

## LEGAL NOTICE

NOTICE is hereby given that the Board of Supervisors of Hanover Township, Northampton county, Pennsylvania, will hold a Public Hearing at 7:00 P.M. on Tuesday, **August 24, 2021**, at the Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, 18017, for the purpose of hearing the appeal of 90 Highland LLC, 3150 Coffeetown Rd, Orefield, PA 18069, who is seeking a Conditional Use Permit for a uses including food service stores and retail shops pursuant to Sections 185-35.D.(9), 185-35.D.(11) and 185-54.E(5)(b). The Appellant is seeking relief to Construct a WAWA store in the P.I.B.D. (Planned Industrial Business District) Zoning District; food service stores and retail shops is permitted as a Conditional Use with approval by the Board of Supervisors. The properties which Appellant is seeking to develop is located at 90 Highland Ave, Bethlehem, Pennsylvania, 18017 and contains approximately 4.9.74 Acres or approximately 424,412 square feet. **ALL INTERESTED PARTIES MAY ATTEND THE HEARING AND THEY SHALL BE HEARD.**

YVONNE D. KUTZ  
ZONING ADMINISTRATOR  
HANOVER TOWNSHIP  
NORTHAMPTON COUNTY  
PENNSYLVANIA

**Hearing Date: August 24, 2021, Advertise August 4, 11, 2021**

NOTICE OF HEARING OF THE  
ZONING HEARING BOARD OF HANOVER TOWNSHIP  
NORTHAMPTON COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN, that the Hanover Township Zoning Hearing Board of Northampton County, Pennsylvania, will hold a hearing at the Municipal Building at 3630 Jacksonville Road, Hanover Township, on Thursday, September 2, 2021.

At 7:00 p.m. on the petition of Isaac and Samantha Camoni Hof on property owned by them at 4502 Virginia Drive in a R1-S Residential Suburban District. The petitioners propose a covered patio addition to their home and require a variance from the sections of the ordinance regulating the setback as it relates to patios, the area of the patio that can extend into the required rear yard and the requirement that patios be uncovered.

At 7:15 p.m. on the petition of Petra Holdings LLC on property owned by Cinder Properties LLC located at 2720 Jacksonville Road in a R1-S Suburban Residential Zoning District. The petitioners propose to use the existing structures on the property for purposes of offices for a property management company and a real estate sales office replacing the existing use of the premises as a plumbing and heating showroom offices and equipment and material storage. Petitioners request an interpretation that the proposed new use is a continuation of the existing non-conforming use or otherwise request a use variance.

Theodore R. Lewis, Solicitor  
Zoning Hearing Board of  
Hanover Township

**HANOVER TOWNSHIP  
NORTHAMPTON COUNTY**

**PROCLAMATION NO. 2021 – 7**

**A PROCLAMATION HONORING  
DANIEL SOLOMON CAINE  
ON THE ACHIEVEMENT OF HIS EAGLE AWARD**

**WHEREAS**, Daniel has achieved a significant accomplishment in life's path earning his Eagle Award as a member of the Boy Scouts of America on April 29, 2021; and

**WHEREAS**, Daniel, a resident of Hanover Township, received his award as a member of Boy Scout Troop 318, Rosemont Lutheran Church, Bethlehem, PA; and

**WHEREAS**, for his Eagle Project Daniel renovated, organized, cleaned and disposed of items in the basement of Congregation Brith Sholom, Bethlehem, PA, including the construction of three new shelves for storage; and

**WHEREAS**, David has exemplified the virtues of scouting and has exhibited leadership skills in his troop serving Senior Patrol Leader, Assistant Senior Patrol Leader, Troop Guide and 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 Daniel Solomon Caine 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 Thursday, August 26, 2021 as Daniel Solomon Caine Day in Hanover Township.**

APPROVED and adopted this 24<sup>th</sup> day of August 2021.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON  
COUNTY, PENNSYLVANIA

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ELIZABETH D. RITTER, Secretary –  
Board of Supervisors

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JOHN N. DIACOBIANNIS, Chairman –  
Board of Supervisors

# HANOVER TOWNSHIP NORTHAMPTON COUNTY

PROCLAMATION NO. 2021 – 8

## A PROCLAMATION HONORING ROBERT ANTHONY JAMES ON THE ACHIEVEMENT OF HIS EAGLE AWARD

**WHEREAS**, Robert has achieved a significant accomplishment in life's path earning his Eagle Award as a member of the Boy Scouts of America on August 9, 2021; and

