

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
JUNE 21, 2022  
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!**

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**ROLL CALL:**

ATTY NINA DECOSMO  
JOSEPH MARCHESE  
JOE CALABRESE, RJD ENG  
CHUCK KRONE, Zoning Officer

ROBERT FIUME  
LEE ANN KASHA  
JOHN SYNOSKI

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**APPROVAL OF PREVIOUS MINUTES:**

**Motion to Approve the Minutes of May 10, 2022.**

**MOTION:**

**SECOND:**

**ROLL CALL: MARCHESE:**

**FIUME:**

**SYNOSKI:**

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**BILLS TO BE PAID:**

**ADVISORS:** June (2) @ \$ 60.00 Each for (1) meetings

**DIRECTOR:** \$ 175.00 June Meeting(S)

**SOLICITORS:** 6/02/2022 **\$ 618.03**

**TWP ENGINEER** **5/31/22** Hazleton Logistics - \$ 336.00 / Butler/Bonner Sd - \$ 672.00 / Schiavo Residual Sd - \$ 672.00 / Chipotle Ld - \$ 1,080.00 / Blue Cup East \$ 528.00 / Project X - \$ 336.00 / Ridgewood Major LD & SD - \$ 288.00 / HIP Lot 27 - \$ 512.00 / Mericle Lots 57 A & B - \$ 241.00 / HIP Lot 104 - \$ 280.00 / HIP Lot 25C - \$ 222.00 **Total - \$ 5,167.00**

**SECRETARY:** MTG('S) MINUTES: 5/10/22 MEETING - \$ 50.00

**SECRETARY:** Office Time June / HOURS: 80 SALARY: \$ 1,820.00

**Motion to recommend the Supervisors pay the above bills.**

**MOTION:**

**SECOND:**

**ROLL CALL: FIUME:**

**MARCHESE:**

**SYNOSKI:**

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## EXTENSIONS OF TIME

Hazle NPDES 90 day extension to expire June 21, 2022  
Angelo LD 90 day extension to expire July 19, 2022  
Umbriac Storage Units Major LD – 90 Day ext – To expire August 16, 2022  
Ridgewood Sunburst Phase SD – 90 Day Ext to expire August 16, 2022  
Lukashunas Minor SD – 90 Day Extension of time to expire June 21, 2022

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## PLANS FOR APPROVAL

### HAZLE NPDES LD – PARKING LOT ADDITION                      ACCEPTED 3/16/21

**RECEIVED:** Cover Letter / Application / Checklist / Stormwater MGT Permit / Fee Schedule & Summary SHT / Recreation Fee \$ 1,050.00, STW \$ 1,450.00, \$ 3,643 LD FEE / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Deed(S) / Waiver Request of Section(s) 301.C, 302 & 303 – Requirement of a Separate Sketch, Preliminary & Final Submissions / Corr to Zoning & RJD / Plans / 3/15/21 Zoning Review (I-1) – In Compliance / 3/29/21 RJD Review #1 – (9) General Comments, (2) Zoning Comments, (36) SALDO Comments & (8) STW Comments / Crossroads Group - 6/15/21 Request for a 90 Day Ext of time – Granted 6/15/2021 to expire September 21, 2021 / 6/23/21 LCD Technical Deficiency Letter / 9/21/21 Additional 90 day Extension of time granted, to expire 12/21/21/ 9/30/21 LCD – E & S Approval / 12/16/21 Additional 90 Day Ext of time granted to expire 3/15/2022 / **3/10/22 Request for an additional 90 day extension of time – Extended to 6/21/22/**

### RICHARD E ANGELO APARTMENTS PRELIMINARY/FINAL MAJOR LAND DEV.

**ACCEPTED: 4/20/21**    **RECEIVED:** Application / Checklist / Airport Hazard Zone Notification / Wetland Fact Sheet / Fee Schedule & Summary sht / \$ 2,815.00 LD Fee & \$ 100.00 Recreation Fee / Application to Luzerne County / Signed Applicant Acknowledgement / Signed Developers Agreement to pay all fees / Signed Certificate of Ownership / Post Construction Stormwater Mgt Report/ Plans / 5/5/2021 Luz Cty Planning – (3) Comment / 5/4/21 Barry Isett -Luz Cty Eng – (13) Saldo Comments - (14) General Comments & (14) STW Comments / 5/20/21 Hazle Twp Fire Chief Review – (3) comments / 7/19/21 Brinkash & Assoc Inc. – Request for a 90 day Extension of time / 90 Day Ext of time granted 7/20/21 – To expire 1/18/22 / Additional 90 Day Ext of time granted – to expire April 19, 2022 **4/12/22 Brinkash & Assoc Request for an additional 90 Day Ext of time / Additional 90 Day ext of time to Expire July 19, 2022**

