not Enter signs along the front of the building and one (1) Do Not Enter sign at the southwest corner of the building shall be installed.
3. The loading area striping and striping in the drive-thru lane, just west of the menu board/order station, shall be painted.
4. The trash screen fence shall be installed.
5. The three (3) street trees along Bath Pike shall be planted.
6. The existing tree to remain at the northwest corner of the site was removed, and a replacement tree shall be planted.
7. One (1) tree along the eastern side of the drive-thru lane is missing and shall be planted.
8. The thirteen (13) trees along the north side of the drive-thru lane shall be planted.
9. A letter from a licensed surveyor certifying the property pins have been set according to the approved Plan shall be provided to the Township.
10. As-built Plans shall be provided to the Township for review and approval.

Mr. John J. Finnigan
Township Manager

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October 22, 2020

11. A copy of the PennDOT Highway Occupancy Permit (HOP) close-out letter shall be provided to the Township.
12. A copy of the NPDES Permit Notice of Termination acknowledgement shall be provided upon receipt.

Until the above-noted items have been satisfactorily addressed, we do not recommend the Township accept the improvements.


Based upon the completion of the improvements and remaining punchlist items, we recommend the Township reduce the security amount to the 10% Contingency per the MPC. The Township may grant the Developer a reduction in the required security in the amount of \$201,047.55, resulting in a security balance of \$65,520.73. This reduction should be conditioned upon the following:

1. The Developer acknowledges the security provided for all improvements will remain in force at a minimum of \$65,520.73 for the remaining work, plus contingencies.
2. The Developer adheres to Township Policy 8 (payment of Plans and Appeals Accounts).

If you have any questions or need additional information, do not hesitate to call this office.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:kjc

S:\Projects\Municipal\Hanover\wp\1116-40-4098BathPikel.andDevelopment\Docs\10-22-20-4098BathPikel.andDev-ImprovementsStatus1.r.doc

Enclosure

cc: Hanover Township Board of Supervisors
Ms. Yvonne D. Kutz, Zoning Administrator
James L. Broughal, Esquire, Broughal & DeVito, LLP
Mr. Prasad Chalikonda, Divinity Group, LLC **CERTIFIED MAIL 7018 2290 0002 1111 4728**

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October 22, 2020

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Valley Wellness Center Land Development
Northgate II, Lot 4
4415 Innovation Way
Improvements Inspection and Security
Release
Hanover Project H15-25

Dear Jay:

We have completed a final site improvements inspection of the above-referenced project in response to a request from Dr. Steven Mortazavi of Valley Wellness Center, LLC, dated October 8, 2020. The following final site improvements inspection punchlist items shall be satisfactorily addressed:

1. The punchlist items noted on the enclosed Storm Sewer spreadsheet shall be satisfactorily addressed.
2. The missing and/or dead trees and shrubs identified on the enclosed Landscaping Plan shall be replaced and/or planted.
3. As-built Plans shall be provided to the Township for review and approval.
4. A copy of the PennDOT Highway Occupancy Permit (HOP) close-out letter shall be provided to the Township.
5. A copy of the NPDES Permit Notice of Termination acknowledgement shall be provided upon receipt.

Until the above-noted items have been satisfactorily addressed, we do not recommend the Township accept the improvements.

Based upon the completion of the improvements and remaining punchlist items, we recommend the Township reduce the security amount to the 10% Contingency per the MPC. The Township may grant the Developer a reduction in the required security in the amount of \$62,251.27, resulting in a security balance of \$235,067.69. This reduction should be conditioned upon the following:

1. The Developer acknowledges the security provided for all improvements will remain in force at a minimum of \$235,067.69 for the remaining work, plus contingencies.

Mr. John J. Finnigan
Township Manager

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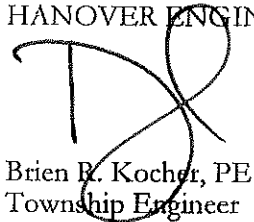
October 22, 2020

2. The Developer adheres to Township Policy 8 (payment of Plans and Appeals Accounts).

If you have any questions or need additional information, do not hesitate to call this office.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:kjc

S:\Projects\Municipal\Hanover Twp\H15-25-Northgate II-4.or4-WellnessCenter\Docs\10-22-20-ValleyWellnessCenterLandDev-ImprovementsStatus1.r.doc

Enclosure

cc: Hanover Township Board of Supervisors
Ms. Yvonne D. Kutz, Zoning Administrator
James L. Broughal, Esquire, Broughal & DeVito, LLP
Dr. Steven Mortazavi, Valley Wellness Center, LLC **CERTIFIED MAIL 7018 2290 0002 1111 4735**

October 13, 2020

Via email

John J. Finnegan, Jr., Township Manager
Hanover Township
3630 Jacksonville Road
Bethlehem, PA 18017

**Re: Pennsylvania Municipal Planning Code Extension Letter
Willow Crest Farms
Hanover Township, Northampton County, PA
Langan Project No.: 200114001**

Dear John:

Regarding the above referenced project, on behalf of the applicant, please let this letter serve to grant the Township an extension until March 31, 2021 to review and take action under the Pennsylvania Municipal Planning Code.

Please call us at (215) 491-6500 if you have any questions.

Very truly yours,
Langan Engineering and Environmental Services, Inc.



Gregory Elko, PE
Managing Principal / Executive Vice President

cc: Arnold Alleyne – Willow Crest Farms, LLC
Gregory Gulick, - Owner
Jim Holzinger, Esq. - Boyer Holzinger Harak & Scomillio

\\Langan.com\data\DT\data\200114001\Project Data\Correspondence\2020-10-13 Hanover Township MPC Extension Letter.doc



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

kdurso@flblaw.com
Direct Dial: (484) 788-0606

October 19, 2020

TRANSMITTED VIA E-MAIL AND FIRST CLASS MAIL

Hanover Township Board of Supervisors
c/o Ms. Beth D. Ritter, Township Secretary/Assistant Treasurer
3630 Jacksonville Road
Bethlehem, PA 18017-9302

**Re: 5000 Township Line Road – Hanover Flex Center
Improvements Extension Request**

Dear Board of Supervisors:

On behalf of this firm's client, Triple Net Investments XXXVI, L.P., this letter sets forth our client's request for an extension of time to complete the secured improvements for 5000 Township Line Road - Hanover Flex Center. The current deadline for construction of the secured improvements is October 31, 2020 and my client advised that the Conservation District is performing its final inspection this week. Accordingly, the Applicant requests an extension of time until November 30, 2020.

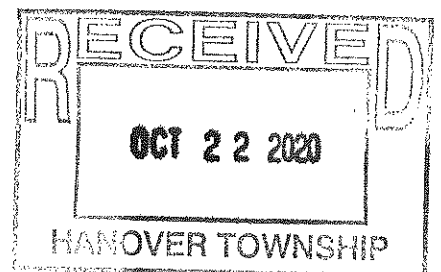
Thank you for your time and attention to this matter. If anything else is needed, please let me know.

Very truly yours,

Catherine E. N. Durso

CEND:nmr

cc: Mr. Dominic Baker (via e-mail only)
James L. Broughal, Esquire (via e-mail only)
Kevin J. Chimics, P.E. (via e-mail only)
Mr. Seamus Hickey (via e-mail only)



(610) 797-9000 • www.flblaw.com

Two City Center • 645 West Hamilton Street • Suite 800 • Allentown, PA 18101