

BOARD OF SUPERVISORS
Zoning & Code Enforcement
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302
610.866.1140
Fax 610.758.9116

John J. Finnigan, Jr., Township Manager
Yvonne D. Kutz, Zoning Officer – B.C.O.

August 15, 2023

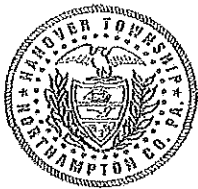
To: Board of Supervisors
John J. Finnigan, Jr
Christina Thomas
Barbara Baldo
Joseph Moeser
Brian Dillman
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 23ZHB12
Applicant: Mania Zeidan
Property location: 1220 Illick's Mill Rd
Zoning District: R1-S

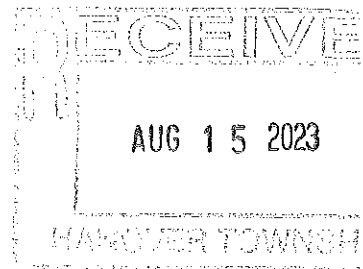
Enclosed is a copy of the application received August 15, 2023, from relief from the maximum size sign requirement allowed for a home occupation.

Next scheduled meeting is at 7:00 PM Thursday, September 28, 2023. Notice of Hearing to follow.

Yvonne D. Kutz



HANOVER TOWNSHIP, Northampton County
3630 Jacksonville Rd, Bethlehem PA 18017
Phone 610-866-1140 Fax 610-758-9116



PETITION

NOTICE: This Petition, in order to be acted upon by the Zoning Hearing Board must be fully completed in accordance with the "instructions to applicant." Failure to do so will result in a denial of the Petition without refund of your filing fee.

Application is made this 14 day of August, 2023

I. PROPERTY INFORMATION (location and existing conditions for which a special permit is being applied):

1. Address of property for which a special permit is requested: 1220 ILICKS Mill Road
2. Tax Parcel No.: N6S W15 1B 0214
3. Current Zoning Classification: R1S
4. The Dimension of the land area are: app. 122.33 x 101
5. The real estate contains 13420.836 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
single family home with home occupation
(a) The real estate is presently used for the purpose of: _____
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note): _____

II. OWNER INFORMATION

1. Owner of property: Mania Zeidan Telephone 484 602 7153
(all parties to the title must be listed, attach additional page if needed)
Address 1220 ILICKS Mill Road

III. APPLICANT INFORMATION (herein after known as the "Petitioner")

1. Applicant ("Petitioner(s)") Mania Zeidan Telephone 484 602 7153
(all parties must be listed, attach additional page if needed)
Address 1220 ILICKS Mill Road
2. Petitioner is the (check one or more)
☒ Owner ☐ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): _____ Telephone _____
Address _____
4. Petitioner: (check appropriate action)
☒ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☐ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on 8-14, 2023, which was as follows: (quote, or if insufficient space, attach additional page). Sign larger than 2 sq ft

6. Petitioner claims that the variance, exception, or other relief should be granted as herein requested under the following sections of the Hanover Township Zoning Ordinance. (cite all sections supporting your position, or relevant to the consideration of your Petition)

185-25.F.(5)(C)

7. The variance or exception requested and the new improvements desired to be made as follows:

(a) Building(s) to be erected: _____

(b) Building(s) to be changed: _____

(c) Building(s) to be used for: home and home occupation

8. The plot plan, drawings, sketches and other exhibits attached hereto are made a part hereof. Please include 22 copies of the petition and all these attachments.
9. Petitioner believes that the exceptions, variance, Conditional Use or other relief requested should be granted for the following reasons: (attach additional sheet if necessary)
10. Petitioner agrees to comply with all provisions of the Hanover Township Zoning Ordinance and is aware that the Ordinance provides for penalties for violations of its provisions.
11. The Petitioner further acknowledges that the Board does not have to consider any application until all information requested by the Board of Supervisors is submitted by said applicant, and that in the event this information is not submitted in full within twenty (20) days from the date of the initial Board of Supervisors Hearing, then the Board may deny such application, with or without prejudice to the applicant.
12. Wherever additional information is requested by the Zoning Hearing Board, and leave to submit additional information is specifically granted by the chairman of the Zoning Hearing Board, then in consideration of the Board's forbearance in not refusing the application at the conclusion of the hearing, the Petitioner agrees to extend the time for consideration of the application by the Zoning Board for the number of days after the date of decision specified in any Ordinance of the Township, by the same number of days which the Zoning Hearing Board's consideration of the Petition was delayed by failure on the part of Petitioner to submit additional information requested.

NOTE: All Petitioners must sign
at least one must sign in the
presence of a person capable
of administering an oath (see below) _____ (SEAL)


Petitioner

(SEAL)

(SEAL)

(SEAL)

(SEAL)

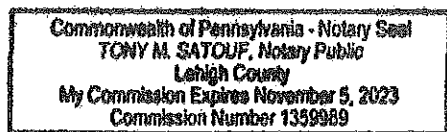
NOTE: The following affidavit must be taken before a Notary Public or other appropriate official by one of the Petitioners.

FOR INDIVIDUAL PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF Lehigh)

ON THIS, the 14 day of August, 2003, before me, TONY SATOUF
the undersigned officer,
personally appeared, Mania Zeidan
known to me (or satisfactorily proven) to be the person whose name (is)(are) subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein.

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



[Signature] (SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

This 14 day of August 2003

[Signature]
NOTARY PUBLIC

FOR CORPORATE PETITIONERS:

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF _____)

ON THIS, the _____ day of _____, 20____, before me, _____
the undersigned officer,
personally appeared, _____,
who acknowledged _____ self to be the _____ of
_____, a corporation, and that he as such _____ being
authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by _____ self as _____.

