

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
APRIL 16, 2024
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman	Terry Daley
Joseph Marchese	Lee Ann Kasha
Joe Calabrese, RJD Eng	John Synoski
Chuck Krone, Zoning Officer	

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of March 19, 2024.

MOTION:	SECOND:	
ROLL CALL: MARCHESE:	DALEY:	SYNOSKI:

BILLS TO BE PAID:

ADVISORS: April (2) @ \$ 60.00 Each for (2) meetings

DIRECTOR: \$ 175.00 for April Meeting(s)

SOLICITORS:

RJD: 3/31/24 Tractor Supply - \$ 5,654.00 / Northpoint Butler 95 LD - \$ 495.00 / Butler 161 - \$ 495.00 / HiltonTru - \$ 495.00 / Pitt Ohio LD - \$ 440.00 / Hazleton Logistics - \$ 3,333.00 / Lot 25B Construction Revisions - \$ 275.00 / Maplewood 360 LD - \$ 220.00 / Maple Manor HASD - \$ 1,155 / Hayden Easement SD - \$ 220.00 / Forbo LD - \$ 891.00 / Aqua PA Pump Station - \$ 869.00 / Taveraz SD - \$ 605.00 - **Total - \$ 15,147.00**

SECRETARY: MTG('S) MINUTES: 03/19/24 Meeting - \$ 50.00

Motion to recommend the Supervisors pay the above bills.

Motion:	Second:	
Roll Call: Daley:	Marchese:	Synoski:

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **April 16, 2024**

Mericle Crossroads Major SD – 90 Day Ext to expire **April 16, 2024**

Butler 161 Major LD – 90 Day Ext to expire **May 29, 2023**

Crossroads XOXO – 90 Day ext of time – **April 30, 2024**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **June 18, 2024**

Hazleton Hospitality Minor Sd – 90 Day Ext of time – **May 21, 2024**

STTC Hazleton LD – 90 Day Ext of Time – **May 21, 2024**

BUTLER 161/DIPLOMAT INVESTMENT PARTNERS MAJOR LD Accepted: 8/16/22 P-22-24

RECEIVED: Cover Letter / Application / Checklist / Fees Recreation Fee - \$ 4,000.00, STW - \$ 1,500.00 & Land Dev - \$ 12,064.00 / Drainage Plan Application / Stormwater Management Application / Project Narrative / Deed / 10/29/21 UGI Gas Service Available / 10/20/21 PPL – Intent to provide Electric Service / 10/20/21 designBLD – Request for Water Service from Hazleton City Authority / Fee Schedule and Summary sht / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all fees / Pre development Drainage Area Plan / Land Dev Plans / Corr To Zoning, Twp Engineer & Fire Chief / 8/30/22 Luz Cty Planning –(1) comment & 8/29/22 Engineering (5) Zoning, (20) Saldo, & (33) General comments / 9/12/22 Zoning Rev -Need ZHB Variance for Parking & Driveway Width / 10/10/22 RJD Rev #1 – (25) General, (6) Zoning, (53) Saldo & (7) Stw comments / 90 Day Extension to expire 2/21/23 / 2/1/23 design bld – Request for a 90 Day Ext of time – granted 2/21/23 to expire May 2023 / 2/16/23 designBLD Revised Submission – PCSM revised 2/14/23 – Revised Plans dated 2/14/23 & Response comments to RJD Review of 10/10/22 / 2/20/23 RJD Rev #2 – (2) General, (2) Zoning, (20) Saldo & (2) Stw comments / 2/22/23 SDS Law – Corr re waivers granted 203 & 301.C – requirement to submit a Preliminary Plan & 813.1(a) & 813.2(a) requirement of concrete curbing along roads & parking areas / 5/9/23 Butler 161 Review #2 – (4) General, (1) Zoning, (26) Saldo & (5) Stormwater comments / 90 day Extension to expire 8/15/23 / 6/17/23 RJD Rev #3 – (2) Zoning, (15) Saldo comments / design BLD 90 day request for extension of time granted – to expire 11/21/23 / Additional 90 Day extension to expire 2/29/2024 / **2/16/24 Additional 90 Day extension request to expire 5/29/24** / 2/23/24 Revised submission received - 2/20/24 design BLD – response comments to RJD Review of 6/17/2023 / 2/20/24 Waiver Requests / 2/8/24 design BLD – Email regarding meeting with Fire Chiefs / Partial cost estimate / 1/30/24 email with ppl regarding power connection / Revised Plans with a revision date of 2/20/24 / PCSM revised 2/20/24 / 3/12/24 RJD Rev #4 – (1) Zoning & (9) Saldo comments /

**Waiver Requests: (1) 203, 301.C & 501.A Requirement of a Preliminary Plan submission
(2) 813.1 & 1009 Concrete curbs required along all streets and parking lots**

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34

Accepted 11/15/22

RECEIVED: Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance –Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 –(27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks,access roads in excess of 25’, screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24

Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road.

