

HAZLE TOWNSHIP ZONING HEARING
May 21, 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 - Absent	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.

This is a continuance from the May 7, 2018 meeting.

1. The application of Simaayu Hospitality LLC for a height variance of one story where three stories are required and four stories are requested and, a height variance of two feet eight inches where forty feet are required and forty two feet eight inches are requested to the top of the flat roof and, a height variance of eight feet five inches where forty feet are required and forty eight five inches are requested to the top of the parapet wall, to construct a new hotel in a B-2 General Commercial District zone located at 51 Station Circle, Hazle Township, PA 18202.

William Meister, architect, was sworn in.

He explained that 42' 8" for the roof level is displayed on the new drawing. Specifications come from Hilton to the architects to produce the drawings.
48' 5" is finished grade on the end.

Korinchock asked if anyone had questions.

Applicant #1 – Withdrawing original A5-01 from May 7, 2018 meeting and submitting A5-01 dated 5/15/2018

Applicant #2 –Plan ZP-1

Gillespie called Joseph Lettiere, VP of CANDO as a witness. He was sworn in.
Gillespie asked if variance was granted would the character of Humboldt Station at all.
Lettiere responded no.

Matthew Roland, Director of Development for the Hannister Group which is an owner of Residence Inn asked Lettiere if the Residence Inn was 3 or 4 stories. Lettiere responded 3. Also that all other buildings are 3 stories.

Applicant 3 – Hazle Township Fire & Rescue letter stating that they have no objection to this height variance.

Roland asked Hemal Shah what experience he has with new construction ground up. Shah responded 6-7 ground up buildings in the past year.

Protestor Exhibit 1 – Letter from Hannister Group dated May 7, 2018

Protestor Exhibit 2- Drawing ZP-1 dated 6/26/17

Protestor Exhibit 3 – A5.01 dated 6/13/17

Roland explained that similar proposal requested in September of 2018 was denied by Hazle Township.

Protestor Exhibit 4- CANO Marketing flyer of Humboldt Station listing the proposed property as a family restaurant location.

DeFluri asked Roland if he believes that the land would be better developed as a family restaurant more than anything.

Roland responded yes.

Korinchock asked if there were any questions.

Korinchock made a motion for an executive session

DeFluri motioned a 2nd.

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

Executive session at 6:58 p.m.

Meeting resumed at 7:05 p.m.

Rashko made a motion to approve the application of Simaayu Hospitality LLC for a height variance of one story where three stories are required and four stories are requested and, a height variance of two feet eight inches where forty feet are required and forty two feet eight inches are requested to the top of the flat roof and, a height variance of eight feet five inches where forty feet are required and forty eight five inches are requested to the top of the parapet wall, to construct a new hotel in a B-2 General Commercial District zone located at 51 Station Circle, Hazle Township, PA 18202.

DeFluri motioned a 2nd

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

Korinchock asked for public comment.

Korinchock made a motion to adjourn.

Rashko motioned a 2nd

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

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,



HAZLE TOWNSHIP ZONING BOARD
Samantha A. Neaman, Recording Secretary

1174 SIMAAYU HOSPITALITY

RESIDENCE INN BY MARRIOTT
 SONIC DRIVE-IN
 TURKEY HILL
 CAPOUSE AVE. ASSOC.
 CAN DO INC
 J&K HUMBOLDT STATION LP
 HH R1 HAZLETON LLC
 TURKEY HILL LP

1 STATION CIRCLE
 58 STATION CIRCLE
 70 STATION CIRCLE
 1328 CAPOUSE AVE
 1 SOUTH CHURCH ST SUITE 200
 3435 WINCHESTER RD SUITE 10
 10 LAFAYETTE SQUARE SUITE 1
 257 CENTERVILLE RD

HAZLE TOWNSHIP PA, 18202
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 SCRANTON, PA. 18509
 HAZLETON PA, 18201
 ALLENTOWN, PA. 18104
 BUFFALO NY 14203
 LANCASTER, PA. 17603