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

(SEAL)
Signature of the Petitioner taking affidavit

Sworn to and subscribed before me

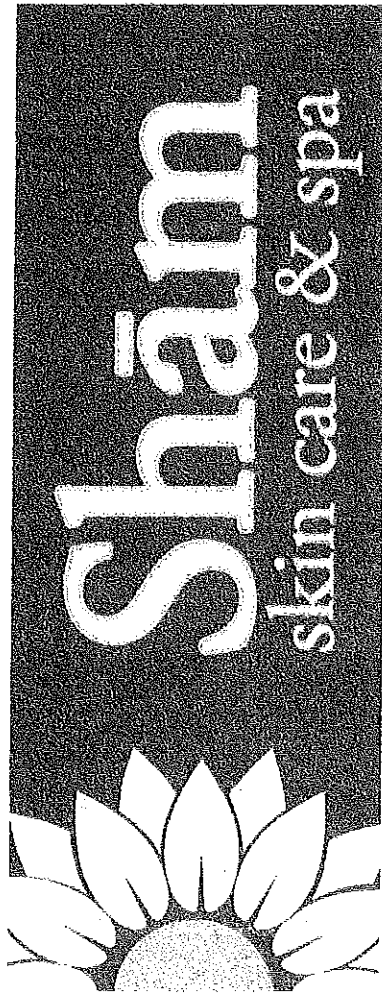
This _____ day of _____ 20 ____.

NOTARY PUBLIC

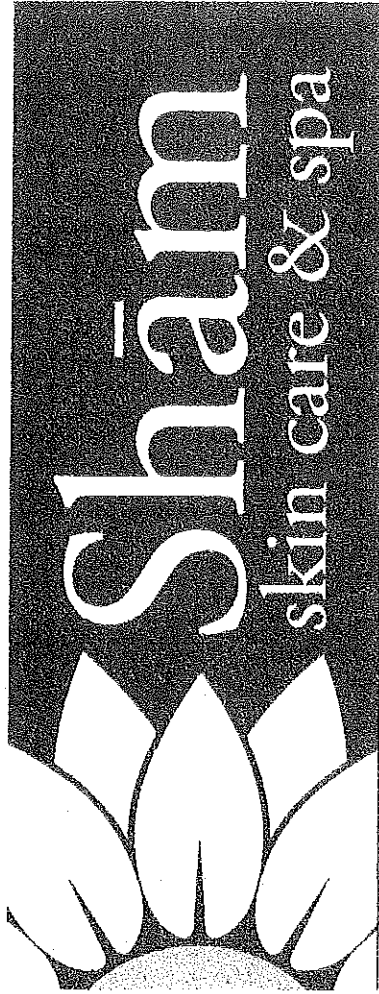
SIGN DESIGN CONCEPT

6'x3' MAX METAL FLAT SIGN
WITH PRINTED VINYL - NON ILLUMINATED

A



B



6' x 3'



CLIENT: SHAM SKIN CARE & SPA

DATE: 7/24/23

CONTACT: Maria Zeidan
484-602-7153

PROJECT
EXTERIOR SIGN

ADDRESS: 1220 Illicks Mill Rd
Bethlehem PA 18017

PROJECT MANAGER: DAVID DELOS SANTOS



Signs & Awnings

944 MARCON Blvd, Ste 1307140 | ALBANY, NY 12209

WWW.SIGNSANDAWNINGS.COM

610-941-2188 | 484-707-8858

SIGNING THIS DOCUMENT STATES THAT THE CONTENTS OF THIS PROOF ARE CORRECT AND THE RESPONSIBILITY OF THE CLIENT. PLEASE REVIEW ART FOR ACCURACY IN: DIMENSION | LAYOUT | SPELLING | COLOR

CUSTOMER APPROVAL

THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY D-SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY D-SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

DRAWING #

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UL Listed

**PHYSICAL
THERAPY**
AT **St Luke's**

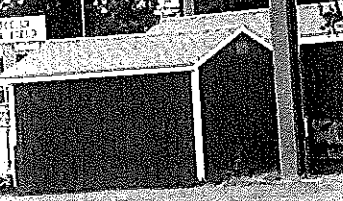
ORTHOPEDIC AND
SPORTS THERAPY



PHYSICAL THERAPY
GET BETTER NOW AT **StLuke's**



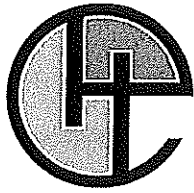
ST. LUKE'S
HEALTHCARE
HOSPITAL



BETH-HANOVER SUPPLY CO., INC.







HanoverEngineering

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

August 16, 2023

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

RE: 52 Highland Avenue
Security Release
Hanover Project H22-26

Dear Jay:

We are in receipt of a letter from Jesse Chupella from Indigo Investments, LLC dated August 21, 2023, requesting a security reduction for the above referenced project. We have completed the inspection and offer the following, based on our report dated August 16, 2023:

1. ADA parking signs are incomplete (one (1) missing post with signs, an existing two (2) post are missing "fine signage").
5. The existing building sewer cleanout needs to be raised to finish grade with cap.
6. As-built Plans are required.

We recommend that the security be reduced to \$2,500.00 to secure the above outstanding items, condition upon:

1. 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:jlw2

S:\Projects\Municipal\HanoverTwp\H22-26-52HighlandAvenueSitePlan\Docs\08-21-23-52HighlandAveSitePlan-SecurityRelease.doc

Enclosure(s)

cc: Mr. Jesse Chupella, Indigo Investments, LLC (via E-mail)
James L. Broughal, Esquire (via E-mail)

AIA Document G701™ – 2017

Change Order

PROJECT: (name and address) Hanover Township Municipal Pool 3650 Jacksonville Road Bethlehem, PA 18017	CONTRACT INFORMATION: Contract For: Hanover Twp. Mun. Pool Date: December 22, 2023	CHANGE ORDER INFORMATION: Change Order Number: 006 Date: 7-26-23
OWNER: (name and address) Hanover Township 3650 Jacksonville Road Bethlehem, PA 18017	ARCHITECT: (name and address) BKP Architects 1525 Locust Street, 5th Flr. Philadelphia, PA 19102	CONTRACTOR: (name and address) Helm Construction Co. 44 Pheasant Run Road Orwigsburg, PA 17861

THE CONTRACT IS CHANGED AS FOLLOWS:


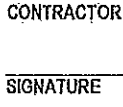
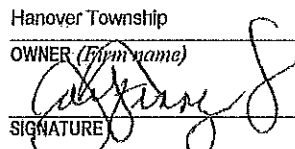
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Cost for removal and replacement of topsoil unsuitable for bearing foundation walls of the pump house, check-in building, and snack bar/lifeguard building. Work was performed under time and materials conditions of Section 012600-1.5 of the Project Manual and Paragraph 7.3.4.1-5 of AIA A201-2017 General Conditions of the Contract for Construction.

