

LEGAL NOTICE

NOTICE is hereby given that the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, will consider for adoption at a Public Hearing to be held at 7:00 p.m. on the 23rd day of February, 2021, at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, an Ordinance to amend the Code of Ordinances by amending the text of the Hanover Township Zoning Ordinance, Chapter 185 to provide for new Permitted Uses and new Conditional Uses in the AFHBD – Aircraft Flightpath Highway Business Zoning District. In the event that the Board of Supervisors do not consider for adoption the Ordinance described hereinafter at the Public Hearing, the Board of Supervisors will consider the Ordinance for adoption at a regular meeting of the Board of Supervisors to be held on the 9th day of March, 2021, at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania.

Due to the COVID-19 outbreak, the meeting will be held electronically through Zoom. To access the meeting through your computer go to:

<https://us02web.zoom.us/j/83979019362?pwd=SlI3Z28zbjN5QjVkcDU3SFcvclJxdz09> and enter Meeting ID:

839 7901 9362 and Passcode: 422089

One tap mobile

+13017158592,,83979019362#,,, *422089# US (Washington D.C.)

+13126266799,,83979019362#,,, *422089# US (Chicago)

Dial by your location

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+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 839 7901 9362

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Find your local number: <https://us02web.zoom.us/j/83979019362?pwd=SlI3Z28zbjN5QjVkcDU3SFcvclJxdz09>

Copies of the proposed Ordinance are available for review at the Hanover Township Municipal Building located at 3630 Jacksonville Road, Bethlehem, Pennsylvania during normal business hours.

The following is the proposed Amendment to the Hanover Township Zoning Ordinance:

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA TO AMEND THE CODE OF ORDINANCES BY AMENDING THE TEXT OF THE “HANOVER TOWNSHIP ZONING ORDINANCE” CHAPTER 185 TO PROVIDE FOR NEW PERMITTED USES AND A NEW CONDITIONAL USE IN THE AFHBD-AIRCRAFT FLIGHTPATH HIGHWAY BUSINESS ZONING DISTRICT

WHEREAS, The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the “Second Class Township Code” of Pennsylvania and the authority and procedures of the “Pennsylvania Municipalities Planning Code”, as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendment to the text of the Hanover Township Zoning Ordinance;

WHEREAS, the Board of Supervisors of Hanover Township desire to amend its Zoning Ordinance by providing for new permitted uses and a new conditional use in the AFHBD – Aircraft Flightpath Highway Business Zoning District.

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1: The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the “Second Class Township Code” and the

“Pennsylvania Municipalities Planning Code”, as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby ordain and enact the following amendments to the text of the Hanover Township Zoning Ordinance Chapter 185 Zoning, of the Code of Ordinances, as amended.

SECTION 2: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-12 Definitions, to add a new definition to read as follows:

“Beverage/Bottling Works - manufacturing and packaging of ready to drink (non-alcoholic) beverages such as carbonated soft drinks, water, flavored water, sparkling water, fruit juices, coffee, tea and similar beverages.”

SECTION 3: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-38 D. Permitted Uses, to add new subsections (12) Light Industrial, Light Manufacturing Plant and (13) Beverage/Bottling Works to read as follows:

“(12) Light Industrial, Light Manufacturing Plant, excepting however, those whose primary uses involve chemical manufacturing or whose primary use involves hazardous chemicals or materials.

(13) Beverage/Bottling Works.”

SECTION 4: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-38 E. Conditional Uses, to add a new subsection (11) Warehouse and Storage Facilities in excess of 25% of the square footage of the building to read as follows:

“(11) Warehouse and Storage Facilities in excess of 25% of the square footage of the building.”

SECTION 5: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-38 G. Prohibited Uses, to delete subsection (4) Warehousing, distribution and storage uses in excess of 25% of the square footage in a building, and renumber the subsequent subsections.

SECTION 6: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-54 E.(15)(a) Regulated Uses for conditional uses by adding a new subsection (a)[9] Warehouse and Storage Facilities in excess of 25% of the square footage of the building to read as follows:

“[9] Warehouse and Storage Facilities [§ 185-38E(11)] where such uses are accessory to or serve a principal use and where such warehouse or storage exceeds 25% of the square footage in a building.”

SECTION 7: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-54 E.(15)(b) Specific regulations applicable to these conditional uses by adding a new subsection (b)(7) to read as follows:

“(b)(7) Warehouse and Storage Facilities where such uses are accessory to or serve a principal use and where such warehouse or storage exceeds 25% of the square footage in a building shall be limited to the storage of materials used and/or the products produced on site.”

SECTION 8: SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provision of this zoning Amendment shall continue to be separately and fully effective.

SECTION 9: REPEALER. All provisions of Township ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance, are hereby repealed.

SECTION 10: ENACTMENT. This Amendment shall be effective five (5) days after the date of passage.

James L. Broughal, Solicitor
Hanover Township
Northampton County
38 West Market Street
Bethlehem, PA 18018

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 133, PROPERTY MAINTENANCE OF THE CODE OF CODIFIED ORDINANCES TO PROVIDE CHANGES TO THE PROPERTY MAINTENANCE ORDINANCE OF THE TOWNSHIP OF HANOVER WHICH INCLUDE UPDATES TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE ("IPMC")

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania have enacted, by Ordinance, regulations dealing, in part, with property maintenance, and adopting certain editions of the IPMC which Ordinance has been amended from time to time; and

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania has determined that it would be in the best interest of the Township of Hanover to amend its Ordinance to include amended and updated edition to the IPMC.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA AS FOLLOWS:

Section 1:

Section 133-1 Adoption of Standards of the Code of Codified Ordinances of the Township of Hanover, Northampton County, be amended to read as follows: "Adopting the 2015 International Property Maintenance Code (IPMC), published by the International Code Council, is hereby adopted and amended, and shall be cited as the "Property Maintenance Code of Hanover Township, Northampton County, Pennsylvania"."

Section 2:

Section 133-2 Modification to Standards of the Code of Codified Ordinances of the Township of Hanover, Northampton County be amended to read as follows:

1. **Section 101.1**, insert "Hanover Township, Northampton County, Pennsylvania" in place of the bracketed phrase "[NAME OF JURISDICTION]."
2. **Section 102.3 Application to other Codes**, amend "International Zoning Code" to read "Section 185 of the code of Hanover Township, Northampton County, Pennsylvania."
3. Delete **Section 106.4** and Restate as follows: "**Section 106.4 Violations and penalties.** Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of One Thousand Dollars (\$1,000.00) or imprisonment for a term not to exceed ninety (90) days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense."
4. Delete **Section 107.2 (1) Form** and Restate as follows: "**Section 107.2 Form.** (1) Be in writing to the property owner and occupants, if applicable. "

5. Delete **Section 107.3** and Restate as follows: "**Section 107.3 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is sent by certified or first-class mail addressed to the last known address."

6. Delete **Section 111.1** and Restate as follows: "**Section 111.1 Application for appeal.** Any person aggrieved by notice of violation, determination or order issued by the Building Code Office or his/her designee or affected by any rule or regulation adopted pursuant to this Chapter 133 shall have the right to appeal to the Hanover Township Building Code of Appeals Board, provided a written application for appeal is filed within 30 days following the day the decision, notice or order was served. "

7. Delete **Section 111.3** and Restate as follows: "**Section 111.3 Notice of meeting.** The board shall meet upon notice from the chairman, within 30 days of the filing of an appeal, or at stated periodic meetings."

8. In **Section 112.4** insert monetary sums of "\$50.00" and "\$1,000," respective in the final line of section.

9. In **Section 302 Exterior Property Areas** Insert new subsection "**Section 302.10 Storage of mechanical parts and equipment.** Any items intended for the construction and or repair of automobiles, lawn equipment and other similar machinery shall be store in a fully enclosed building."

10. In **Section 302.4 Weeds.** Delete **Section 302.4** and Restate as follows: "**Section 302.4 Weeds.** Premises and exterior property shall be maintained in accordance with Chapter 89 Grass and Weeds of the Hanover Township Code of Codified Ordinances. "

11. The following portions of **Section 302.8** are amended as follows:

a. **Section 302.8. Motor Vehicles in Residential Districts.** Except as provided in other regulations, not more than one currently unregistered and/or uninspected motor vehicle shall be parked, kept or stored on any premises located in a residential district as defined by the Hanover Township Zoning Ordinance.

b. **Section 302.8.1 Motor Vehicles in Nonresidential Districts.** Except as provided in other regulations and approved by the Building Code Official, not more than two currently unregistered and/or uninspected motor vehicles shall be parked, kept or stored on any premises located in a nonresidential district as defined by the Hanover Township Zoning Ordinance.

c. **Section 302.8.2 Motor Vehicle Nuisances Prohibited.** It shall be unlawful for any person, owner or lessee to maintain a motor vehicle nuisance upon any premises, except when completely enclosed in an approved structure. A motor vehicle nuisance shall include any motor vehicle which is unable to move under its own power and has any of the following defects:

1) **Section 302.8.2.1 Broken Windshields, mirrors or other glass**
with sharp edges.