**WHEREAS**, Robert, a resident of Hanover Township, received his award as a member of Boy Scout Troop 302 First Presbyterian Church, Bethlehem, PA; and

**WHEREAS**, for his Eagle Project Robert added a wooden deck to an already existing gazebo and installed weed proof mesh and stone drainage underneath the deck at The Monocacy Farm Project, The School Sisters of St. Francis @ Monocacy Manor, Hanover Township; and

**WHEREAS**, Robert has exemplified the virtues of scouting and has exhibited leadership skills in his troop serving Assistant Patrol Leader, Patrol Leader, Order of the Arrow Representative, Quartermaster, Assistant Senior Patrol Leader, and Senior 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 Robert Anthony James 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, November 26, 2021 as Robert Anthony James in Hanover Township.**

APPROVED and adopted this 24<sup>th</sup> day of August 2021.

ATTEST:

HANOVER TOWNSHIP, NORTHAMPTON  
COUNTY, PENNSYLVANIA

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ELIZABETH D. RITTER, Secretary –  
Board of Supervisors

JOHN N. DIACOGLIANNIS, Chairman –  
Board of Supervisors

ORDINANCE NO. 21 - \_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA, BY AMENDING CHAPTER 152 STORMWATER MANAGEMENT; ARTICLE VIII STORMWATER BMP OPERATION AND MAINTENANCE PLAN REQUIREMENTS; SECTION 152-24.1 RESPONSIBILITIES FOR OPERATION AND MANAGEMENT OF BMPs OF THE CODE OF ORDINANCES, AND REPEALING ALL ORDINANCES INCONSISTENT THEREWITH**

*WHEREAS*, The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the “Second Class Township Code” of Pennsylvania 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 Code of Codified Ordinances;

*WHEREAS*, the Board of Supervisors of Hanover Township desire to amend its Code of Codified Ordinances by amending responsibilities for operation and maintenance of Stormwater BMPs within the Township.

*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.** Chapter 152 Stormwater Management; Article VIII Stormwater BMP Operation and Maintenance Plan Requirements; Section 152-24.1 Responsibilities for operation and maintenance of BMPs, is deleted in its entirety and replaced as follows:

“A. The BMP operation and maintenance plan for the project site shall establish responsibilities for the continuing operation and maintenance of all permanent Stormwater BMPs as follows:

(1) If a BMP operation and maintenance plan includes structures or lots which are to be separately owned and in which streets, sewers and other public improvements are to be

dedicated to the Township, Stormwater BMPs may also be dedicated to and maintained by the Township.

(2) If a BMP operation and maintenance plan includes operations and maintenance by an Owner or if sewers and other public improvements are to be privately owned and maintained, then the operation and maintenance of Stormwater BMPs shall be the responsibility of the Owner.

B. The Township shall make the final determination on the continuing operations and maintenance responsibilities. The Township reserves the right to accept or reject the operations and maintenance responsibility for any or all of the Stormwater BMPs

C. The Owner shall file inspection reports annually with the Township reporting on the operation and maintenance of the BMP. Inspection forms shall be provided by the Township upon request.”

**SECTION 2. SEVERABILITY**

If any section, clause, provision, or portion of this Ordinance 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.

**SECTION 3. REPEALER**

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

**SECTION 4. EFFECTIVE**

This Ordinance shall become effective five (5) days from the date of its adoption.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

BOARD OF SUPERVISORS  
OF HANOVER TOWNSHIP,  
NORTHAMPTON COUNTY

By: \_\_\_\_\_  
Elizabeth D. Ritter, Secretary

By: \_\_\_\_\_  
John N. Diacogiannis, Chairman



FITZPATRICK  
LENTZ & BUBBA  
ATTORNEYS AT LAW

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

August 17, 2021

**VIA E-MAIL**

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

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

Dear Board:

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 November 30, 2021.

If you require anything further, please advise.