The original <u>(Contract Sum)</u> (Guaranteed Maximum Price) was	\$ 6,745,325.00
The net change by previously authorized Change Orders	\$ 366,183.27
The <u>(Contract Sum)</u> (Guaranteed Maximum Price) prior to this Change Order was	\$ 7,111,508.27
The <u>(Contract Sum)</u> (Guaranteed Maximum Price) will be <u>(increased)</u> (decreased) (unchanged) by this Change Order in the amount of	\$ 72,030.03
The new <u>(Contract Sum)</u> (Guaranteed Maximum Price) , including this Change Order, will be	\$ 7,183,538.30
The Contract Time will be <u>(increased)</u> (decreased) (unchanged) by	(nine) days.
The new date of Substantial Completion will be	December 7, 2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

BKP Architects	Helm Construction Co.	Hanover Township
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
		
SIGNATURE	SIGNATURE	SIGNATURE
Joseph Powell, AIA LEED AP, Principal	Michael Wright, VP Operations	John J. Finnigan, Township Manager
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
7-26-23		7/28/23
DATE	DATE	DATE



AIA Document G701™ – 2017

Change Order

PROJECT: <i>(name and address)</i> Hanover Township Municipal Pool 3650 Jacksonville Road Bethlehem, PA 18017	CONTRACT INFORMATION: Contract For: Hanover Twp. Mun. Pool Date: December 22, 2023	CHANGE ORDER INFORMATION: Change Order Number: 007 Date: 8-9-23
OWNER: <i>(name and address)</i> Hanover Township 3650 Jacksonville Road Bethlehem, PA 18017	ARCHITECT: <i>(name and address)</i> BKP Architects 1525 Locust Street, 5th Flr. Philadelphia, PA 19102	CONTRACTOR: <i>(name and address)</i> Heim Construction Co. 44 Pheasant Run Road Orwigsburg, PA 17961

THE CONTRACT IS CHANGED AS FOLLOWS:

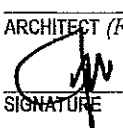
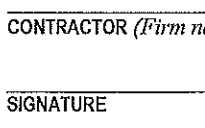
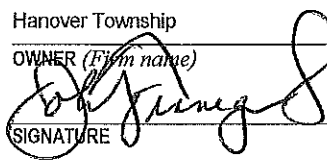
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Cost to repair sinkhole in rain garden basin subgrade opened after heavy overnight rain (\$3,094.87).
Cost to install 1" PVC conduits from new pump house to check-in building and snack bar for data and security lines (\$3,263.05).

The original (Contract Sum) (Guaranteed Maximum Price) was	\$	\$6,745,325.00
The net change by previously authorized Change Orders	\$	\$438,213.30
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$	\$7,183,538.30
The (Contract Sum) (Guaranteed Maximum Price) will be <u>(increased)</u> (decreased) (unchanged) by this Change Order in the amount of	\$	\$6,357.92
The new (Contract Sum) (Guaranteed Maximum Price) , including this Change Order, will be	\$	\$7,189,896.32
The Contract Time will be (increased) (decreased) <u>(unchanged)</u> by		() days.
The new date of Substantial Completion will be		December 7, 2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

BKP Architects	Heim Construction Co.	Hanover Township
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
		
SIGNATURE	SIGNATURE	SIGNATURE
Joseph Powell, AIA LEED AP, Principal	Michael Wright, VP Operations	John J. Finnigan, Township Manager
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
8-9-23		8-9-2023
DATE	DATE	DATE

**TOWNSHIP OF HANOVER
NORTHAMPTON COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2023 - 26

**RESOLUTION ADOPTING NAZARETH AREA
MULTIMUNICIPAL COMPREHENSIVE PLAN
IMPLEMENTATION AGREEMENT**

WHEREAS, pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, as amended, Article III (85 P.S. 10301, et seq.), the Board of Supervisors of Hanover Township, participating with nine (9) other municipalities, and under the auspices of the Nazareth Area Council of Governments, with consultant services provided by the Lehigh Valley Planning Commission, participated in the preparation of the Nazareth Area Multimunicipal Comprehensive Plan; and

WHEREAS, the aforesaid Nazareth Area Multimunicipal Comprehensive Plan, including the municipalities of Bath, Bushkill Township, Chapman, Hanover Township (Northampton County), Lower Nazareth Township, Moore Township, Nazareth, Tatamy, Stockertown, and Upper Nazareth Township, consists of maps, charts and textual material covering the requirements as set forth in Section 301, 301.1, and 301.2 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, with the assistance of the Lehigh Valley Planning Commission, Hanover Township has complied with all of the procedural notice, public hearing, and public comment requirements of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors of Hanover Township have adopted the Nazareth Area Multimunicipal Comprehensive Plan in accordance with the provisions of the Pennsylvania

Municipalities Planning Code; and

WHEREAS, the success of the Nazareth Area Multimunicipal Comprehensive Plan requires a willingness by participating municipalities to develop, adopt and implement Intermunicipal Cooperative Agreements reinforcing the individual identities of each community and create the framework each municipality will use to achieve consistency with the Multimunicipal Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Hanover Township that the attached Nazareth Area Multimunicipal Comprehensive Plan Intermunicipal Cooperative Implementation Agreement be hereby approved and executed on behalf of this municipality.

DULY RESOLVED the 22nd day of **August, 2023** by the Board of Supervisors of Hanover Township.

ATTEST

**BOARD OF SUPERVISORS
Hanover Township,
Northampton County**

By: _____
Christina M. Thomas, Secretary
Board of Supervisors

By: _____
John D. Nagle, Vice Chairman
Board of Supervisors

THE NAZARETH AREA MULTI-MUNICIPAL COMPREHENSIVE PLAN INTERMUNICIPAL COOPERATIVE IMPLEMENTATION AGREEMENT

THIS INTERMUNICIPAL COOPERATIVE AGREEMENT IMPLEMENTING the Nazareth Area Multi-Municipal Comprehensive Plan is created by and among the participants herein:

Bath Borough	Hanover Township, Northampton County
Bushkill Township	Nazareth Borough
Chapman Borough	Stockertown Borough
Moore Township	Tatamy Borough
Lower Nazareth Township	Upper Nazareth Township

The participants, all divisions of Pennsylvania local government, are referred to as "Municipalities" in the agreement.

SECTION I: AUTHORIZATION AND EFFECTIVE DATE OF ADOPTION

- A. This agreement is adopted pursuant to the authority set forth in the Intergovernmental Cooperation Act of December 19, 1966, 53 Pa. C.S.A. and Article XI of the Municipalities Planning Code, as enacted and amended. This agreement shall be effective upon approval by the governing body of each of the Municipalities adopting this agreement.