2) **Section 302.8.2.2** One or more flat or open tires or tubes which could permit vermin harborage.

3) **Section 302.8.2.3** Missing doors, windows, hood, truck or other body parts which could permit animal harborage.

4) **Section 302.8.2.4** Any body parts with sharp edges, including holes resulting from rust.

5) **Section 302.8.2.5** Missing tires resulting in unsafe suspension of the motor vehicle.

6) **Section 302.8.2.6** Upholstery which is torn or open which could permit animal and/or vermin harborage.

7) **Section 302.8.2.7** Broken headlamps or tail-lamps with sharp edges.

8) **Section 302.8.2.8** Disassembled chassis parts apart from the motor vehicle stored in disorderly fashion or loose in or on the vehicle.

9) **Section 302.8.2.9** Protruding sharp objects from the chassis.

10) **Section 302.8.2.10** Broken vehicle frame suspended from the ground in an unstable manner.

11) **Section 302.8.2.11** Leaking or damaged oil pan or gas tank which could cause a fire or explosion.

12) **Section 302.8.2.12** Exposed battery containing acid.

13) **Section 302.8.2.13** Inoperable locking mechanism for doors or trunk

14) **Section 302.8.2.14** Open or damaged floorboards, including trunk and firewall.

15) **Section 302.8.2.15** Damaged bumpers pulled away from perimeter of vehicle.

16) **Section 302.8.2.16** Broken grill with protruding edges.

17) **Section 302.8.2.17** Loose or damaged metal trim and clips.

18) **Section 302.8.2.18** Broken communication equipment antennas.

19) **Section 302.8.2.19** Suspended on unstable supports.

12. In **Section 403.2 Bathrooms and toilet rooms** add the following sentence at the end of the section: "Any bathroom and/or toilet room which is renovated or installed after the date of this chapter shall be equipped with a mechanical ventilation system vented to the exterior of the building."

13. In **Section 404.4 Bedroom and living room requirements** delete **Section 404.4.1** and Restate as follows: " **Section 404.4.1 Room area.** Every living room shall contain not less than 120 square feet (11.2 square meters) and every bedroom shall contain not less than 70 square feet (6.5 square meters) for the first occupant and an additional 50 square feet (4.6 square meters) for each additional occupant."

14. In **Section 602.3 Heat supply** Insert "October 1 to April 30." in place of the bracketed phrase "[DATE] to [DATE]."

15. In **Section 602.4 Occupiable workspaces** Insert "October 1 to April 30." in place of the bracketed phrase "[DATE] to [DATE]."

16. In **Section 604 Electrical Facilities** Insert new subsection "**Section 604.4.** The electrical means of disconnect and overload devices for all occupied building and dwelling units shall be accessible to the occupants of such buildings and dwelling units at all times."

17. In **Section 704 Fire Protection Systems**, add new subsections as follows:

a. **Section 704.3. Smoke detention system maintenance.** The occupant(s) of each dwelling unit shall notify the property owner and/or agent in the event a smoke detector needs to be repaired and/or replaced. The owner of each dwelling unit shall provide new batteries for smoke detectors and at least annually. It shall be the responsibility of the occupant to ensure that the batteries are not removed for any reason. Anyone tampering or interfering with the operation or effectiveness of a smoke detector shall be considered to be in violation of this Code and shall be subject to the penalties as set forth in Section 106.4 of this Code.

b. **Section 704.4. Fire Extinguishers.**

1) **Section 704.4.1** Fire Extinguishers shall be provided and maintained as required by Section 906.2 of the International Fire Code and Chapter 10 of the National Fire Codes.

2) **Section 704.4.2** Every dwelling unit shall be provided with a minimum of one 2-A, 10-B: C. fire extinguisher and shall be inspected yearly as required by Section 704.4.1 of this Code.

SECTION 3. REPEALER. Ordinance 5-13, adopting the 2006 International Property Maintenance Code with certain additions, insertions, deletions, and changes thereto, and all other ordinances, code sections or parts thereof in conflict with this Ordinance, are hereby repealed.

SECTION 4. SEVERABILITY. All Ordinances or parts of Ordinances or Resolutions conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

ORDINANCE NO. 21- _____

AN ORDINANCE ENACTED BY THE BOARD OF SUPERVISORS
OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA,
AMENDING CERTAIN PROVISIONS OF THE CODE OF ORDINANCES, CHAPTER 155,
STREETS AND SIDEWALKS, ARTICLE II CONDITIONS OF CURBS AND SIDEWALKS
DEALING WITH THE DEPOSITING OF SNOW ON TOWNSHIP STREETS AND KEEPING
FIRE HYDRANTS CLEAR OF SNOW AND REPEALING ALL ORDINANCES OR PARTS OF
ORDINANCES INCONSISTENT HERewith

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of
Hanover Township, Northampton County, Pennsylvania, and the same is hereby ordained and
enacted as follows, to wit:

SECTION 1. The Supervisors of Hanover Township, Northampton County,
Pennsylvania, under the powers vested in them by the "Second Class Township Code", as well as
other laws of the Commonwealth of Pennsylvania, do hereby ordain and enact the following
amendment to the Code of Ordinances of the Township of Hanover, Northampton County,
Pennsylvania Chapter 155, Article II, Sections 155-14 and 155-15.

SECTION 2. Code of Ordinances of the Township of Hanover, Northampton
County, Pennsylvania (the "Township"), Chapter 155, Article II Section 155-14, is hereby amended
by adding the following subsections D and E to read as follows:

"D. Deposit of snow on streets and fire hydrants prohibited. No
person or entity owning, controlling or occupying any property
adjoining or fronting upon any Township street shall allow or permit
snow or ice to be thrown or placed on Township streets after or during
periods of snow. Fire hydrants shall not be covered with snow or ice.

E. Fire hydrants to be kept clear. Any person upon whose property
a fire hydrant is located shall, within 12 hours of a snowfall, clean the
fire hydrants, and the area immediately adjacent, of snow and ice."

SECTION 3. Code of Ordinances of Hanover Township, Northampton County, Pennsylvania, Chapter 155, Article II Section 155-15 Violations and Penalties, is hereby amended to read as follows:

“A. Any person who violates or permits a violation of Article II Sections 155-8 to 155-14 A, B, and C, shall, upon conviction in a summary proceeding brought before a District Justice under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not less than \$100.00 nor more than \$1,000.00, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this article that is violated shall also constitute a separate offense.

B. Any person who violates any provision of Article II Section 155-14 D and E shall be subject to the following penalties:

(1) First violation: upon conviction in a summary proceeding brought before a District Judge under the Pennsylvania Rules of Criminal Procedure, shall be guilty of a summary offense punishable by a fine of \$50.00 or 30 days' imprisonment, or both.

(2) Second violation: upon conviction in a summary proceeding brought before a District Judge under the Pennsylvania Rules of Criminal Procedure, shall be guilty of a summary offense punishable by a fine of \$150.00 or 60 days' imprisonment, or both.

(3) Third and each subsequent violation: upon conviction in a summary proceeding brought before a District Judge under the Pennsylvania Rules of Criminal Procedure, shall be guilty of a summary offense punishable by a fine of \$300.00 or 90 days' imprisonment, or both.

(4) Multiple violations: Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this article that is violated shall also constitute a separate offense.”

SECTION 4. If any section, clause, provision or portion of this Ordinance or regulation incorporated herein shall be held to be invalid or unconstitutional by any court of competent

jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance or regulation.

SECTION 5. All Ordinances and parts of Ordinances inconsistent herewith be and the same are hereby repealed.

SECTION 6. THIS ORDINANCE shall be effective five (5) days after adoption.

SECTION 7. ENACTED AND ORDAINED this _____ day of _____, 2021.

ATTEST:

HANOVER TOWNSHIP,
NORTHAMPTON COUNTY,
PENNSYLVANIA

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

**HANOVER TOWNSHIP
NORTHAMPTON COUNTY**

PROCLAMATION NO. 2021 –

**A PROCLAMATION HONORING
ELIJAH JOHN SIVICK
ON THE ACHIEVEMENT OF HIS EAGLE AWARD**

WHEREAS, Elijah has achieved a significant accomplishment in life's path earning his Eagle Award as a member of the Boy Scouts of America on December 29, 2020; and

WHEREAS, Elijah, a resident of Hanover Township, will officially receive his award during an Eagle Presentation Ceremony as a member of Boy Scout Troop 302, First Presbyterian Church, Bethlehem, PA; and

WHEREAS, for his Eagle Project Elijah created a chimney swift tower for First Presbyterian Church so that the chimney swifts currently living in the church's chimneys have a new habitat. Hopefully allowing for the chimneys to be properly cleaned; and

WHEREAS, Elijah has exemplified the virtues of scouting and has exhibited leadership skills in his troop serving Senior Patrol Leader, Troop Guide, Quartermaster, Patrol Leader and Assistant Patrol Leader.