Very truly yours,

Erich J. Schock

cc: Jaindl Land Company (via email)



# ZATOR LAW

[jzator@zatorlaw.com](mailto:jzator@zatorlaw.com)

August 5, 2021

AMERICAN HERITAGE BUILDING  
4400 Walbert Avenue at Ridgeview Drive  
Allentown, Pennsylvania 18104  
Ph: 610.432.1900 F: 610.432.1707  
[www.zatorlaw.com](http://www.zatorlaw.com)

**TRANSMITTED VIA EMAIL**

[britter@hanovertwp-nc.org](mailto:britter@hanovertwp-nc.org)

Board of Supervisors  
c/o Elizabeth D. Ritter  
Hanover Township – Northampton Township  
3630 Jacksonville Road  
Bethlehem, PA 18017-9303

ATTORNEYS AND  
COUNSELORS AT LAW

Joseph A. Zator II  
Andrew D. Hoffman  
Jennifer R. Alderfer  
Marissa R. Harper  
Richard S. Roberts, Jr.

OF COUNSEL  
Paul D. North, Jr., P.E.  
Thomas L. Harper

**RE: Jaindl – Hanover Corporate Center 2  
Time Extension Request Regarding Improvements  
583 Trip Improvements Closeout**

Dear Supervisors:

The purpose of this letter is to request a time extension for completion of these particular remaining improvements through the end of August, 2022.

I have been informed by the Jaindl team that the only remaining work to complete is the PennDOT supplement to mill and overlay at the northbound turn lane of Route 512 and signal retiming at the Route 512 - Route 22 ramps.

The signal retiming has been under review by Hanover Engineering for a significant period of time, with HEA periodically asking for information. Upon approval from the Township and PennDOT, Jaindl will hire a signal contractor to get the work done. The Jaindl effort to get this accomplished is only a few hours once approvals are received.

Regarding the paving work, Jaindl has been trying diligently to get the work scheduled with PennDOT for completion by October 2021. However, PennDOT apparently continues to change the scope of work and has not yet provided clear direction.

Certainly, if there are any questions feel free to contact me at any time.

Thank you.

Very truly yours,

*Joseph A. Zator II*

Joseph A. Zator II



JAZ:neh

cc: John J. Finnigan, Jr. (via email [jfinnigan@hanoverwp-nc.org](mailto:jfinnigan@hanoverwp-nc.org))  
James L. Broughal, Esq. (via email [jimbroughal@broughal-devito.com](mailto:jimbroughal@broughal-devito.com))  
James A. Milot (via email [jmilot@hanovereng.com](mailto:jmilot@hanovereng.com))  
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John McRoberts, PE (via email [jmcroberts@pidcockcompany.com](mailto:jmcroberts@pidcockcompany.com))  
Brian E. Harman P.E., P.T.O.E. (via email [bharman@pidcockcompany.com](mailto:bharman@pidcockcompany.com))



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ATTORNEYS AT LAW

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August 10, 2021

**VIA E-MAIL: [britter@hanovertwp-nc.org](mailto:britter@hanovertwp-nc.org)**

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

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

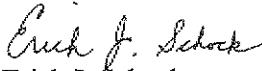
Dear Board:

We represent J.G. Petrucci Co., Inc. (“JGP”), which received conditional approval of the above plans on February 22, 2017. Condition No. 12 of the approval letter required that the developer meet the conditions of approval within twelve (12) months.

The Board previously granted extensions to that deadline through December 31, 2021. Other than signing of the development agreements and posting security, there are no other outstanding conditions of approval. (JGP is in the process of renewing its NPDES permit, since that too is near the end of its term.) Posting of a letter of credit for securing improvements will be done in connection with its construction financing. JGP continues to actively market Lots 6 and 7 for an appropriate user to allow it to move forward with this project. However, to date it has been unsuccessful in securing a tenant. For that reason, JGP requests an additional extension of eighteen (18) months through June 30, 2023, to complete the improvements

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

Very truly yours,

  
Erich J. Schock

cc: J.G. Petrucci Co., Inc. (via email)  
John J. Finnigan, Township Manager (via email)  
James L. Broughal, Esquire – Solicitor (via email)



**LIBERTY ENGINEERING, INC.**

CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL • PLUMBING

August 19, 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 September 5, 2021 and the extension is granted to December 5, 2021.

Thank you for your consideration of this matter.

Very truly yours,

LIBERTY ENGINEERING, INC.

*Paul A. Szewczak*

Paul A. Szewczak  
Principal

PAS/slc