SECTION II: BACKGROUND

The Municipalities are parties to an Intermunicipal Cooperative Agreement for the Multi-municipal Planning Agreement, effective as of April 3, 2017 and Resolution of the Nazareth Area Council of Governments Authorizing Application to the Pennsylvania Municipal Assistance Program, which added Hanover Township, Northampton County, to the Nazareth Area Multi-Municipal Comprehensive Planning group, effective July 30, 2018 (combined effectively referred herein as the "Planning Agreement"). In the Planning Agreement, the Municipalities established a Steering Committee herein after referred to as the "Committee." Pursuant to the requirements of the Planning Agreement, the Committee developed the *Nazareth Area Multi-Municipal Comprehensive Plan* (the "Plan") for the Municipalities. Each of the Municipalities has adopted the Plan as their comprehensive plan pursuant to the requirements of Article III of the Municipalities Planning Code (the "MPC"). In addition, each of the Municipalities agreed to implement the adopted Plan by revising relevant ordinances (zoning, subdivision regulations, sewage facilities plans, official maps) and bringing each into consistency with the adopted Plan.

SECTION III: PURPOSE

- A. The Committee is the planning advisory body for a unified and identifiable region with the Blue Mountain, wooded lands, rolling hills, scenic vistas, many streams, historic properties, transportation infrastructure and community utilities, extensive farmland, vulnerable rural areas destined to be conserved, viable villages and a core downtown,

and attractive residential and commercial areas. These features combine to form a unique region with an extremely high quality of life, viable local economy and rich landscape defined by natural resources. The goal of the Municipalities is to preserve and protect these assets, while directing growth and redevelopment into areas with adequate infrastructure that is additive to the community and tax base. To further this aim, the Committee has designated growth areas in the Plan. New development and redevelopment will be directed to designated growth areas where the necessary infrastructure is in place, or most likely to be extended, to support it.

- B. It is the desire of the Municipalities to encourage responsible development that respects the Nazareth Area's sensitive environmental features and special rural character, enhances the historical quality of the Boroughs and rural villages, preserves the Blue Mountain, streams, steep slopes, wetlands, floodplains, recreational assets and rural lands, efficiently utilizes public infrastructure and strengthens the regional tax base. Through multi-municipal cooperation and planning, the Municipalities intend to:
- a. Protect the unique and cherished historical, cultural and natural resources of the region; and
 - b. Accommodate the needs of existing and future residents; and
 - c. Implement effective growth management techniques to provide for the orderly and well-planned development throughout the region; and
 - d. Address the specific needs and unique conditions of each municipality; and
 - e. Encourage a range of housing; and
 - f. Direct infrastructure improvements to designated growth areas; and
 - g. Protect and enhance the unique, nationally, regionally and locally significant recreational assets; and
 - h. Support the reuse and redevelopment of the Boroughs as major mixed-use destinations for the Nazareth Area region; and
 - i. Ensure the viability of the agricultural lands and economy critical to the Nazareth Area, the Lehigh Valley and the Commonwealth of Pennsylvania.
- C. The purpose of this Intermunicipal Cooperative Implementation Agreement is to achieve the objectives cited in Section B above by implementing the Plan.
- D. The further purpose of this Intermunicipal Cooperative Implementation Agreement is to comply with the provisions of Section 1104, Implementation Agreements, of the MPC.

SECTION IV: GOALS, OBJECTIVES AND POLICIES, AND IMPLEMENTATION ROLES AND RESPONSIBILITIES

- A. The goals, objectives and policies of the Plan will help guide and shape new growth and development in the ten municipalities for the next 25 years and beyond. The goals, objectives, policies and actions set forth in the Plan are reaffirmed by this agreement.

- B. By adopting this agreement, the Municipalities hereby define their roles and responsibilities for implementing the Plan. The Plan will be implemented by undertaking actions, as described in this agreement, that are consistent with the Plan.

SECTION V: ADOPTION OF CONFORMING ORDINANCES AND PLANS

Within two years after adoption of the Plan, each Municipality agrees to implement the Plan by adopting, amending or otherwise conforming its zoning ordinance and subdivision and land development ordinance to be generally consistent with the Plan. Additionally, each Municipality agrees to undertake a good faith effort to implement the Plan by adopting, amending or otherwise conforming its other relevant plans and ordinances as may be necessary to achieve general consistency with the Plan. These relevant ordinances and plans include the sewage facilities plan, the official map and other development regulations authorized by the MPC. Further, each Municipality agrees to undertake a good faith effort to implement additional recommendations in the Plan, including, but not necessarily limited to, transportation improvements, park and open space improvements, sewer and water improvements, and historic resources improvements. Each municipality shall amend its Zoning Ordinance and Subdivision and Land Development Ordinance to require that any Zoning Ordinance or Subdivision and Land Development Ordinance amendments be submitted to the Nazareth Area Council of Governments Board of Directors for review.

SECTION VI: ROLE OF NAZARETH AREA MULTI-MUNICIPAL COMPREHENSIVE PLAN ADVISORY COMMITTEE

The Nazareth Area Council of Governments Board of Directors shall serve as the Nazareth Area Multi-Municipal Comprehensive Plan Advisory Committee ("Advisory Committee") for municipalities who have agreed to implement the multi-municipal comprehensive plan for the Nazareth Area under this agreement. Each Municipality shall submit proposed ordinances, capital improvements, comprehensive plans, specific area plans, official maps or any proposed amendments thereto to the Nazareth Area Multi-Municipal Comprehensive Plan Advisory Committee for review.

- A. Reviews. Advisory Committee shall conduct reviews and tasks mandated in Section 1104 – Implementation Agreement of the MPC in accord with the following guidelines:
- a. General Consistency Guidelines. When evaluating ordinances, comprehensive plans, capital improvements plans or any amendments thereto for "general consistency," Advisory Committee shall determine if there is a "reasonable, rational, similar connection or relationship" between the plan, map(s), regulation(s) or ordinance and the provision(s) of the Plan. To be generally consistent, any plan(s), map(s), regulation(s) or ordinance(s) submitted to the Advisory Committee shall be in accord with provisions of the Plan regarding the following:
 - i. the amount, location, density, intensity, character and timing of future land uses;

- ii. preservation of natural and historic resources such as wetlands, aquifer recharge zones, woodlands, steep slopes, agricultural lands, floodplains, unique natural areas, historic sites and features;
 - iii. provision of adequate housing opportunities with a variety of housing types and densities;
 - iv. location, timing and character of transportation facilities, community facilities, including water, sewer, stormwater, parks, recreation and other utilities.
 - b. Advisory Committee shall provide review comments to the submitting municipality with a copy to the other municipalities in the Plan.
- B. Annual Report. Advisory Committee shall review the annual report of the Lehigh Valley Planning Commission.