**PROPOSED IS A 16 UNIT APARTMENT COMPLEX ON HOLLYWOOD BLVD.**

### Umbriac Storage Units Major LD                      Accepted 8/17/2021

**Received:** Letter of Transmittal / Application / Checklist / Fees \$ 3,395.00 / Stormwater Application / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed / FAA Determination / Wetland Report / E&S Control Plan / HOP Plans / Land Development Plans / Waiver Request – Requirement for a Preliminary Submission / HOP Plans SHTS 1 thru 5 & Land development Plans SHTS 1 thru 13 / 8/6/21 Zoning Review – Needs Zoning Hearing Board Approval for Parking & access Road width / 8/12/21 Luzerne Cty Planning Review – (3) comments & Engineering 8/11/21 – (8) Zoning comments – (37) Saldo comments & (10) Stormwater comments / 11/10/21 RJD Review #2 – (12) comments / 11/17/21 Zoning Review #2 – Driveway access width has been addressed – altered to 24' feet – Parking variance will still be required / **Waiver Requests granted 11/16/21:** (1) Sec 203 & 301.C Submission of a Preliminary Plan, (2) 813.1 & 1009

Concret curbs along parking lot & (3) 813.2 Concrete Sidewalks are required / 90 Day Ext of time to expire February 15, 2022 / 1/13/22 HT Fire Chief No Findings one Note / 2/14/22 CAN Request for a Day Ext of time / **Additional 90 Day Extension to Expire May 15, 2022** / 3/8/2022 CAN This plan is to be considered Preliminary only at this time – they plan to construct site improvements substantially & obtain final approval prior to building permit application / 3/11/22 RJD Rev #3 (6) comments

Proposed is to construct (3) Storage Units on a 2.72 Acre Parcel located on SR 940 in Ebervale

**Ridgewood Sunburst Phase – Preliminary Subdivision Plan ACCEPTED: 11/16/2021**

**RECEIVED:** Application / Checklist / Fees - \$ 4,230.00 SD Fee & \$ 3,700.00 Recreation Fee / Stormwater Permit Application / Airport Hazard Zone Application / Wetland Fact Sheet / Fee Schedule & Summary sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay All Fees / 10/8/21 Sparnon Wetland Services, Inc – Wetland Determination / Deed(s) / Post Construction Stormwater Management Report / Drainage Plans / Subdivision Plans / Application to Luzerne County / 11/30/2021 Zoning Review – In Compliance / 1/10/22 RJD Rev. (29) General Comments, (3) Zoning Comments (85) SALDO comments & (9) STW comments / 2/14/22 Brinkash & Assoc request for a 90 day Ext of time to Expire May 10, 2022 / 90 Day Extension of time to expire May 15, 2022 / 4/19/22 Request for an additional 90 day extension of time – granted 5/10/22 to expire 8/16/22 /

**Proposed is to create 37 Single Family Residential Lots with associated infrastructure on Lands owned by A & J Zelenack Development Inc in Ridgewood Development.**

**Waiver Requests**

(1) **Section 813.1, 813.2 406.2 & 1009** - Sidewalks required along roadways

(2) **Section 805.2.Q & 805.13** - Curbing transition

(3) **Section 805.10** – Driveway Curb cuts

**Lukashunas Minor Subdivision & Lot Consolidation Kibedi & Conter Accepted 12/16/2021**

**RECEIVED:** Transmittal Letter / Transmittal Letter to Luzerne County / Application / SD Fee \$ 700.00 / Applicant Checklist / Certificate of Ownership / Wetland Fact Sheet / Signed Developer's agreement to pay all fees / Fee Schedule & Summary Sht / Deed (s) / Legal Description New Lot 1 & New Lot 3 / 1/14/22 RJD Review #1 – (1) General & (2) SALDO comments / 1/17/22 Zoning review – Not in compliance – existing structure is not in compliance – a Revers Subdivision should be applied for to combine with existing lot(s) / **90 day ext of time to expire 6/21/22** /

Proposed is to create two new lots from the lands Of Lukashunas (New Lot 1 & New Lot 2). Then combine new lot 2 with lots of Kibedi & Conter to create New Lot 3. New Lot 1 will be residual lands of Lukashunas.

