

HAZLE TOWNSHIP ZONING HEARING  
October 1, 2018  
6:00 p.m.

The Meeting was called to order by Chairman Bill Gallagher at 6:03 p.m.

All in attendance recited the Pledge of Allegiance.

**Roll Call:**

Chairman, Rick Korinchock - Absent	Vice-Chairman, Larry DeFluri – Absent
Secretary – Paul Rashko - Present	Solicitor, Edward McNelis – Present
Zoning Officer, Fran Calarco - Present	Court Stenographer – Present
Recording Secretary – Samantha Neaman – Present	
Chairman Substitute – Bill Gallagher - 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.

Solicitor McNelis noted that Chairman, Bill Gallagher is substituting for Rick Korinchock. Bill was voted in as substitute in January, 2018.

1. The application of J&K Humboldt Station LP 3435 Winchester Rd. Suite 101 Allentown, Pa. 18104 for a Special Exception for a hospital located at 26 Station Circle Hazle Township, in a B-2 (General Commercial District) zone.

Fran Calarco, Zoning Officer was sworn in.

HT1 – Application packet including neighbors notified.

Chris Mclean from Barry Isett & Associates, on behalf of the applicant was sworn in.

Christine Troxell, Senior Project Manager for Barry Isett & Associates on behalf of the applicant was sworn in.

A1- exhibit describing property in application.

McNelis acknowledges that J&K Humboldt Station LLP is the owner and Coordinated Health is the project.

A2- Proposal to increase the parking – Agreement to purchase additional land.

A3 – Record from the prior zoning hearing for the special use exception. (20 beds)

A4- Original concept sketch plan showing 3 components to the medical unit.

A5 – Current proposal – two story hospital including emergency department and 24 bed unit plus additional parking.

Mclean explained that the current plan complies with all zoning ordinances.

Gallagher questioned access around the building.

Rashko asked when will construction begin.

Mclean responded permits are still needed for the hospital.

Gallagher stated that Lot 106 is zoned industrial and that this lot would be needed.

Calarco stated that the lawyers are working out the zoning on this lot.

Christine responded she wasn't aware that this lot would be needed.

Gallagher made a motion for recess.

Rashko motioned a 2<sup>nd</sup>.

Executive session began at 6:27 p.m.

Meeting resumed at 6:35 p.m.

Gallagher made a motion to approve the application of J&K Humboldt Station LP 3435 Winchester Rd. Suite 101 Allentown, Pa. 18104 for a Special Exception for a hospital located at 26 Station Circle Hazle Township, in a B-2 (General Commercial District) zone.

Rashko motioned a 2<sup>nd</sup>

ROLL CALL: Rashko – aye; Gallagher– aye

McNelis stated that the matter of HH R1 vs Hazle Township Zoning Hearing Board the Praecipe for Discontinuance has been filed and the matter is effectively terminated.

Gallagher made a motion to approve solicitors invoice.

Rashko motioned a 2<sup>nd</sup>

ROLL CALL: Rashko – aye; Gallagher- aye

Rashko asked for public comment.

Gallagher made a motion to table the August 6, 2018 meeting minutes.

Rashko motioned a 2<sup>nd</sup>

ROLL CALL: Rashko – aye; Gallagher– aye

Gallagher made a motion to adjourn.

Rashko motioned a 2<sup>nd</sup>

ROLL CALL: Rashko – aye; Gallagher– aye

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

HAZLE TOWNSHIP ZONING BOARD  
Samantha A. Neaman, Recording Secretary