SECTION VII: ROLE OF THE MUNICIPALITIES

- A. Developments of Regional Significance. To create a procedure for the review of Developments of Regional Significance as defined in Section VII.B of this agreement, the Municipalities agree to adopt the following amendments to their subdivision and land development ordinances ("SALDO"):
- a. Add into SALDOs a definition of a "Development of Regional Significance", which uses the exact same wording contained in Section VII.B of this intergovernmental agreement.
 - b. Add into SALDOs under the Preliminary Plan Submission Requirements, a requirement that developers and subdividers of land furnish either a statement that the plan does not have regional significance to the SALDO definition, or if it does have regional significance, a signed letter showing the dates upon which copies of the plan and supporting documentation have been delivered to each of the other nine Municipalities. Copies of professional reviews shall also be forwarded to the other Municipalities upon receipt. In acting on the subdivision and/or land development, the host Municipality shall consider the comments provided by the other Municipalities.
 - c. Upon plan submission to the host Municipality, the planning administrator or other designated municipal staff member shall verify, in accord with the SALDO definition of a development of regional significance, that the developer has correctly executed requirements of Section b above. If in accord, and all other municipal submission requirements are satisfied, the developer's plan shall be accepted for review by the Municipality.
 - d. Upon receipt of a plan of regional significance that was submitted to another Municipality, the Planning Administrator shall add the plan to the agenda of the next available planning commission meeting and notify the members of the municipal governing body.
- B. Developments of Regional Significance. For purposes of this agreement, a development of regional significance shall be defined as "any land development that, because of its character, magnitude or location, will have substantial effect upon the health, safety or

welfare of citizens in more than one municipality." Determination of regional significance in the Nazareth Area shall be based upon the guidelines set forth in Exhibit "A" attached hereto, made a part hereof, and incorporated in this Agreement. Any Municipality may request the Advisory Committee to review a Subdivision or Land Development not meeting the definition of development of regional significance as set forth in Exhibit "A" as it relates to maintaining the integrity of the Regional Multi-Municipal Comprehensive Plan.

- C. Zoning Ordinance and Subdivision and Land Development Ordinance Amendments. To create a procedure for the review of Zoning Ordinance Amendments and Subdivision and Land Development Ordinance Amendments, the Municipalities agree to submit proposed Ordinance Amendments to the Advisory Committee contemporaneous with transmission to the Lehigh Valley Planning Commission and the respective Municipalities' Planning Commissions for Review following the guidelines as set forth in Section VI.A above.
- D. Other Municipalities. Upon receipt of subdivisions and land developments of regional significance, the other Municipalities should consider the proposal relative to its effect upon the health, safety or welfare of its citizens. In considering these plans and ordinances, the other Municipalities may provide advisory comments and recommendations to the host Municipality.

SECTION VIII: MUNICIPAL PLANNING COMMISSIONS

Each Municipality, except Chapman Borough, shall retain its own planning commission. Each municipal planning commission will review those subdivisions and land developments that are proposed within its own municipality, and then provide advisory comments to its elected officials. Recommendations of the municipal planning commission should be guided by the Plan and be consistent with its goals, objectives, policies and actions. The municipal planning commissions shall continue to perform all actions and functions as authorized by the MPC.

SECTION IX: MUNICIPAL ZONING HEARING BOARDS

Each Municipality shall retain its individual zoning hearing boards. These boards shall carry out all functions as set forth in the MPC. In considering applications before it, the municipal zoning hearing board should be guided by the Plan and take actions consistent with its goals, objectives, policies and actions.

SECTION X: MUNICIPAL ZONING

Each Municipality retains the right to adopt and administer its own individual zoning ordinance and zoning map. Municipalities will seek to coordinate amendments with participating Nazareth Area local governments while retaining individual municipal rights. Two or more Municipalities may adopt and administer Joint Zoning Ordinances pursuant to the provisions of the MPC at their discretion.

SECTION XI: MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

Subdivision and land development powers shall only be exercised by the Municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one municipal approval process.

SECTION XII: PLAN AMENDMENT PROCEDURES

Any amendment to the *Nazareth Area Multi-Municipal Comprehensive Plan* and the redefinition of the Future Land Use Plan shall be in accord with the provisions of this section and Article III of the MPC.

Nazareth Area communities shall implement the procedures established pursuant to Section VI.A of this agreement. Any and all proposed amendments to the Plan and redefinitions of the above-cited areas shall be effective only upon approval by resolution by each of the municipal governing bodies. In the event that each of the municipal governing bodies do not approve the proposed changes, the Municipalities may avail themselves of the dispute resolution provisions of Section XIII.

SECTION XIII: DISPUTE RESOLUTION

A dispute over interpretation of the Plan, an amendment to the Plan or consistency of ordinances with the Plan may be resolved as follows:

- A. The disputing parties agree to first discuss and negotiate in good faith in an attempt to resolve the dispute amicably and informally.
- B. If the dispute cannot be settled through direct discussions and good faith negotiations, the disputing parties shall utilize mediation provisions of Sections 602.1 and 908.1 of the MPC as may be relevant.
- C. Municipalities mutually covenant to make the best efforts to resolve disputes as they arise.

SECTION XIV: AMENDMENTS TO THE IMPLEMENTATION AGREEMENT

- A. Requirements. An amendment to this Implementation Agreement may be made only with the consent of all of the Municipalities, each of which shall execute the amendment.
- B. Consistency with the Plan. No amendment to this Implementation Agreement shall be inconsistent with the Plan. Any amendment that is not generally consistent with the Plan shall be void.

- C. Notice of Amendment. A true and complete copy of every amendment of this Implementation Agreement shall be provided to each Municipality within ten (10) days of the full execution thereof or its effective date, whichever is sooner.

