

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JUNE 18, 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 May 21, 2024.

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

BILLS TO BE PAID:

ADVISORS: June (2) @ \$ 60.00 Each for (2) meetings
DIRECTOR: \$ 175.00 for May/ Meeting(s)
SOLICITORS: \$
RJD: 5/31/24 Forbo LD - \$ 440.00 / Tractor Supply - \$ 3,652.00 / HASD Lot Consolidation - \$ 660.00 / Hazle Auto Parts Rezone - \$ 495.00 / Hazleton Endoscopy LD & Stw - \$ 605.00 / STTC LD - \$ 220.00 / Ridgewood Phase 1 - \$ 825.00 / HASD Field House Sketch Plan - \$ 605.00 / Northpoint Butler 95 LD - \$ 2,156.00 / **TOTAL - \$ 9,658.00**
SECRETARY: MTG('S) MINUTES: 04/16/24 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 **July 16, 2024**
Mericle Crossroads Major SD – 90 Day Ext to expire **July 16, 2024**
Butler 161 Major LD – 90 Day Ext to expire **August 29, 2024**
Crossroads XOXO – 90 Day ext of time – **July 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 – **August 20, 2024**
STTC Hazleton LD – 90 Day Ext of Time – **August 20, 2024**

PLANS FOR APPROVAL

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 ACCEPTED: 7/19/2022 **PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT P-22-16**

RECEIVED: Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 /Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24 Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 /

Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL **MAJOR SUBDIVISION ACCEPTED: 7/19/2022 P-22-17**

RECEIVED: Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer’s Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35’ front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / **90** Day extension of time to expire 7/16/24 /

Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.

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 granted 4/16/24** (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 & 813.2.A – Concrete sidewalks along SR 424. / 5/20/24 North Point Dev request for an additional 90 Day Extnsion of time .

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 //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 / 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 / 90 day extension of time to expire 7/31/24 / **Waiver Requests Denied – (1) 802.H 25’ buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20’ in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan.**
Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road.

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 / 6/14/24 Request for a 90 Day Extension of time

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

Motion to grant the request of Mericle for a 90 day extension of time for SR 309B, LLC Preliminary/Final Major Subdivision to expire September 17, 2024.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

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 / 5/17/24 Brinkash – Request for a 90 Day extension of time /

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 / 6/14/24 RJD Sewage Planning Module Review /

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 / 90 Day ext of time to expire **7/16/24** / 4/25/24 Fire Chief review – No comment / 6/13/24 Borton Lawson – Cost Estimate

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 recommend approval of the Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Development to the Supervisors. Motion: Second:
Roll Call: Daley: Marchese: Synoski:**

BLOSS REVERSE SUBDIVISION RECEIVED: 5/3/24 P-24-06

RECEIVED: Project Narrative / Application / SD Fee - \$ 700.00 / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deeds / Plans / Corr to Zoning & RJD Eng / 5/13/24 Zoning Review – In Compliance / 6/14/24 RJD Rev #1 – (3) comments /

Proposed is to create one new lot from two existing parcels by removing a lot line. New lot 1 (.706 acres) has an existing house, garage and paved driveway with existing utilities

**Motion to approve the Bloss Minor Subdivision. Motion: Second:
Roll Call: Daley: Marchese: Synoski:**

NEW PLANS SUBMITTED

NEW AGE DEV. MINOR SD RECEIVED: 5/22/24 P-24-07

Received: Coverr Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 1,198.00 / Signed Developer's Agreement to Pay all Fees / Signed Certificate of Ownership / Signed Applicant Acknowledgement / Corr to Luzerne County / 5/20/24 CanDo – adequate capacity for water / Corr to Zoning / Deed / Plans Component 2 Submission to Bill Brior SEO / 6/3/24 Luz Cty Planning – (1) comment & 6/3/24 Luzerne Cty Eng – (12) comments /

**Motion to accept the New Age Development Minor Subdivision as a complete application. Motion: Second:
Roll Call: 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 / 5/13/24 Zoning Review – Not in Compliance – The Entercom Lot remaining as it is currently zoned, may be considered spot zoning / 4/22/24 Luz Cty Planning – No comment /

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 +/-

Hazleton Area School District Education Overlay District – Maple Manor Campus

Received: Transmittal Letter / Application / 4/19/24 HASD – Proposed Educational Overlay Zoning Amendment / Draft Educational Overlay District / Educational District Overlay Map / Educational District Overlay Zoning Boundary Map / Campus Master Plan / Deeds / Corr to RJD & Zoning Office /4/25/24 Submission to Luzerne County / 5/13/24 Zoning Review – In Compliance / 5/29/24 Draft revised Educational Overlay District /

Proposed is to create Educational Overlay District on the overall Campus of the Hazleton Area School District Maple Manor Campus. Approximately 218 Acres. The Current Zoning Districts are (R-2) Multi Family Residential, (B-1) Neighborhood Commercial & Shopping Center, (BP) Business Park and (B-2) General Commercial

Motion to recommend approval of the Hazleton Area School District Education Overlay District. Motion: Second:

Roll Call: Daley: Marchese: Synoski

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:

Mericle 5/31/24 Response to Fire Chief Review of 5/15/24
6/14/24 90 Day Ext of time Request for SR 309B Subdivision

Luz. Cty Planning 6/3/24 New Age SD – (1) comment

Luz Cty Eng 6/3/24 New Age SD – (12) comments

RJD 6/13/24 Forbo Planning Module B Review
6/14/24 Bloss Minor SD Rev #1 – (3) comments
6/14/24 STTC Sewage Planning Module Review – Forbo Ld

Borton Lawson 6/13/24 Cost Estimate for Hazleton endoscopy/Dr Yoo

The next regular Planning meeting will be held Tuesday July 16, 2024 at 6:00 PM

MOTION TO ADJOURN THE MEETING TIME: _____
MOTION: **SECOND:**
ROLL CALL: DALEY: MARCHESI: SYNOSKI: