

HAZLE TOWNSHIP ZONING HEARING

August 6, 2018

6:00 p.m.

The Meeting was called to order by Chairman Rick Korinchock at 6:09 p.m.

All in attendance recited the Pledge of Allegiance.

Roll Call:

Chairman, Rick Korinchock - Present

Vice-Chairman, Larry DeFluri – Present

Secretary – Paul Rashko - Present

Solicitor, Edward McNelis – Present

Zoning Officer, Fran Calarco - Present

Court Stenographer – Absent

Recording Secretary – Samantha Neaman – Present

Any person aggrieved by any decision of the Board of Adjustment or any Taxpayer or the Board of Supervisors may appeal to the court of Common Pleas of Luzerne County by petition duly verified setting forth that such decision is Arbitrary, Capricious and abuse of their discretion or otherwise not in accordance of Law and specifying the grounds on which he lies.

1. The application of McDonalds Corp c/o Lee May 6903 Rockledge Drive Suite 1100 Bethesda Md. 20817 for a variance of six signs where ten signs are requested and four signs are required as part of a reconstruction of a restaurant located at 571 Susquehanna Blvd Hazle Township Pa. 18202 in a B-2 (General Commercial District) zone.

Fran Calarco was sworn in.

HT1 – Application packet including neighbors notified.

A1 – Aerial drawing for new reconstruction.

Erich Schock, is attorney for McDonald's.

Glenn Boyer, Director of Operations for McDonald's was sworn in.

Schock & Boyer explained that Fowler Dick & Walker was prior owner of mall who agreed to the approval of variance with new owner's approval.

Steve Walsh, Assistant Project Manager for McDonald's application. He is explaining proposal to reconstruct restaurant with side by side drive through in the rear for speed efficiency. They are requesting 6 signs instead of 4 allowed. There is 200 sq. feet allowed per business sign. Wall signs are well below the allowed footage. 123.8 sq. feet.

A2 – McDonald's drawing for reconstruction similar to variance application proposal.

A3 – Shows 2 of 4 facades for signage.

Walsh explains there are other directional signs on the property. He read the definition of a business sign. Walsh explains that this sign addition will be comparable to other McDonald's who have made this change being properly sized and easily identified safely.

Korinchock asked for audience questions.

Korinchock made a motion for an executive session.

DeFluri motioned a 2nd.

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock– aye

Executive session 6:29 p.m.

Meeting resumed 6:34 p.m.

Rashko made a motion to approve the application of McDonalds Corp c/o Lee May 6903 Rockledge Drive Suite 1100 Bethesda Md. 20817 for a variance of six signs where ten signs are requested and four signs are required as part of a reconstruction of a restaurant located at 571 Susquehanna Blvd Hazle Township Pa. 18202 in a B-2 (General Commercial District) zone.

DeFluri motioned a 2nd.

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock– aye

2. The application of World Enosis d/b/a Nick The Greek 176 Susquehanna Blvd. West Hazleton, Pa. 18202 for a use variance to operate a Bar/Restaurant in an R-1 (Single Family Residential District) zone. At a property located at 842 Lattimer Road Hazle Township, Pa. 18202.

HT1 – Application packet including neighbors notified.

Donald Karpowich attorney for applicant.

Beqir Dibra, owner applicant was sworn in.

Karpowich asked to amend the application to request continuation for non-conforming use.

Karpowich explained through Dibra testimony that from 2006 the address in application was used as a bar & restaurant off & on until most recently steady between 2012-2016 which was a third-party agreement that fell through financial default. Dibra held deed as lender and purchaser defaulted, where Dibra voluntarily took license back and renewed before expiration showing no abandonment.

Applicant 1- August 31, 2016 Liquor License currently in renewal process.

Applicant 2 – 4 Bar & Restaurant pictures taken today.

A, B, C, D

Joe Galada, a resident neighbor asked what the hours will be operating along with Karpowich explained that neighbor questions are irrelevant to zoning application.

Robert Angeli lives next door to bar. Asked what will be done about bar noise.

Rob Angeli how Dibra owns the bar when the Attorney General owns the bar.

Solicitor McNelis asked what proof Rob Angeli has.

Anthony Chicaiese asked about a parking plan.

Karpowich responded 28 parking places including two handicapped in front.

Nikitas Ginnakouros was sworn in.

Ginnakouros has been in restaurant business for the past 30 years. Wants to open this site into a family restaurant. Maintains that he has a respectable reputation in the restaurant industry.

Korinchock asked if Ginnakouros plans to have live entertainment. Ginnakouros responded no live music.

Korinchock asked about signs on the building.

Ginnakouros is going to use existing signs structure.

Asked if there is an amusement permit and Sunday permit. Karpowich responded that both Amusement & Sunday licensing is part of the current liquor license. He states that the restaurant will close at 11:00 p.m.

Karen Tomashunis, a neighbor asked why the bar will remain open until 2am after the kitchen closes at 11:00 p.m.

Korinchock made a motion for an executive session.

DeFluri motioned a 2nd.

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock– aye

Executive session 7:10 p.m.

Meeting resumed at 7:18 p.m.

DeFluri made a motion to approve the application of World Enosis d/b/a Nick The Greek 176 Susquehanna Blvd. West Hazleton, Pa. 18202 for a use variance to operate a Bar/Restaurant in an R-1 (Single Family Residential District) zone. At a property located at 842 Lattimer Road Hazle Township, Pa. 18202.

Rashko motioned a 2nd

ROLL CALL: Korinchock – aye; Rashko – aye; DeFluri– aye

Korinchock asked for public comment.

Korinchock made a motion to approve solicitors invoice.

Rashko motioned a 2nd

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock– aye

Korinchock made a motion to approve the May 21, 2018 meeting minutes.

Rashko motioned a 2nd

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock– aye

Korinchock made a motion to adjourn.

Rashko motioned a 2nd

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock– aye

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

HAZLE TOWNSHIP ZONING BOARD
Samantha A. Neaman, Recording Secretary