SECTION XV: WITHDRAWAL

A Municipality may voluntarily withdraw from participation in this Implementation Agreement at any time after having been a participant for at least one year, provided that the participant shall give at least six months written notice to the Nazareth Area Municipalities and the Advisory Committee.

SECTION XVI: ENFORCEMENT

Any participant may enforce this agreement against any other participant in accordance with Section 2315 of the Intergovernmental Cooperation Act, 53 Pa. C.S.A.

SECTION XVII: SEVERABILITY

The unenforceability of invalidity of any provision of this Agreement shall not affect the enforceability or validity of any other provision.

IN WITNESS WHEREOF, and intending to be legally bound, the Municipalities have executed this Agreement on the date indicated below.

BATH BOROUGH

By: _____

Attest

Date: _____

BUSHKILL TOWNSHIP

By: _____

Attest

Date: _____

Nazareth Multi-Municipal Comprehensive Plan
Intermunicipal Cooperative Implementation Agreement

CHAPMAN BOROUGH

By: _____

Attest

Date: _____

**HANOVER TOWNSHIP,
NORTHAMPTON COUNTY**

By: _____

Attest

Date: _____

LOWER NAZARETH TOWNSHIP

By: _____

Attest

Date: _____

MOORE TOWNSHIP

By: _____

Attest

Date: _____

NAZARETH BOROUGH

By: _____

Attest

Date: _____

STOCKERTOWN BOROUGH

By: _____

Attest

Date: _____

TATAMY BOROUGH

By: _____

Attest

Date: _____

UPPER NAZARETH TOWNSHIP

By: _____

Attest

Date: _____

**NAZARETH AREA COUNCIL OF
GOVERNMENTS**

By: _____

Attest

Date: _____

EXHIBIT "A"

DEVELOPMENTS OF REGIONAL SIGNIFICANCE

Land Use Category	Minimum Criteria
Major Shopping Center	Greater than 200,000 square feet
Large Residential Developments	Greater than 300 dwelling units
Office Buildings	Greater than 100,000 square feet
Mixed-Use Developments	Greater than 100,000 square feet or 50,000 square feet and 150 dwelling units
Regional Entertainment or Resort Complexes	All
Regional Recreation Complexes	Identified in an LVPC inventory or plan
Educational Facilities	All (Including dormitories)
Medical Facilities	Greater than 100,000 square feet
Research and Development Facilities	Greater than 100,000 square feet
Warehouse, Logistics and Storage Facilities, Freight Facility, Local Freight Generator	Greater than 250,000 square feet or a.) any proposed development located more than 1,320 feet from an interstate, principal arterial, freeway or expressway interchange, as defined by the Pennsylvania Department of Transportation functional classification system; b.) any proposed development located outside the defined Development Area as illustrated in the Future LV General Land Use Plan
Regional Freight Center, Intermodal Freight Facility, or Port attracting or producing freight trips regardless of mode	All
General Industrial Facilities	Greater than 50,000 square feet
Major Industrial and Office Parks	Greater than 50 acres (phased or unphased)
Major Redevelopment	Five acres or 100,000 square feet
Mines and Related Activities	All
Airports	All
Railways and Rail Facilities	All
Power Plants	All
Landfills and other Solid Waste Facilities	All

ORDINANCE NO. 23- 4

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA AMENDING THE
TOWNSHIP OF HANOVER'S CODE OF CODIFIED ORDINANCES,
CHAPTER 136 RESIDENTIAL RENTAL PERMITTING AND
INSPECTION; SECTION 136-2 DEFINITIONS, TO AMEND CERTAIN
DEFINITIONS OF ITS ORDINANCE AND REPEAL ALL ORDINANCES
OR PARTS OF ORDINANCES INCONSISTENT HEREWITH.**

WHEREAS, The Supervisors of Hanover Township, Northampton County, Pennsylvania (the "Board"), 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 amendments to the text of the Hanover Township Code of Codified Ordinances (the "Ordinances"); and

WHEREAS, the Board desires to amend the Ordinances by providing for amendments to its definitions to Residential Rental Inspection and Permitting within the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania as follows:

SECTION 1. Chapter 136 *Residential Rental Permitting and Inspections*; § 136-2 *Definitions*, is deleted in its entirety and replaced as follows:

"§ 136-2 Definitions.

As used in this Chapter, the following words shall have the following meanings. If a term is not defined in this chapter, but is defined in another existing Township ordinance, then that definition shall apply to this chapter.

AGENT

Any person designated by the owner of a residential rental unit who has charge, care or control of said residential rental unit.

CERTIFICATE OF COMPLIANCE

The certificate issued by the Code Official which evidences a satisfactory inspection under the provisions of this Chapter.

CODE OFFICIAL

The person or persons authorized by the Township to determine compliance with the provisions of this Chapter and to enforce the same. The Code Official shall include the Township Zoning and/or Property Code Officer as appointed or employed from time to time by the Township Board of Supervisors.

CODES

Any applicable parts of this Chapter, other codes or ordinances as adopted by the Township from time to time, statutes and any rules and regulations promulgated thereunder.

COMMON AREA(S)

In multiple-unit dwellings, space which is not part of a residential rental unit and which is shared with other occupants of the premises whether they reside in residential rental units or not. Common areas shall be considered as part of the premises for purposes of this chapter.

DWELLING UNIT

A unit including but not limited to a single residence, double houses, row houses, townhouses, condominiums, apartment houses, hotel units, motel units and conversion apartments. A dwelling unit shall also comprise units of independent-living facilities, assisted-living facilities, and dwelling units for memory-impaired individuals.

FEE

The fee required to be submitted with the permit application as set by resolution of the Township Board of Supervisors from time to time.

HOTEL UNIT or MOTEL UNIT

Any room or group of rooms located within a hotel or motel forming a single habitable unit used or intended to be used on a transient basis.

MULTIPLE-UNIT DWELLING(S)

A building containing two or more independent dwelling units, including, but not limited to, double houses, row houses, townhouses, condominiums, apartment houses hotels, motels, and conversion apartments. Multiple-dwelling units shall also include independent-living facilities, assisted living-facilities, and those facilities containing dwelling units for memory-impaired individuals.

NOTICE OF VIOLATION or NOV

A violation notice issued by the Code Official under this chapter.

OCCUPANT

An individual who resides in, but is not the owner of, a residential rental unit.