NOW, THEREFORE, BE IT AND IT IS HEREBY PROCLAIMED, by the Board of Supervisors of Township of Hanover, County of Northampton, and the Commonwealth of Pennsylvania:

That Elijah John Sivick is applauded and recognized on the occasion of his Eagle Award and the Board of Supervisors congratulates him for his dedication and devotion in preserving the finest virtues of American life as set forth by Scouting principles. The Board of Supervisors also proclaim Friday, February 26, 2021 as Elijah John Sivick Day in Hanover Township.

APPROVED and adopted this 23rd day of February 2021.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA

ELIZABETH D. RITTER, Secretary –
Board of Supervisors

JOHN N. DIACOBIANNIS, Chairman
– Board of Supervisors

**IN THE COURT OF COMMON PLEAS OF
NORTHAMPTON COUNTY, PENNSYLVANIA**

Re: Dedication and Acceptance of Roads in HANOVER TOWNSHIP Northampton County, Pennsylvania	: : :	No: Term:
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RESOLUTION 21-_____

WHEREAS, on January 28, 2021, **DAVID M. JAINDL, MARK W. JAINDL, AND JOHN F. LISICKY, CO-EXECUTORS OF THE ESTATE OF FRED J. JAINDL A/K/A FRED J. JAINDL, A/K/A FRED JAINDL**, did grant and convey unto the **TOWNSHIP OF HANOVER** a certain road [Braddock Court], which is more fully described in said Deed, a copy of which is attached hereto and made a part hereof and marked as Exhibit "A"; and

WHEREAS, said Deed is to be recorded in the Recorder of Deeds Office, Northampton County Courthouse, Easton, Pennsylvania; and

WHEREAS, the Act of May 1, 1933, P.L. 103, Art. XI, 1140, as amended reads as follows:

"The Supervisors of any township may accept by resolution in the name of the township, any land dedicated by deed to the township together with a draft or survey of the road, street or alley showing location and width thereof, shall be filed in the office with the clerk of quarter sessions court."

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing, the Board of Supervisors of Hanover Township hereby formally accept in the name of Hanover Township, Northampton County, Pennsylvania, the above-described

road which is duly recorded in the Office of the Recorder of Deeds of Northampton
County.

RESOLVED this ____ day of _____, 2021.

ATTEST:

**BOARD OF SUPERVISORS
HANOVER TOWNSHIP, NORTHAMPTON
COUNTY, PENNSYLVANIA**

By: _____
**Secretary of the Board
of Supervisors**

By: _____
Chairman of the Board of Supervisors

EXHIBIT "A"

DEED OF DEDICATION – BRADDOCK COURT

Prepared by/Return to:

James L. Broughal, Esquire
Broughal & DeVito, L.L.P.
38 West Market Street
Bethlehem, PA 18018

Portion of Northampton County Parcel I.D. No: L615-10-61-0204

**DEED OF DEDICATION
MONOCACY FARMS -- PORTION OF LOT 61
RIGHT-OF-WAY BRADDOCK COURT**

THIS INDENTURE, made this 28th day of January, in the year of Our Lord Two Thousand Twenty-One (2021).

BETWEEN

DAVID M. JAINDL, MARK W. JAINDL, and JOHN F. LISICKY, Co-Executors of the ESTATE OF FREDERICK J. JAINDL A/K/A FRED J. JAINDL A/K/A FRED JAINDL, late of Lehigh County, Pennsylvania, GRANTORS herein, party of the first part;

AND

HANOVER TOWNSHIP, a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with offices at 3630 Jacksonville Road, located in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, **GRANTEE**, party of the second part.

WITNESSETH, that the said GRANTORS, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, lawful money of the United States of America, unto them well and truly paid by the GRANTEE, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the GRANTEE, its successors and assigns forever, all those certain lot(s) or piece(s) of land more fully described in ***EXHIBITS "A" and "B"***, attached hereto and made a part hereof.

ALSO BEING A PORTION OF NORTHAMPTON COUNTY PARCEL IDENTIFIER NO.

MAP: L615 BLOCK: 10 LOT: 61

TOGETHER with all and singular improvements ways, waters, water-courses, rights, liberties, privileges, hereditaments appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the state, rights, title, interest, property, claim and demand whatsoever of the said GRANTOR, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD, the said lot(s) or piece(s) of ground above-described unto the said GRANTEE, to and for the only proper use and behoof of said GRANTEE, its successors and assigns, forever, as and for a public street or highway, or as a portion of said public street or highway of the GRANTEE, and for all other public purposes, including utility lines and conveyance of stormwater, and said street shall become part of those streets already owned and opened by the Commonwealth of Pennsylvania and/or the Township of Hanover, Northampton County, Pennsylvania.

AND THE GRANTORS, their successors and assigns, by these presents covenant, promise and agree to and with the GRANTEE, its successors and assigns, that neither the GRANTORS nor their successors and assigns, shall nor will at any time hereafter, ask, demand, recover or receive of or from the GRANTEE, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of said street to the grade as now established by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, GRANTEE, and if such grade shall not be established at the day of the date of these presents that neither the GRANTORS, nor their successors and assigns, shall nor will at any time thereafter ask, demand, recover or receive any such damage by reason of the physical grading of said street to conform to the grade as first thereafter established or confirmed by the said Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, GRANTEE.

AND THE GRANTORS, for themselves, their successors and assigns, acknowledge that they are aware that they may have a right to fair compensation for the land being dedicated herein, under applicable federal and state law, and have consulted with their legal counsel and with respect thereto, but GRANTORS, for themselves, their successors and assigns, voluntarily and freely waive any right to present or future compensation, if any.

AND THE GRANTORS, in their capacities as Co-Executors of the Estate and not in their individual capacities, covenant, promise, and agree to and with the GRANTEE, its successors and assigns, that they, the said GRANTORS have not heretofore done or committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are shall, or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the GRANTOR, has caused this Indenture to be executed the day and year first above written.

WITNESS:

ESTATE OF FREDERICK J. JAINDL
A/K/A FRED J. JAINDL A/K/A FRED
JAINDL

Wesley N-1

By: David M. Jajndl (SEAL)
David M. Jajndl, in his fiduciary
capacity as Co-Executor and not
his individual capacity

Dina M Williams

By: Mark W. Jajndl (SEAL)
Mark W. Jajndl, in his fiduciary
capacity as Co-Executor and not
his individual capacity

WJ N-1

By: John F. Lisicky (SEAL)
John F. Lisicky, in his fiduciary
capacity as Co-Executor and not
his individual capacity

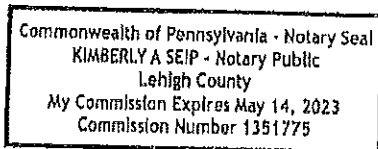
I hereby certify that the true and correct address of the GRANTEE is 3630 Jacksonville Road,
Bethlehem, PA 18017-9302.

[Signature]
On behalf of GRANTEE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF Lehigh)

On this 28th day of January, 2021, before me, a Notary Public, the undersigned officer, personally appeared David M. Jaindl, Co-Executor of the Estate of Frederick J. Jaindl, a/k/a Fred J. Jaindl, a/k/a Fred Jaindl, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged he executed the same for the purposes therein contained and desired the same might be recorded as such, according to law.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

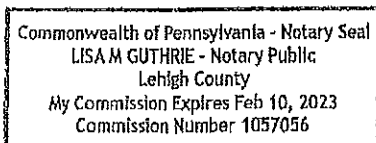


Kimberly A. Seip
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF Lehigh)

On this 29th day of January, 2021, before me, a Notary Public, the undersigned officer, personally appeared Mark W. Jaindl, Co-Executor of the Estate of Frederick J. Jaindl, a/k/a Fred J. Jaindl, a/k/a Fred Jaindl, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged he executed the same for the purposes therein contained and desired the same might be recorded as such, according to law.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Lisa M. Guthrie
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF Lehigh)

On this 4th day of February, 2021, before me, a Notary Public, the undersigned officer, personally appeared John F. Lisicky, Co-Executor of the Estate of Frederick J. Jandl, a/k/a Fred J. Jandl, a/k/a Fred Jandl, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged he executed the same for the purposes therein contained and desired the same might be recorded as such, according to law.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kimberly A Seip
Notary Public

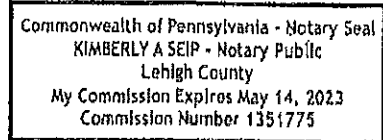


EXHIBIT "A"

Legal Description
[attached hereto]

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

Oxford Drive at Fish Hatchery Road
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608
Telephone: 610-791-2252
Telefax/facsimile: 610-791-1256
E-mail: info@pidcockcompany.com
Website: www.pidcockcompany.com

Established 1924
J. Scott Pidcock, P.E., R.A.

