

HAZLE TOWNSHIP ZONING HEARING  
November 4, 2019  
6:00 p.m.

The Meeting was called to order by Chairman Rick Korinchock at 6:01 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	
Chairman Substitute – Bill Gallagher - Absent	
Chairman Substitute – Jamie Price – Absent	

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 Chelsey Skotek, Rr. 136 Four Seasons Drive, Hazle Township, Pa. 18201, for a variance to house poultry primarily for exhibition perfection purposes on a property located at Rr. 136 Four Seasons Drive, Hazle Township, Pa. 18201 in an R-2 (Multi-Family Residential District) zone.

Fran Calarco, Zoning Officer was sworn in.

HT1 – Application packet including neighbors notified.

Calarco explained that she received complaints from the neighbors regarding roosters on the property.

Richard Gensel, property owner was sworn in.

Solicitor McNelis asked Gensel if the applicant has permission to proceed with the application on his property.

Gensel gave his permission.

Chelsey Skotek was sworn in.

Skotek explained that she raises laying hens, show ducks and geese for show. She explained she does not sell eggs.

Skotek has a total of 83 ducks, geese and chickens.

Calarco asked Skotek where the waste from the animals go.

Skotek responded she uses it for fertilizer and also disposes onto a compose pile..

Solicitor McNelis asked Chelsey's parent with whom she resides if they approve of Chelsey raising the animals on the property that they are tenants.

The parents approved.

A1- BHI tubes to send out for tests and show halls

A2 - Nankin Club

A3 - Certificate

A4 - Enclosure

A5 - Trailer for housing

Joe Gallucci asked Skotek if she told him that he was getting rid of all but the ducks because there are still so many animals on the property.

Skotek responded that she is working on removing all but the water foul.

Ronald Gensel stated he has to listen to roosters all night.

Skotek's mother supports.

Rhonda Yachera has no problem with all

Jericha Skuntz attests to the cleanliness of the property. Skuntz lives in Hazle Township but is not a neighbor.

Devon Davidock supports the animals. She lives in Delano but supports.

Tina Dancho asked if this variance will open a can of worms.  
Korinchock responded they will have to come before the board.

Gallucci asked if Skotek could explain the difference between the animals she has.

William Davidock , Chelseys boyfriend supports and helps to care for the animals.

150219

Korinchock made a motion for executive session.

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

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

Executive session 6:57 p.m.

Meeting resumed at 7:04 p.m.

Rashko made a motion to grant the application of Chelsey Skotek, Rr. 136 Four Seasons Drive, Hazle Township, Pa. 18201, for a variance to house water foul only for exhibition perfection purposes on a property located at Rr. 136 Four Seasons Drive, Hazle Township, Pa. 18201 in an R-2 (Multi-Family Residential District) zone with the following conditions:

1. Water foul only
2. No more than 85
3. Adequate fencing

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

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

Korinchock made a motion to pay solicitors invoice

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

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

Korinchock made a motion to approve the September 3, 2019 meeting minutes.

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

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

Korinchock asked for public comment

Korinchock made a motion to adjourn.

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

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

The meeting was adjourned at 7:11 p.m.

Respectfully submitted,



HAZLE TOWNSHIP ZONING BOARD

Samantha A. Neaman, Recording Secretary



	1190		
<b>SKOTEK</b>			
SLUSSER REAL ESTATE, LP	7295 BLUE RIDGE TRAIL	MT TOP, PA. 18707	
FREYA LAND CO. ETAL	46 PUBLIC SQUARE, SUITE 600	WILKES-BARRE, PA. 18701	
RONALD & DIANE GENSEL	140 FOUR SEASONS DRIVE	HAZLE TOWNSHIP, PA. 18201	
HAROLD & SHIRLEY SPAIDE	120 ARCHER RD.	WAPWALLOPEN, PA. 18660	
TIMOTHY & RUTH SKOTEK	136 FOUR SEASONS DRIVE	HAZLE TOWNSHIP, PA. 18201	
JOSEPH & TINA DANCHO	130 FOUR SEASONS DRIVE	HAZLE TOWNSHIP, PA. 18201	
MIKE & DEBBIE REED	1100 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
ELLEN YOUNGCOURT	1200 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
JOSEPH GALLUCCI	1201 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
DAVID LAPUTKA	1202 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
JENNIFER MASON	1203 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
MAURICE DENICOLA	1204 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
MARIA THOMAS	1205 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
LISA & GARY LAUER	1301 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
DAVID & MICHAEL BENNITT	1303 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
RUTH MEJIA	1305 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	
OSCAR RODRIGUES	1307 FOUR SEASONS COURT	HAZLE TOWNSHIP, PA. 18201	