**Waiver Requests – (1) 802.H 25’ buffer along wetland wetland areas
(2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer
(4) 818 – Lighting fixtures shall not be in excess of 20’ in height**

8/16/23 Pennoni – Revised submission- Transmittal Letter /Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI, Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan. Revised Plans

Motion to grant the request of Crossroads XOXO Preliminary Final Major Land Development for a 90 extension of time to expire July 31, 2024. Motion: Second: Roll Call: Daley: Marchese: Synoski:

SR309B, LLC PRELIMINARY/FINAL MAJOR SUBDIVISION 6/20/23 P-23-07

RECEIVED: Cover Letter / Corr to Luzerne Cty /Application / Checklist / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Wetland Fact Sheet / Fees - \$ 1,659.00 SD Fee & \$ 118.00 Recreation Fee / Plans / Corr to Zoning & Twp Engineer / 6/23/23 Luzerne Cty Planning – 2 comments & Engineering (2) comments / 8/7/23 Zoning Review – In compliance / 9/15/23 Mericle – 90 Day Extension of Time to expire December 12, 2023 / 11/8/23 Mericle Revised Submission – Response comments to RJD Rev 7/17/23, 6/26/23 Wetland Investigation, Revised Plans / 11/14/23 RJD Rev #2 – (4) comments / 12/11/23 Mericle Request for a 90 Day Ext of time / 90 Day extension of time to March 19, 2024 / 3/18/24 Mericle – 90 Day Ext of time request /

Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot – Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet /Signed Applicant Acknowledgement/ Developer’s Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Engineering – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / 90 Day extension of time to expire 5/21/24 /

Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the same. New Lot is proposed for residential development, apartments or townhouses are being considered

STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18

Received: Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer’s Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / _10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25’ Feet, variance is required for anything over 25’. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 /

Waiver Requests : 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter /

Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.

Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01

Accepted 1/23/24 Received: Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24 RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments / 4/10/24 Borton Lawson – 90 Day extension of time request / 3/20/24 DEP – No Planning Module required /

Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.

Motion to grant the request of Hazleton Endoscopy Expansion Preliminary Final Major Land Development for a 90 extension of time to expire July 16, 2024.

Motion: Second: Roll Call: Daley: Marchese: Synoski:

NEW PLANS SUBMITTED

HAZLETON AREA SCHOOL DISTRICT LOT CONSOLIDATION P-24-04

RECEIVED: Transmittal Letter / Transmittal Letter to County / Application / Checklist / Fee - \$ 850.00 / Signed developer's Agreement to pay all fees / Signed Certificate of ownership / 3/19/24 Barry Isett – Waiver Requests – (1) 604.1 – Plan Scale 1" = 60' – request for 1" = 150' and (2) 605.2E – Contours must be shown on the Plan / Parcel ID numbers for parcels to be combined / Deeds / Plans / Corr to Zoning & RJD Eng / 4/1/24 Luzerne Cty Planning – (2) comments & 3/29/24 Luzerne Cty Eng – (1) Zoning & (9) Saldo Comments /

The purpose of this plan is to combine 26 existing parcels owned by HASD into one parcel for future development. The proposed new lot will be 165.66 acres.

Motion to accept the Hazleton Area School District Lot consolidation/Minor Subdivision plan as a complete application. Motion: Second:

Daley: Marchese: Synoski:

REZONING

Hazle Auto Parts Inc Rezoning request (M-1) & (B-1) to (I-1)

RECEIVED: Application / Rezoning Fee - \$ 2,500.00 / Exhibit A – Parcels / Property owners within 300 ‘ / Transmittal Letter to Luzerne Cty / Deeds / Plans / Corr to Zoning & RJD /

The request is to rezone:

Parcel B-2 (26-U7-00A-023) which is currently zoned (B-2) General Commercial to (I-1) Industrail (1.10 Acres +/-)

Parcel A (26-U7-00A-021) which is currently zoned (B-2) General Commercial to (I-1) Industrial. (11.70 Acres +/-)

Parcel B-3 (26-U7-00A-04A) which is currently zoned (B-2) General Commercial and (M-1) Mining to (I-1) Industrial (68.584 Acres +/-)

The total acreage is (78) Acres +/-

THE ENTIRE ABOVE IS ONLY GENERAL NOTES IN REGARD TO OUR CURRENT REVIEW. MORE SPECIFIC INFORMATION OR ITEMS MAY BE REQUIRED AS PLOT PLAN(S) ARE REVIEWED

CORRESPONDENCE:

Luz. Cty Planning 4/1/24 HASD SD – (2) Comments

Luz Cty Eng 3/29/24 (1) Zoning & (9) Saldo comments

LCD 4/8/24 Blue Cup Minor Amendment – Incompleteness Letter
4/2/24 Umbriac Storage Units – Violations

Mericle 4/10/24 90 Day Extension of time request for Crossroads East Business Park SD & LD Phase 1

DEP 3/20/24 Hazleton Endoscopy Center Addition – No Planning Required

Borton Lawson 4/10/24 Hazleton Endoscopy Center Addition LD – 90 Day Extension of time request

JVI 4/12/24 Crossroads XOXO LLC Major Land Developmet – 90 Day Extension of time request

The next regular Planning meeting will be held Tuesday May 21, 2024 at 6:00 PM

MOTION TO ADJOURN THE MEETING TIME: _____
MOTION: SECOND:

ROLL CALL: DALEY:

MARCHESE:

SYNOSKI: