

HAZLE TOWNSHIP ZONING HEARING

January 8, 2018

6:00 p.m.

The Meeting was called to order by Chairman Rick Korinchock at 5:56 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 – Present

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.

Rick Korinchock made a motion to appoint Edward McNelis as temporary Chair of the Hazle Township Zoning Board.

DeFluri motioned a 2nd

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

McNelis asked for public nominations for Chairman of the Board.

Rashko made a motion to nominate Rick Korinchock as Chairman of the Board.

McNelis asked for additional nominations and stated that the nominations were closed.

McNelis asked for a vote.

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

McNelis asked for public nominations for Vice Chairman.

DeFluri made a motion to nominate Paul Rashko as Vice Chairman.

Korinchock motioned a 2nd

McNelis asked for additional nominations and stated that the nominations were closed.

McNelis asked for a vote.

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

McNelis asked for public nominations for Secretary/Treasurer.

Korinchock made a motion to nominate Larry DeFluri.

Rashko motioned a 2nd

McNelis asked for additional nominations and stated that the nominations were closed.

McNelis asked for a vote.

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

McNelis stated that the Chairmanship will be transferred back over to the Board Chairman Rick Korinchock.

Korinchock made a motion to re-appoint Esward McNelis, Esquire for Solicitor for Zoning Hearing Board by Hazle Township Supervisors.

DeFluri motioned a 2nd

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

Korinchock made a motion for an executive session.

DeFluri motioned a 2nd

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

Executive session at 5:59 p.m.

McNelis stated for the record that the Executive session as held seeking advice on legal issues.

Korinchock called meeting back to order at 6:04 p.m.

1. The application of Jeanne Yanoski 315 Oak Ct. Meyerstown, Pa. 17067 for a variance to keep a horse or horses at a property located at 423 Slope Street (Drifton) Freeland, Pa. 18224 in an R-1 (Single-family Residential District) zone.

Zoning Officer Fran Calarco was sworn in.

HT1 – Applicant packet including neighbors notified.

Jeanne Yanoski was sworn in. She presented a corrected deed to the board listing her as the sole owner of the property. Jeanne explained that the property included in the application is located on a dead-end road. She plans to relocate her parents to this property and would like to build a barn to house their horses on the property. The horses are strictly for recreational use as pets.

Margaret McCarthy and Sarah Cannola, Jeanne's sisters explained that all of the sisters will assist in the care of the horses.

Jeanne also stated there would be a coral along with the barn.

Eric Kujat was sworn in. He asked what will be done with the manure. Jeanne explained that it will be transported to a property in Weatherly through an agreement which was provided to the Board.

Ronald Leshock, a neighbor was sworn in. He asked if there will be any type of protection for the animals should they break out of the property. Jeanne responded that these will be treated the same as a pet under a homeowner's property.

John Kluck, Jr. from Drifton was sworn in. He stated that he feels that the property isn't large enough to provide adequate space for the horses.

Margaret McCarthy lives across the street from the property and agreed to allow the horses on her property as well.

Calarco asked what will happen to the horses if the parents had to leave the home due to their age or illness?

Jeanne responded that she will

Rashko made a motion to approve the application of of Jeanne Yanoski 315 Oak Ct. Meyerstown, Pa. 17067 for a variance to keep a horse or horses at a property located at 423 Slope Street (Drifton) Freeland, Pa. 18224 in an R-1 (Single-family Residential District) zone with the condition that there are no more than two horses and that the manure is disposed of weekly.

McNelis asked if there are questions or objections to the conditions.

DeFluri motioned a 2nd

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

2. The application of Lucas Ferreras of 188 Beaver Brook Road Hazle Township, Pa. 18201 for a variance to keep chickens for his own personal use in an B-1 (Neighborhood Commercial & Shopping Center District) Zone.

Calarco stated that a request was made by Ferreras for a continuance at the February 15, 2018 meeting.

Korinchock asked for a vote for the continuance.

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

3. The application of Joseph Umbriac of 25 Falling Leaves Lane Hazle Township, Pa. 18201, for a use variance to convert a former bar/restaurant into professional offices at a property located at 1437 State Route 940 Hazle Township, Pa. 18202 in an R-1 (Single Family Residential District) zone.

Calarco stated that the 1437 is the correct address on the house as there was an error in an earlier print. The correct address was listed in the newspaper along with neighbors notified.

HT1 – Application packet presented by Calarco including neighbors notified.

Kevin Walsh, an attorney for Joseph Umbriac was sworn in.

Joseph Umbriac was sworn in. He plans to renovate the building for five offices.

Korinchock asked what type of signs and lighting will be displayed.

Umbriac responded general lighting only to light the building along with a business sign located directly on the building.

Korinchock suggested some type of privacy fence to surround east side perimeter so that headlights do not shine through neighbors property.

Korinchock asked for public comment or questions.

Rashko made a motion to approve the application of Joseph Umbriac of 25 Falling Leaves Lane Hazle Township, Pa. 18201, for a use variance to convert a former bar/restaurant into professional offices at a property located at 1437 State Route 940 Hazle Township, Pa. 18202 in an R-1 (Single Family Residential District) zone with the stipulation of a buffer zone (shrubs or fencing) on the east side of the property so that headlights do not shine through neighbors property.

DeFluri motioned a 2nd

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

Korinchock made a motion to approve the minutes of the November 6, 2017.

DeFluri motioned a 2nd

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

Korinchock asked for public comment or questions.

Korinchock made a motion to adjourn.

Rashko motioned a 2nd

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

The meeting was adjourned at 6:44 p.m.

Respectfully submitted,



HAZLE TOWNSHIP ZONING BOARD
Samantha A. Neaman, Recording Secretary

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