David R. Anderson, P.E., LEED AP
Brian A. Dillman, P.E.
Ronald J. Gawlik, P.E.
Brian E. Hamman, P.E., PTOE
James A. Rothdeutsch, P.E., LEED AP
John R. Russek, Jr., P.E.
Brent C. Tucker

Douglas E. Haberbusch, P.E.
William G. Knepe, P.L.S.
Jeffrey R. Matyas
John M. Melchioris, P.E.
Brent D. Shriver, P.E.
Todd L. Sonntag, R.A., LEED AP
Anthony F. Tishlerda, P.E.
Byron R. Troutman, P.E.

G. Edwin Pidcock, P.E., P.L.S. 1924-1967
John S. Pidcock, P.E., P.L.S. 1934-1999
Ralph M. Pidcock, P.L.S. 1932-2000 (Retired)

Revised:
January 20, 2021

Description of Braddock Court as shown on a plan titled, "Plan Showing Right-Of-Way For Braddock Court To Be Dedicated To Hanover Township Located In Hanover Township, Northampton County, PA", dated December 11, 2017, bearing File No. #S-11887, as prepared by The Pidcock Company, Allentown, Pennsylvania:

Beginning at a point on the easterly side of Seip Road, said point being the two following courses from the most southwesterly corner of lands now or formerly of Daniel Shire and Kelly Shire (recorded as RBV. 2006-1, PG. 501486);

(a) along the easterly right-of-way line of Seip Road along Lot 61 and Lot 62 on a curve to the right, having a radius of 325.000 feet (delta 29°09'49", tangent 84.55 feet, chord S 20°18'21" W, 163.64 feet) for an arc distance of 165.42 feet to a point, and

(b) continuing along Lot 62 S 34°53'15" W, a distance of 25.00 feet to the beginning point of this description;

Thence along Lots 62 and 63, Lots 223-230, and Lot 64 the following eleven courses:

(1) on a curve to the left, having a radius of 25.00 feet (delta 90°00'00", tangent 25.00 feet, chord S 10°06'45" E, 35.36 feet) for an arc distance of 39.27 feet to a point,

(2) S 55°06'45" E, a distance of 32.89 feet to a point,

(3) on a curve to the right, having a radius of 325.00 feet (delta 34°51'49", tangent 102.05 feet, chord S 37°40'50" E, 194.72 feet) for an arc distance of 197.76 feet to a point,

THE PIDCOCK COMPANY - 2 -

- (4) S 20°14'56" E, a distance of 57.88 feet to a point,
- (5) on a curve to the left, having a radius of 29.00 feet (delta 47°32'45", tangent 12.77 feet, chord S 44°01'18" E, 23.38 feet) for an arc distance of 24.07 feet to a point,
- (6) on a curve to the right, having a radius of 51.00 feet (delta 275°05'30", tangent 46.66 feet, chord S 69°43'04" W, 68.85 feet) for an arc distance of 244.86 feet to a point,
- (7) on a curve to the left, having a radius of 29.00 feet (delta 47°32'45", tangent 12.77 feet, chord N 03°31'27" E, 23.38 feet) for an arc distance of 24.07 feet to a point,
- (8) N 20°14'56" W, a distance of 57.88 feet to a point,
- (9) on a curve to the left, having a radius of 275.00 feet (delta 34°51'49", tangent 86.35 feet, chord N 37°40'50" W, 164.76 feet) for an arc distance of 167.33 feet to a point,
- (10) N 55°06'45" W, a distance of 32.89 feet to a point, and
- (11) on a curve to the left, having a radius of 25.00 feet (delta 90°00'00", tangent 25.00 feet, chord S 79°53'15" W, 35.36 feet) for an arc distance of 39.27 feet to a point on the easterly right-of way line of Seip Road;
- Thence (12) along the easterly right-of-way line of Seip Road and along the westerly terminus of the herein described Braddock Court N 34°53'15" E, a distance of 100.00 feet to the point or place of beginning.

Containing 23,918 Square Feet or 0.549 Acre.

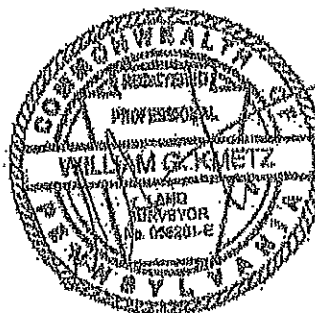


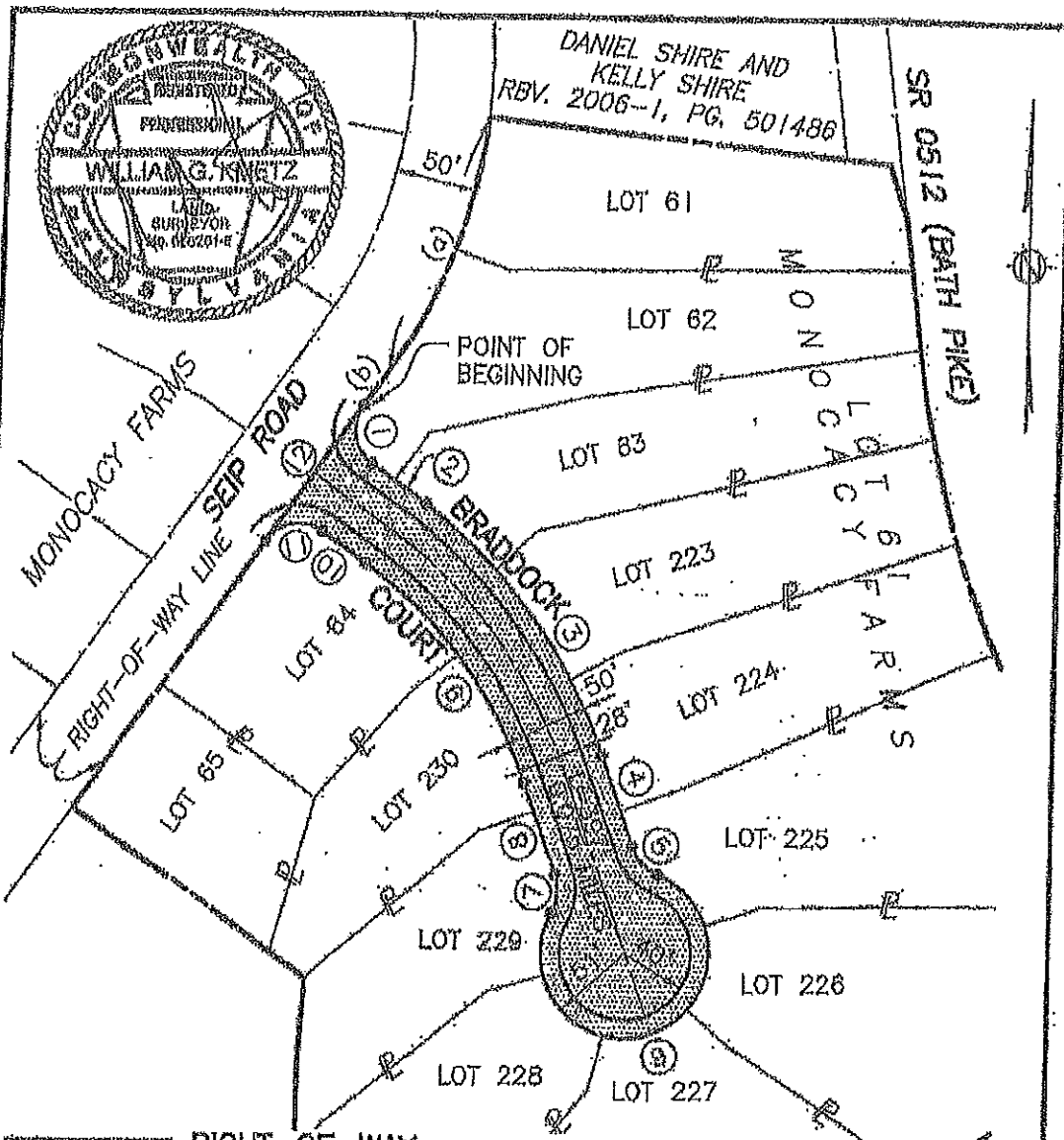
EXHIBIT "B"

Plan
[attached hereto]

{00685767v3}



DANIEL SHIRE AND
KELLY SHIRE
REV. 2006-1, PG. 501486



RIGHT-OF-WAY
AREA=23,918 S.F.
OR 0.549 ACRE
PAVEMENT WIDTH = 28'-80'
RIGHT-OF-WAY WIDTH = 50'-102'
CENTERLINE LENGTH = 397' OR 0.075 MILES



SHEET 1 OF 2

DRAWN BY
PMA
CHECKED BY
WGR
CADD FILED
Braddock Ct
Title Plan
PROJ. NO.
00178GCS

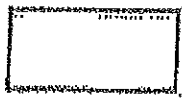
PLAN SHOWING
RIGHT-OF-WAY FOR BRADDOCK COURT
TO BE DEDICATED TO HANOVER TOWNSHIP
LOCATED IN
HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PA

THE PIDCOCK COMPANY
CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING
OXFORD DRIVE AT FISH HATCHERY ROAD
ALLIANTOWN, PENNSYLVANIA

SCALE:
1"=100'
DATE:
12/11/17
NS-11887

"NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY."