OWNER

Any person, agent, operator, firm, corporation, partnership, limited liability company, limited liability partnership, association, other entity, property management group, or fiduciary holding or having legal, equitable or other interest in any real property or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of such person's estate. When used in this chapter in a clause proscribing any activity or imposing a penalty, the term as applied to corporations, partnerships, limited liability companies, limited liability partnerships, associations, other entities, or property management groups shall include each and every

member, shareholder, partner (limited or general), director, officer and other individual having an interest in the entity, controlling or otherwise.

PERMIT APPLICATION

The zoning permit application required by § 136-5 herein.

PREMISES

The real property on which a dwelling unit is located.

RESIDENTIAL RENTAL UNIT

A dwelling unit not occupied by the owner thereof.

TOWNSHIP

Hanover Township, Northampton County, Pennsylvania.

UNIT

A living area comprised of one or more rooms used for living, sleeping and habitation purposes and having its own kitchen and sanitation facilities, all arranged for occupancy by one or more persons.

ZONING PERMIT

A permit issued in accordance with § 136-5 of this chapter.”

SECTION 2. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 3. The provisions of this Ordinance shall be severable and if any provision thereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been enacted had such unconstitutional, illegal or invalid provision(s) not been included herein.

SECTION 4. This Ordinance shall become effective within five (5) days of enactment.

ENACTED AND ORDAINED at a regular meeting of the Board of Supervisors of the Township of Hanover, County of Northampton on this _____ day of _____, 2023.

ATTEST:

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

By: _____
CHRISTINA THOMAS,
Secretary

By: _____
JOHN N. DIACOGLIANNIS,
Chairman

HANOVER TOWNSHIP NORTHAMPTON COUNTY

RESOLUTION 2023 - 27

WHEREAS, the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania ("Township") enacted a certain ORDINANCE 23.2 on June 27, 2023, providing for certain incentives for Township Volunteers of Fire Service, Fire Police and EMS organizations in the form of real property tax credits ("Ordinance"); and

WHEREAS, the Ordinance provides for the Volunteer Service Credit Program (the "Program"); and

WHEREAS, the Ordinance provides for the Board of Supervisors to establish, by resolution, the annual criteria that must be met by the volunteers in order to qualify for tax credits under the Program; and

WHEREAS, the Board of Supervisors now desires to set forth the annual criteria as hereinafter set forth.

NOW, THEREFORE, be it RESOLVED and it is RESOLVED that the Township of Hanover, Northampton County, Pennsylvania, hereby establishes the annual criteria that must be met by all volunteers in order to qualify for tax credits under the Program as follows:

- (1) Fire Service – Must meet a minimum requirement of fifteen (15) drills and one hundred (100) calls annually;
- (2) EMS – Must volunteer for fifty (50) EMS shifts of more than six (6) hours annually and maintain a valid EMR certification or higher and any other required certification by the Pennsylvania Department of Health (PA DOH);
- (3) Fire Police – Must meet the minimum of thirty (30) calls and two (2) Special Events annually; and
- (4) Administration – Must assist with company business, functions and fundraisers totaling sixty (60) hours per year.

ENACTED and ORDAINED this 22nd day of August, 2023.

ATTEST:

HANOVER TOWNSHIP,
NORTHAMPTON COUNTY

By: _____
Christina M. Thomas, Secretary/Treasurer

By: _____
John N. Diacogiannis, Chairman
Board of Supervisors

Memo

To: Board of Supervisors
From: Jay Finnigan
cc: Zoning
Date: August 22, 2023
Re: Sidewalks

As you are aware it is the responsibility of Zoning to enforce various sections of our Codified Ordinances including Chapter 155. Streets and Sidewalks; Article II Construction of Curbs and Sidewalks and Chapter 168. Trees. Copies of both Chapters are attached for your reference.

Specifically, **Chapter 155 § 155-14 Responsibilities of property owners**, which states:

[Amended 2-12-2002 by Ord. No. 02-01; 2-24-2009 by Ord. No. 09-04⁽¹⁾]

Where curbs and/or sidewalks have been constructed pursuant to any of the regulations provided herein, the abutting property owner shall be responsible for:

A.

Repair, maintenance and replacement, if necessary, of the curb and/or sidewalk.

Sidewalk repair, based on this requirement rests with the property owner whose responsibility is to maintain the Right-of-Way, face of curb to the inside edge of the sidewalk.

§ 155-15. Violations and penalties.

[Added 2-12-2002 by Ord. No. 02-01; amended 3-23-2021 by Ord. No. 21-2]

A.

Any person who violates or permits a violation of Article II, §§ 155-8 to **155-14A**, **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 nor more than \$1,000, 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.

Chapter 168. Trees. § 168-2 Powers of the Board of Supervisors in E. & F state:

E.

Power to require removal of diseased trees. The Board of Supervisors may, in conformance with this chapter and/or with the regulations adopted pursuant to this chapter, require owners of property to cut and remove any tree(s) afflicted with disease which threatens to injure or destroy any shade tree or street tree in the Township.

F.

Power to require tree replacement. The Board of Supervisors may, in conformance with this chapter and/or with the regulations adopted pursuant to this chapter, require owners of property to replace any shade trees or street trees heretofore removed by them, whether removed at the direction or with permission of the Board of Supervisors by plan approval or permit, or by way of a violation of this chapter and regulations adopted pursuant hereto.

§ 168-7 Enforcement; costs. reads:

A.

Township ability to do work. Upon the failure of any owner to comply with an order of the Township, or Board of Supervisors, pursuant to this chapter, the Board of Supervisors may cause the work to be done and the Board of Supervisors may collect the cost thereof and the cost of collection from the owner of the property.

B.

Cost shall be a lien on property. The cost of such work and the cost of collection shall be a lien upon the premises from the time of the commencement of work, which date and costs shall be certified to by the Township Engineer and filed with the Township Secretary-Treasurer.

C.

Written notice of cost. Upon the filing of the Township Engineer's certification, the Township Secretary-Treasurer shall cause 30 days' written notice to be given to the person against whose property an assessment has been made, said notice to be given

by certified mail, return receipt requested. The notice shall state the amount of the assessment and the time and place of payment and shall be accompanied by a copy of the certification of the Township Engineer.

D.

Filing of municipal lien. The amount assessed against the real estate shall be a lien from the time of the filing of the certification with the Township, and if not paid within the time designated in the notice, a claim may be filed and collected by the Board of Supervisors in the same manner as municipal claims are filed and collected.

§ 168-8. Violations and penalties. reads:

A.