Drawing name: S:\JAN 5 12\2000-175\Lot 61 Subdivision\Plans\Survey\Braddock Ct Title Plan.dwg
Last Modified: Jan 27, 2021 - 1:41pm

 **RIGHT-OF-WAY
AREA=23,918 S.F.
OR 0.549 ACRE**

(a) $\Delta=29^{\circ}09'49''$ $R=325.00'$
 $L=165.42'$ $T=84.55'$
 CHD. BRG.= $S20^{\circ}18'21''W$
 CHD. DIST.=163.64'

(b) $S34^{\circ}53'15''W$ 25.00'

① $\Delta=90^{\circ}00'00''$ $R=25.00'$
 $L=39.27'$ $T=25.00'$
 CHD. BRG.= $S10^{\circ}08'45''E$
 CHD. DIST.=35.38'

② $S55^{\circ}06'45''E$ 32.89'

③ $\Delta=34^{\circ}51'49''$ $R=325.00'$
 $L=197.76'$ $T=102.05'$
 CHD. BRG.= $S37^{\circ}40'50''E$
 CHD. DIST.=194.72'

④ $S20^{\circ}14'56''E$ 57.88'

⑤ $\Delta=47^{\circ}32'45''$ $R=29.00'$
 $L=24.07'$ $T=12.77'$
 CHD. BRG.= $S44^{\circ}01'18''E$
 CHD. DIST.=23.38'

⑥ $\Delta=275^{\circ}05'30''$ $R=51.00'$
 $L=244.86'$ $T=46.66'$
 CHD. BRG.= $S69^{\circ}45'04''W$
 CHD. DIST.=68.85'

⑦ $\Delta=47^{\circ}32'45''$ $R=29.00'$
 $L=24.07'$ $T=12.77'$
 CHD. BRG.= $N3^{\circ}31'27''E$
 CHD. DIST.=23.38'

⑧ $N20^{\circ}14'56''W$ 57.88'

⑨ $\Delta=34^{\circ}51'49''$ $R=275.00'$
 $L=167.33'$ $T=86.35'$
 CHD. BRG.= $N37^{\circ}40'50''W$
 CHD. DIST.=164.76'

⑩ $N55^{\circ}06'45''W$ 32.89'

⑪ $\Delta=90^{\circ}00'00''$ $R=25.00'$
 $L=39.27'$ $T=25.00'$
 CHD. BRG.= $S79^{\circ}53'15''W$
 CHD. DIST.=35.38'

⑫ $N34^{\circ}53'15''E$ 100.00'

NOTE:

PROPERTY INFORMATION TAKEN FROM A PLAN TITLED, "PRELIMINARY/RECORD PLAN OF A PORTION OF LOT 51 - MONOCACY FARMS - PREPARED FOR JAINDL LAND COMPANY, SHOWING PROPERTY LOCATED IN HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PA". DATED OCTOBER 23, 2006, LAST REVISED FEBRUARY 14, 2013, BEARING FILE NO. S-10879 (SHEET 4 OF 9), AS PREPARED BY THE PIDCOCK COMPANY, ALLENTOWN, PENNSYLVANIA AND RECORDED IN THE NORTHAMPTON COUNTY RECORDER OF DEEDS OFFICE IN BOOK 2013-5 PAGE 105.

SHEET 2 OF 2

DRAWN BY
PMA
CHECKED BY
WGL
CAB FILED
Braddock Ct
Title Plan
PROJ. NO.
00178008

PLAN SHOWING
 RIGHT-OF-WAY FOR BRADDOCK COURT
 TO BE DEDICATED TO HANOVER TOWNSHIP
 LOCATED IN
 HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PA.

THE PIDCOCK COMPANY
 CIVIL ENGINEERING AND LAND PLANNING
 ARCHITECTURE
 LAND SURVEYING
 OXFORD DRIVE AT FISH HATCHERY ROAD
 ALLENTOWN, PENNSYLVANIA

SCALE
 1"=100'

DATE
 12/11/17

88-11887

"NOT PUBLISHED; ALL RIGHTS RESERVED BY THE PIDCOCK COMPANY."

Hanover Engineering

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

February 17, 2021

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

RE: Advanced Health Care of Hanover Township
Lehigh Valley Corporate Center Phase II
Lot 10A
3370 High Point Boulevard
Preliminary/Record Land Development Plan
Received January 18, 2021
Hanover Project H20-28

Dear Jay:

We have reviewed the above-referenced Preliminary/Record Land Development Plan for conformance to the Hanover Township Zoning Ordinance, Subdivision and Land Development Ordinance, and other appropriate Ordinances as found in the Code of the Township of Hanover, adopted February 12, 2002, as amended. We offer the following comments for the Township's consideration.

A. GENERAL COMMENTS

1. This is the third submission and consists of a twenty (20) sheet Preliminary/Record Land Development Plan set and three (3) sheet Turning Movement Plan set for the 3.78-acre lot that is zoned Planned Office, Research and Residential (PORR) District.
2. The site is located at the southeast corner of the High Point Boulevard and Stoke Park Road intersection, within the Lehigh Valley Corporate Center Phase II. The site is bordered on the north by Stoke Park Road, on the west and south by High Point Boulevard and on the east by Lot 10B of the previously approved subdivision of Lot 10. The site is currently vacant.
3. The Plan proposes a one-story, 33,350 square foot transitional care facility. A 64 space parking lot with one (1) loading area and a shared access drive to High Point Boulevard is also proposed.
4. A transitional care facility is a Conditional Use within the PORR District, and the Planning Commission previously reviewed and recommended conditional Conditional Use approval at its May 4, 2020 meeting. The Board of Supervisors granted conditional Conditional Use approval at its July 28, 2020 meeting.

5. Several Zoning Ordinance variances were granted for Lot 10 with the original Lehigh Valley Corporate Center Phase II Subdivision in 1999, and the Applicant recently received additional variances for the lot and use, as noted on Sheet 2.
6. A proposed subdivision of Lehigh Valley Corporate Center Phase II Lot 10 to create Lot 10A (3.78 acres) and Lot 10B (4.423 acres) was previously reviewed and recommend for approval by the Planning Commission at its August 3, 2020 meeting. The Board of Supervisors granted conditional Subdivision Plan approval at its August 25, 2020 meeting. This Subdivision Plan was recorded on December 18, 2020.
7. The Planning Commission recommended approval of the waivers/deferrals and conditional Preliminary/Record Land Development Plan approval at its December 7, 2020 meeting.

B. ZONING ORDINANCE – CHAPTER 185

Section 185-17.A.(1) – Additional Do Not Enter signs, One-Way signs and pavement markings shall be provided along the one-way access drive. **Sheet 4 of 20**

Section 185-17.A.(3) – The parking lot aisle along the proposed handicapped parking spaces shall be a minimum of 24 feet wide. Due to the revised 20-foot long handicapped parking spaces, the parking lot aisle is only 23 feet wide. **Sheet 4 of 20**

Section 185-17.F – All parking areas of more than twenty-five (25) spaces shall be landscaped subject to approval of the Board of Supervisors. **Sheets 7 and 8 of 20**

Sections 185-18.B and C – Except as may be agreed to by the Board of Supervisors during site or land development plan review, the building types and uses shall have at least the minimum number of off-street loading spaces or berths shown adjacent to the building type or use per unit of measurement. The Loading Summary notes three (3) off-street loading spaces are required; however, only one (1) is proposed. **Sheets 2 and 4 of 20**

Section 185-36.K – The maximum length of a nonresidential structure shall be 400 feet, unless otherwise approved by the Board of Supervisors during the site plan review process. The Applicant proposes a structure length of 408.1 feet. **Sheet 4 of 20**

Section 185-36.O.(3) – All pole-mounted exterior lighting fixtures shall be on poles no higher than sixteen (16) feet. The twenty-five (25) foot pole height listed in the Description column of the lighting Schedule shall be revised to sixteen (16) feet to be consistent with the plan view labels. **Sheet 9 of 20**

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 159

Section 159-13.B – Sidewalks shall be provided along the High Point Boulevard and Stoke Park Road frontages. **The Applicant requests a deferral of this requirement. If a deferral is granted by the Board of Supervisors, the following note shall be added to the Plans: In recognition of a deferral of the installation of sidewalks, the**

Applicant/Owner/Heirs or Assigns acknowledges they shall install sidewalk at their own expense in accordance with Section 155 of the Hanover Township Codified Ordinance as directed by the Township Board of Supervisors. **Sheet 4 of 20**

Sections 159-15.I.(1) and 73-7.G.(1) – The required and available sight distances listed in the Stopping Sight Distances table shall be checked and revised accordingly, as the available sight distances are less than the required sight distances. Additionally, the speed limit and roadway slopes shall be identified in the table. **Sheet 4 of 20**

Section 159-16 – The Owner is not required to provide an Open Space Contribution, as this requirement was previously satisfied by the Lehigh Valley Corporate Center Phase 2 Subdivision.

Sections 159-17.E.(1) and 159-29.C.(6)(c) – Tree protection fence shall be placed around all existing trees, shade trees or street trees to be protected. The response letter indicates the tree protection fence is provided on the E&S Plans; however, the E&S Plans were not included with this submission.

Sections 159-17.F and 159-29.C.(6)(b) – The following comments regarding the replacement trees shall be satisfactorily addressed:

1. The Replacement Tree Plant Schedule shall be revised to reference thirteen (13) trees along Stoke Park Road and High Point Boulevard. **Sheet 7 of 20**
2. The Developer shall provide and install one (1) shade tree for every existing tree or shade tree removed from the Developer's land as required for the construction of the development. **The Applicant requests a partial waiver of this requirement, conditioned on paying a fee in lieu of providing the replacement trees in an amount of \$21,000.00 (60 trees X \$350.00/tree).**

Section 159-29.C.(2) – All elevations shall be based on the USGS sea level datum. **The Applicant requests a waiver to base the site survey on NAD 88 datum standards.**

Sections 159-29.D.(7) – The proposed lawn grading along the north and west sides of the northwest corner of the building are approximately 0.6%, and we recommend the Applicant provide steeper grading within the lawn area to prevent poor drainage. **Sheet 5 of 20**

Section 159-29.D.(13) – The area of each easement shall be referenced on the Plans. **Sheet 10 of 20**

Sections 159-29.E.(2) and 159-30.D.(1) – The Applicant shall provide a copy of the approved Planning Module or exemption from DEP.

Section 159-29.E.(6) – A copy of the Northampton County Conservation District (NCCD) approved soil erosion control plan and narrative shall be provided.

Sections 159-29.F.(1), 159-30.E.(2) and 159-40.A – An owner certification, per Section 159-40.A, shall be added to the Plan, and the Owners shall sign the certification.

Sections 159-29.F.(2) and 159-30.E.(1) – The design surveyor shall sign the Surveyor's Certification, and the design engineer shall sign and seal the Plan Accuracy Certification.

Sheet 1 of 20

Section 159-30.D.(4) – Approval letters from the City of Bethlehem for the proposed sanitary sewer and water service designs shall be provided.

Section 159-30.D.(5) – An Improvements Agreement and security are required for the proposed land development improvements.

- * Section 159-34 – Preliminary Plan approval is required prior to submission of a Record Plan. **The Applicant requests a waiver to allow a combined Preliminary/Record Plan submission.**

Section 159-40.G – The owners shall sign and notarize the owner's acknowledgement. Additionally, Polaris Bio Investors LP shall sign and notarize the Plan for the proposed sanitary sewer easement, temporary grading easement and water and sanitary sewer construction on their lot.

Sheet 1 of 20

D. STORMWATER MANAGEMENT ORDINANCE – CHAPTER 152

Sections 152-6.1.A, B and D and 152-16.D – No regulated earth disturbance activities within the Township shall commence until approval by the Township of an erosion and sediment control plan for construction activities. Written approval by DEP or a delegated County Conservation District shall satisfy this requirement. A copy of the approved erosion and sediment control plan and narrative shall be provided to the Township.

Sections 152-6.1.C and 152-16.D – A DEP NPDES stormwater discharges associated with construction activities permit is required for regulated earth disturbance activities of one acre or greater under PA Code Chapter 92.

Sections 152-9.1.E, F and G – The following comments regarding the Site Evaluation for Stormwater Infiltration report shall be satisfactorily addressed:

1. The Applicant shall further investigate soil probe PR-14 and the effective soil buffer to document a minimum depth of two (2) feet to existing bedrock from the proposed invert elevation of the BMP.
2. The footprint of Underground Basin 3 shown in the Infiltration report and tested on the site is not consistent with the footprint shown on the Land Development Plans. The Underground Basin 3 footprint shall be clarified, and the Applicant shall confirm adequate soil testing was completed in Underground Basin 3 footprint.
3. The professional geologist shall seal the most recent Infiltration report, revised February 8, 2021.
4. General Note 23 on Sheet 2 of the Land Development Plan set shall be revised to list the original Infiltration report date as August 21, 2020 and the revision date as February 8, 2021.

Section 152-9.2 – Vegetated/surface BMPs shall be employed "first" for the site to capture the equivalent of a minimum of 0.38 inches of runoff for each square foot of impervious

area, unless proven not feasible by the Applicant. **The Applicant requests a waiver of this requirement.**

Sections 152-10.E, 152-15.D and 152-24.1 – The Applicant shall sign the Stormwater Certification.

Sheet 1 of 20

Sections 152-10.I.(4) and (9) – The underground basins shall be lined with a synthetic impervious liner. **The Applicant requests a waiver of these requirements, conditioned on revising the Geotechnical Notes, as needed, based on the soil probe test results.**

Section 152-10.M – The Developer shall provide a covenant running with the land to identify the property owner's responsibilities for the ownership and maintenance of the private stormwater collection, conveyance, and control facilities.

Section 152-12.B – The Owner is not required to provide a storm sewer interceptor improvements value, as this requirement was previously satisfied by the Lehigh Valley Corporate Center Phase II Subdivision stormwater management improvements.

Section 152-16.A.(4) – A copy of the Lehigh Valley Planning Commission (LVPC) stormwater management consistency letter shall be provided.

Section 152-24.3 – The property owner shall sign a Declaration of Covenant and Agreement for Maintenance of Stormwater Management Facilities and BMP(s) (the "Maintenance Agreement") with the Township covering all stormwater BMPs that are to be privately owned. The Maintenance Agreement shall be substantially the same as the Agreement in Appendix E of this Chapter. Other items may be included in the Maintenance Agreement where determined by the Township to be reasonable or necessary to guarantee the satisfactory operations and maintenance of all permanent stormwater BMPs. The Maintenance Agreement shall be subject to the review and approval of the Township.

Section 152-24.5 - The Owner/Developer of any land upon which permanent BMPs will be placed, constructed or implemented as described in the BMP Operations and Maintenance Plan, shall record the following documents in the Office of the Recorder of Deeds for Northampton County, as applicable, within ninety (90) days of approval of the BMP Operations and Maintenance Plan by the Township: the Operations and Maintenance Plan or a summary thereof, Maintenance Agreements under Section 152-24.3 of this Chapter, and easements under Section 152-24.4 of this Chapter.

Section 152-24.6.A.(1) – Persons installing stormwater BMPs shall be required to pay a specified amount to the Township Stormwater BMP Operations and Maintenance Fund to help defray costs of operations and maintenance activities. If the BMP is to be privately owned and maintained, the amount shall cover the cost of periodic inspections by the municipality in perpetuity, as determined by the Township.

E. TRAFFIC IMPACT FEE – CHAPTER 102 (RESOLUTION 07-10)

The Lehigh Valley Corporate Center Phase II Subdivision conditions of approval required a total Impact Fee of \$134,181.36 based on the Traffic Impact Study provided by the

Mr. John J. Finnigan Jr.
Township Manager

6

February 17, 2021

Developer. The fee is to be paid at the time of Record Plan approval for each of the individual lots on a pro-rated per acre basis. Therefore, the fee due for this lot is calculated as follows:

Net acres in LVCC Phase II = 64.40 acres
 $(3.78 \text{ Acres} / 64.4 \text{ acres}) \times \$134,181.36 = \$7,875.86$

The Lehigh Valley Corporate Center Phase II Subdivision Traffic Impact Study projected a total of 919 PM Peak Hour Trips upon full build-out. The previously approved PM Peak Hour Trips for existing land developments within Lehigh Valley Corporate Center Phase II is 1,106 trips; therefore, an additional Traffic Impact Fee is required

The Applicant shall also pay an additional Traffic Impact Fee of \$6,860.00 (\$343.00 per PM Peak Hour Trip X 20 PM Trips) for exceeding the projected PM Peak Hour Trips.