Any person who violates or permits a violation of this chapter shall, upon conviction in a summary proceeding brought before a Magisterial District Judge 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 nor more than \$2,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Whenever such person shall have been notified by the Board of Supervisors or by service of summons in prosecution, or in any other way, that he or she is committing such violation, then after any such notification, any continuing violation shall constitute a separate offense punishable by like fine or penalty.

B.

In the case of damage or destruction of a shade tree without approval of the Board of Supervisors, each tree damaged or destroyed shall constitute a separate violation of this chapter. Such fines or penalties shall be collected as prescribed by law.

C.

Payment of a fine for a violation shall not relieve the owner of the requirement to replace shade trees as required by this chapter.

The Township ordinance which required the planting of a shade tree by the developer in many of our developments is now causing the sidewalks to crack and lift. When the misalignment reaches an unsafe height of 1 inch, Zoning notifies the property owner that the sidewalk needs repair or replacement, which may cause a financial hardship to the property owner. Additionally, due to the requirement to maintain the Shade Tree, the potential for future lifting of the sidewalk remains.

In 2023, YTD sixty-five (65) notices have been sent out requiring property owners to rectify this misalignment.

Fact: Currently in the Shade Tree Fund we have \$92,791.32 as of June 30, 2023. This will increase with future development in the Township.

Recommendation: When the property owner is notified that the sidewalk needs to be repaired or replaced, the property owner should be allowed to remove the shade tree and replace it with a tree from the approved Shade Tree list meeting all requirements noted.

Once the sidewalk is repaired or replaced, the property owner can submit a copy of the sidewalk invoice and the replacement shade tree invoice. Once verified that the sidewalk and tree are satisfactory to the Township. The property owner will be reimbursed three hundred and fifty [\$350.00] towards the cost of the tree. Reimbursements to include any sidewalks repaired or replaced in 2023, as directed by the Township, or reviewed by the Township prior to repair or replacement meeting the requirements for repair or replacement.

Up to \$35,000.00 of the \$92,791.32 can be used towards this initiative. Once the \$35,000.00 cap is reached, the program expires.

Since this provision was added to the Handbook in 2007, the employee has always received their Anniversary and Birthday in their 3rd year of employment. The change to the Handbook is to bring clarity to the issue.

5. Birthday & Anniversary Days

Effective with an employee's second year of employment the employee will be awarded two additional days off with pay. They will be allowed to take their birthday and work anniversary day off. These days can be moved to either a Friday or Monday to allow for a longer weekend but *must be taken in the week in which they occur*. If the birthday occurs prior to the anniversary date, the birthday day off commences the following year.

5. Birthday & Anniversary Days

Effective with the completion of an employee's second year of employment the employee will be awarded two additional days off with pay. They will be allowed to take their birthday and work anniversary day off in their 3rd year of employment. These days can be moved to either a Friday or Monday to allow for a longer weekend but *must be taken in the week in which they occur*. If the birthday occurs prior to the anniversary date, the birthday day off commences the following year.

CROSS BID TABULATION - UNIT PRICES														
HANOVER TOWNSHIP, NORTHAMPTON COUNTY														
HANOVER TOWNSHIP PICKLEBALL COURTS														
Reference Number	Description	Type	UOM	Quantity	Rinker Excavation, LLC		LB Construction Enterprises, Inc./DB Utility		Kobalt Construction		T. schaefer Contractors, Inc.		Gaver Industries Inc. DBA Barker & Barker Paving	
					Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization and Demobilization	Base	LS	1	\$3,525.00	\$3,525.00	\$7,500.00	\$7,500.00	\$16,200.00	\$16,200.00	\$10,000.00	\$10,000.00	\$29,900.00	\$29,900.00
2	Erosion and Sedimentation Control Devices	Base	LS	1	\$6,740.00	\$6,740.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$11,500.00	\$11,500.00
3	Clearing and Grubbing	Base	LS	1	\$0.00	\$0.00	\$800.00	\$800.00	\$3,300.00	\$3,300.00	\$2,000.00	\$2,000.00	\$6,690.00	\$6,690.00
4	Pickleball Court	Base	LS	1	\$56,490.00	\$56,490.00	\$65,000.00	\$65,000.00	\$110,970.00	\$110,970.00	\$90,000.00	\$90,000.00	\$95,000.00	\$95,000.00
5	Acrylic Resurfacer/leveler	Base	LS	1	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$22,000.00	\$22,000.00	\$13,000.00	\$13,000.00
6	Court Paint	Base	LS	1	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$22,000.00	\$22,000.00	\$20,020.00	\$20,020.00
7	Court Line Striping	Base	LS	1	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$2,900.00	\$2,900.00
8	Fencing	Base	LS	1	\$0.00	\$0.00	\$35,000.00	\$35,000.00	\$28,770.00	\$28,770.00	\$51,000.00	\$51,000.00	\$24,310.00	\$24,310.00
9	Underdrain	Base	LS	1	\$17,275.00	\$17,275.00	\$23,000.00	\$23,000.00	\$17,920.00	\$17,920.00	\$18,000.00	\$18,000.00	\$18,600.00	\$18,600.00
10	Pickleball Net and Posts	Base	LS	1	\$0.00	\$0.00	\$12,000.00	\$12,000.00	\$17,915.00	\$17,915.00	\$13,000.00	\$13,000.00	\$10,880.00	\$10,880.00
11	Landscape Restoration	Base	LS	1	\$8,650.00	\$8,650.00	\$8,000.00	\$8,000.00	\$9,500.00	\$9,500.00	\$10,000.00	\$10,000.00	\$19,425.00	\$19,425.00
12	Extra Excavation	Contingency	CY	10	\$30.00	\$300.00	\$50.00	\$500.00	\$100.00	\$1,000.00	\$300.00	\$3,000.00	\$80.00	\$800.00
13	Extra Crushed Aggregate Backfill	Contingency	TON	20	\$34.00	\$680.00	\$75.00	\$600.00	\$40.00	\$800.00	\$75.00	\$1,500.00	\$160.00	\$3,200.00
14	Extra Concrete	Contingency	CY	10	\$0.00	\$0.00	\$500.00	\$5,000.00	\$350.00	\$3,500.00	\$600.00	\$6,000.00	\$975.00	\$9,750.00
Total						\$93,680.00		\$211,300.00		\$249,875.00		\$257,500.00		\$265,915.00