F. TAPPING AND CONNECTION FEE – CHAPTER 140

The Applicant will be required to pay a \$49,410.00 Tapping (\$8.10/GPD X 6,100 GPD), Connection (\$472.50 each), and Customer Facilities (\$330.00 each) Fee at the time of building permit issuance.

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:kjc

S:\Projects\Municipal\HanoverTwp\H20-28-AdvancedHealthCareLandDevelopment\Docs\02-17-21-AdvancedHealthCarePrelimFinalLandDevePlan-ReviewLtr.doc

cc: Hanover Township Board of Supervisors
James L. Broughal, Esquire
Ms. Yvonne D. Kutz, Zoning Administrator
Polaris Bio Investors, LP
Advanced Health Care Corporation
Mr. Victor Grande, PE, Project Manager, Rettew Associates, Inc.
Nate Fox, Esquire

50 YEARS Hanover Engineering

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

February 17, 2021

Boyer Bethlehem SNF, LC
101 South 200 East, Suite 200
Salt Lake City, UT 84111

RE: Advanced Health Care of Hanover Township
Land Development
Lehigh Valley Corporate Center Phase II,
Lot 10 – 3370 High Point Boulevard
Preliminary/Record Land Development Plan
Hanover Project H20-28

Dear Developer:

Please find enclosed one (1) copy of a Draft Conditional Approval for your proposed Preliminary/Record Land Development Plan submission. Please review these conditions and, if they are acceptable, sign the Conditions and return them to the Township by, or at the meeting of February 23, 2021.

If one (1) or more of these conditions is/are not acceptable, please return the enclosed forms prior to the meeting and possibly they can be marked up with revisions that might be agreeable to the Township and yourself.

Please contact the undersigned if you have any questions on this matter.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:kjc

S:\Projects\Municipal\HanoverTwp\H20-28-AdvancedHealthCareLandDevelopment\Docs\02-17-21-AdvancedHealthCareLandDev-PrelimRecordPlanCondApp-BoyerBethSNFLtr.doc

Enclosure(s)

cc: Hanover Township Board of Supervisors
Mr. John J. Finnigan Jr., Township Manager
Ms. Yvonne D. Kutz, Zoning Administrator
James L. Broughal, Esquire
Polaris Bio Investors, LP
Mr. Victor Grande, PE, Project Manager, Rettew Associates, Inc.
Nate Fox, Esquire

February 17, 2021

Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Conditional Preliminary/Record
Land Development Plan for
Advanced Health Care – 3370 High Point
Boulevard

Gentlemen:

We do hereby represent and certify to the Township that we are the Owner/Applicant of the above captioned Land Development Plans now under review by the Township. This plan was recommended for approval by the Hanover Township Planning Commission on December 7, 2020. The Board of Supervisors conditionally approved a Conditional Use for the proposed transitional care facility at its July 28, 2020 meeting. We do further represent and certify that we do hereby accept and approve the following conditions upon the approval of the Land Development Plans referenced above, in accordance with Article V of the Pennsylvania Municipalities Planning Code.

The Preliminary/Record Land Development Plan submission consists of the following:

DRAWINGS

Preliminary/Record Land Development Plan for Advanced Health Care of Hanover Township, Sheets 1 through 20 of 20, prepared by Rettew Associates, Inc., dated August 21, 2020 and last revised January 15, 2021.

Turning Movement Plans for Advanced Health Care of Hanover Township, Sheets 1 through 3 of 3, prepared by Rettew Associates, Inc., dated August 21, 2020 and last revised January 15, 2021.

Erosion & Sediment Control Plan for Advanced Health Care of Hanover Township, Sheets 1 through 6 of 6, prepared by Rettew Associates, Inc., dated August 28, 2020 and revised November 13, 2020.

Post Construction Stormwater Management Plan for Advanced Health Care of Hanover Township, Sheets 1 through 6 of 6, prepared by Rettew Associates, Inc., dated August 28, 2020 and revised November 13, 2020.

Advanced Health Care of Hanover Exterior Elevation and Building Section Plans, 10 Sheets, prepared by Boyer Hanover SNF, LC and not dated.

CONDITIONS

1. The Developer/Owner will address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated February 17, 2021 to the satisfaction of the Township Engineer prior to Plan recording.
2. The Developer/Owner will provide two (2) copies of all final reports (i.e. NPDES Post-Construction Stormwater Management Narrative, Site Evaluation for Stormwater Infiltration, Erosion and Sediment Pollution Control Narrative, Traffic Assessment, etc.) and supporting documentation prior to Plan recording.
3. A note will be added to the Plan(s) identifying all waivers, deferrals, zoning variances and the conditional use granted by the Township and the meeting date of the Board of Supervisors action.
4. The Developer/Owner will enter into an Improvements Agreement with the Township and provide appropriate security. (SALDO Section 159-30.D.(5))
 - A. The Improvements Agreement will include a notarized statement, satisfactory to the Township Solicitor, stating that the Township will be held harmless against any claim of damage from the downstream property owners that may result from the proposed development. (Stormwater Management Ordinance 19-01, Section 152-10.E)
 - B. The Improvements Agreement and a separate Covenant running with the land will include provisions satisfactory to the Township Solicitor, that the stormwater collection, conveyance, BMPs and control facilities located on private property will be properly operated and maintained by the property owner. (Stormwater Management Ordinance 19-01, Sections 152-10.M and 152-24.3)
 - C. The Improvements Agreement will include a statement that a BMP Operations and Management Plan (Post Construction Stormwater Management Plan) will be recorded, listing the person(s) responsible for operations and maintenance, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township. (Stormwater Management Ordinance 19-01, Section 152-24.5)
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6. The Developer/Owner will provide a Tapping Fee in the amount of \$49,410.00 (\$8.10/GPD x 6,100 GPD), a Connection Fee of \$472.50 each, and a Customer Facilities Fee of \$330.00 each prior to Building Permit issuance for this Land Development. (Sewers Section 140-13)

7. The Lehigh Valley Corporate Center Phase II Subdivision conditions of approval required a total Impact Fee of \$134,181.36 based on the Traffic Impact Study provided by the Developer. The fee is to be paid at the time of Record Plan approval for each of the individual lots on a pro-rated per acre basis. Therefore, the fee due for this lot is calculated as follows:

Net acres in LVCC Phase II – 64.40 acres
 $(3.78 \text{ Acres} / 64.4 \text{ Acres}) \times \$134,181.36 = \$7,875.86$

The Lehigh Valley Corporate Center Phase II Subdivision Traffic Impact Study projected a total of 919 PM Peak Hour Trips upon full build-out. The previously approved PM Peak Hour Trips for existing land developments within Lehigh Valley Corporate Center Phase II is 1,106 trips; therefore, an additional Traffic Impact Fee is required.

The Developer/Owner will be required to pay a Traffic Impact Fee in the amount of \$7,875.86 plus \$6,860.00 (\$343.00 per PM Peak Hour Trip X 20 Trips) for a total Traffic Impact Fee of \$14,735.86. (Impact Fee Ordinance 91-12, Resolution 2013-20)

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9. The Developer/Owner will pay a \$21,000.00 (\$350.00/tree X 60 trees to be removed) replacement tree contribution in lieu of providing one (1) shade tree for every existing tree or shade tree proposed to be removed. (SALDO Section 159-17.F)
10. The Developer/Owner will pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36))
11. The Developer/Owner will provide two (2) Mylars for recording the plans and ten (10) sets of plans which are signed and notarized by the Owner and sealed by the Surveyor/Engineer. (SALDO Section 159-34.B)
12. The Developer/Owner will meet all conditions of the Preliminary/Record Plan approval, and the Preliminary/Record Plan will be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional Preliminary/Record Plan approval will be considered void, and the application for Preliminary/Record Plan approval will be considered void and withdrawn.
- 13.

14.

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

1. That the Board of Supervisors accepts the proposed parking lot landscaping as shown on the Plan per Zoning Ordinance Section 185-17.F.
2. That the Board of Supervisors accepts the proposed off-street loading space as shown on the Plan per Zoning Ordinance Sections 185-18.B and C.
3. That the Board of Supervisors accepts the proposed 408.1 feet nonresidential structure length as shown on the Plan per Zoning Ordinance Section 185-36.K.
4. That the Board of Supervisors defers the requirement to install sidewalks along the High Point Boulevard and Stoke Park Road frontages. (SALDO Section 159-13.B)
5. That the Board of Supervisors accepts the Developer's/Owner's proposal for a monetary contribution in lieu of providing one (1) shade tree for every existing tree or shade tree proposed to be removed on the site. (SALDO Section 159-17.F)
6. That the Board of Supervisors waives the requirement to base all elevations on the USGS sea level datum. (SALDO Section 159-29.C.(2))
7. That the Board of Supervisors waives the requirement to obtain Preliminary Plan approval prior to submission of a Record Plan and allow a combined Preliminary/Record Plan submission. (SALDO Section 159-34)
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9. That the Board of Supervisors waives the requirement that a detention facility be lined with a synthetic impervious liner and to allow the infiltration beds indicated on the plans to meet DEP and Township water quality requirements. (SMO Sections 152-10.I.(4) and (9))

The Owner/Applicant hereby requests that the Board of Supervisors conditionally approve the Preliminary/Record Land Development Plan with these conditions imposed and agreed upon.

Sincerely,

Developer/Owner
Boyer Bethlehem SNF, LC
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

Developer/Owner
Polaris Bio Investors, LP
Two City Center
645 W. Hamilton Street, Suite 208
Allentown, PA 18101

Approved

Date

Hanover Engineering

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

February 17, 2021

Polaris Bio Investors, LP
Two City Center
645 W. Hamilton Street, Suite 208
Allentown, PA 18101

RE: Advanced Health Care of Hanover Township
Land Development
Lehigh Valley Corporate Center Phase II,
Lot 10 – 3370 High Point Boulevard
Preliminary/Record Land Development Plan
Hanover Project H20-28

Dear Developer:

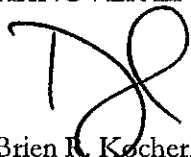
Please find enclosed one (1) copy of a Draft Conditional Approval for your proposed Preliminary/Record Land Development Plan submission. Please review these conditions and, if they are acceptable, sign the Conditions and return them to the Township by, or at the meeting of February 23, 2021.

If one (1) or more of these conditions is/are not acceptable, please return the enclosed forms prior to the meeting and possibly they can be marked up with revisions that might be agreeable to the Township and yourself.

Please contact the undersigned if you have any questions on this matter.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:kjc

S:\Projects\Municipal\HanoverTwp\H20-28-AdvancedHealthCareLandDevelopment\Docs\02-17-21-AdvancedHealthCareLandDev-PrelimRecordCondApp-PolarisBioInvestorsLtr.doc

Enclosure(s)

cc: Hanover Township Board of Supervisors
Mr. John J. Finnigan Jr., Township Manager
Ms. Yvonne D. Kutz, Zoning Administrator
James L. Broughal, Esquire
Boyer Bethlehem SNF, LC
Mr. Victor Grande, PE, Project Manager, Rettew Associates, Inc.
Nate Fox, Esquire

February 17, 2021

Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Conditional Preliminary/Record
Land Development Plan for
Advanced Health Care – 3370 High Point
Boulevard

Gentlemen:

We do hereby represent and certify to the Township that we are the Owner/Applicant of the above captioned Land Development Plans now under review by the Township. This plan was recommended for approval by the Hanover Township Planning Commission on December 7, 2020. The Board of Supervisors conditionally approved a Conditional Use for the proposed transitional care facility at its July 28, 2020 meeting. We do further represent and certify that we do hereby accept and approve the following conditions upon the approval of the Land Development Plans referenced above, in accordance with Article V of the Pennsylvania Municipalities Planning Code.

The Preliminary/Record Land Development Plan submission consists of the following:

DRAWINGS

Preliminary/Record Land Development Plan for Advanced Health Care of Hanover Township, Sheets 1 through 20 of 20, prepared by Rettew Associates, Inc., dated August 21, 2020 and last revised January 15, 2021.

Turning Movement Plans for Advanced Health Care of Hanover Township, Sheets 1 through 3 of 3, prepared by Rettew Associates, Inc., dated August 21, 2020 and last revised January 15, 2021.

Erosion & Sediment Control Plan for Advanced Health Care of Hanover Township, Sheets 1 through 6 of 6, prepared by Rettew Associates, Inc., dated August 28, 2020 and revised November 13, 2020.

Post Construction Stormwater Management Plan for Advanced Health Care of Hanover Township, Sheets 1 through 6 of 6, prepared by Rettew Associates, Inc., dated August 28, 2020 and revised November 13, 2020.

Advanced Health Care of Hanover Exterior Elevation and Building Section Plans, 10 Sheets, prepared by Boyer Hanover SNF, LC and not dated.

CONDITIONS

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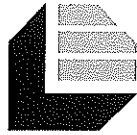
Sincerely,

Developer/Owner
Boyer Bethlehem SNF, LC
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

Developer/Owner
Polaris Bio Investors, LP
Two City Center
645 W. Hamilton Street, Suite 208
Allentown, PA 18101

Approved

Date



LIBERTY ENGINEERING, INC.

CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL • PLUMBING

February 15, 2021

Board of Supervisors
Hanover Township, Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

**RE: Time Extension
Freshpet
Pre-Treatment Sewage Plant
LEI Project No. 17152**

Dear Board Members:

On behalf of Professor Connor's, we are hereby requesting a 90-day extension from the Township for the purpose of completing the improvements. The current application expires on March 5, 2021 and the extension is granted to June 5, 2021.

Thank you for your consideration of this matter.

Very truly yours,

LIBERTY ENGINEERING, INC.

Paul A. Szewczak

Paul A. Szewczak
Principal

PAS/scc

OTT CONSULTING INC.

CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS

JEFFREY L. OTT, P.E., M.B.A., S.E.O.
REYNOLD E. PETRE, P.L.S., P.D.C.
JASON W. BUCHTA, R.L.A.
MICHAEL J. KUKLES, P.E.
J. MICHAEL PRESTON, P.E.

LEHIGH VALLEY OFFICE
P.O. BOX 386
EMMAUS, PA 18049

TELEPHONE (610) 928-4690
FAX (610) 928-4695
WEBSITE: WWW.OTTENG.COM
EMAIL: INFO@OTTENG.COM

ECFA 1801

February 15, 2021

Hanover Township, Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302
Attn: Board of Supervisors

**Re: 6904 Steuben Road
Hanover Township, Northampton County, Pennsylvania
Preliminary/Record Land Development Plan**

Dear Members:

On behalf of East Coast Facilities, we request a time extension to grant the Township an extension to review the plans for the 6904 Steuben Road project until May 31, 2021.

Thank you for your assistance in this matter. Please feel free to contact the undersigned with any questions or comments.

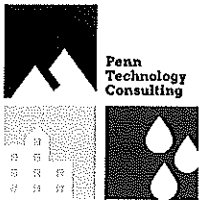
Sincerely,

OTT CONSULTING INC.



Jason W. Buchta, R.L.A.
Senior Landscape Architect

Cc: John Armagast, East Coast Facilities
File



PENN TECHNOLOGY CONSULTING, LLC

February 15, 2021
Planning Commission Board
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302

RE: Farmhouse Village Hanover, Subdivision Plan
Airport Road and Hanoverville Road
East Allen & Hanover Townships, Northampton County, Pennsylvania
PTC Project No. 180723

Dear Planning Commission Board,

Please accept this correspondence as a time extension to act upon the above captioned land development plan. This extension shall be valid to and including June 30, 2021. Should you have questions, please do not hesitate to contact the undersigned. Thank you.

Sincerely,

Sue Kandil, P.E.
President
610-730-9809



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

eschock@flblaw.com
Direct Dial: 610-797-9000 ext 355

February 15, 2021

VIA E-MAIL

Board of Supervisors
Hanover Township – Northampton County
3630 Jacksonville Road
Bethlehem PA 18017-9302
Attn: Elizabeth D. Ritter, Township Secretary

Planning Commission
Hanover Township – Northampton County
3630 Jacksonville Road
Bethlehem PA 18017-9302
Attn: John J. Finnigan, Jr., Township Manager

Re: Jaindl Land Company – Proposed Commercial Development
90 Highland Avenue
Preliminary/Record Land Development Plan

Dear Board and Commission:

My office represents Jaindl Land Company, which submitted the above-referenced preliminary/record land development plan. I am writing to advise that Jaindl Land Company waives the requirement set forth in the Pennsylvania Municipalities Planning Code (MPC) requiring action on the plan by the Township within ninety (90) days from the date of the plan's acceptance and proposes to extend the time for a decision through May 31, 2021.

If you require anything further, please advise.

Very truly yours,

Erich J. Schock

cc: Jaindl Land Company (via email)