**Hayden Power Group Preliminary/Final Major Land Dev. Accepted: 03/15/22 P-22-03**

**RECEIVED:** Transmittal Letter / Application / Checklist / Drainage Plan Application / Stormwater Management Application / Signed certificate of Ownership / Project Narrative / Fee Schedule & Summary Sheet - \$ 3,562.00 LD Fee, \$ 1,500.00 STW Fee & \$ 550.00 REC Fee / Signed Applicant Acknowledgement / Signed developer's Agreement to pay all fees / Submission to Luzerne County / NPDES Application / 1/27/2022 UGI – Gas Available / 2/3/22 PPL – Electric Available / 1/26/22 Design BLD Request to HCA for Water Service / Deed / Post Construction Stormwater Management Report/ E&S Control Report / Pre Development Drainage Area Plan / Plans / Corr to RJD, Zoning & Fire Chief/3/28/22 LCD 3/28/2022 Hayden Power Group NPDES – Incompleteness Letter / 4/4/22 Zoning Review – In Compliance / 4/14/22 RJD

Review #1 – (16) General comments, (1) Zoning comment (38) SALDO comments & (6) Stormwater comments / 4/19/22 Luz Cty Planning – (4) comments & 3/30/22 Engineering (3) General, (5) Zoning, (37) Saldo, (8) Stormwater comments / 4/19/22 Luz Cty Planning – (4) comments & Engineering 3/30/22 – (3) General, (5) Zoning, (37) Saldo & (80) Stormwater comments

**Proposed is to construct (2) new commercial facilities. (1) 51,870 SF building & one future 2,475 SF retail building on a 10.57 acre parcel located on the Airport Beltway.**

**SCHIAVO RESIDUAL LAND SD                      P-22-05                      Accepted 4/19/22**

**RECEIVED:** Application / Checklist / Airport Hazard Zone Application / Wetland Fact Sheet / Signed Certificate of Ownership / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Deed / Plans / Fees \$ 850.00 SD Fee & \$990.00 Recreation Fee / 4/29/22 Luz Cty Planning – No Comment & Engineering –(3) comments / 5/6/22 RJD Review #1 – (2) General & 96) Saldo comments / 4/29/22 Schiavo Residual – No comment & 4/27/22 Engineering (3) comments / 5/6/22 Zoning Rev – No comment at this time / 5/9/22 RJD Review #2 – (1) comment

**Proposed is to formalize the natural Subdivision of this lot into Parcels A & B to assign each lot its own parcel and to convey Parcel B to SR 309E LLC**

**Butler Schiavo 95 Major LD                      Accepted: 4/19/22                      P-22-08**

**Received:** Application / Cover Letter / Applicant Checklist / Drainage Plan Application / Stormwater Management Application / Signed Certificate of Ownership / Project Narrative / Proof of Sale for Schiavo & Landsites Parcels / Agreement of Sale for Butler Parcel / Deeds / 3/9/22 UGI – Gas Available, 3/14/22 PPL – Electric available, 3/14/22 Water Request to HCA / Fee Schedule & Summary Sheet / Fees - \$ 14,924.00 LD Fees, \$ 1,500.00 Stormwater Fee & \$ 4,800.00 Recreation Fee / Signed Developer's Agreement to pay all Fees / Stormwater Management Report / 2/11/22 Traffic Impact Study Report / 3/11/22 Traffic Impact Study application approved / Plans / Luzerne County receipt / 3/23/22 Corr to Zoning, RJD & Fire Chief / RJD Review #1 4/18/22 Butler Schiavo 95 LD – (13) General, (3) Zoning, (46) Saldo & (12) STW comments / 4/19/22 Luz Cty Planning – No comment & 4/8/22 Engineering (3) Zoning, (16) Saldo & (23) General comments / 4/19/22 Luz Cty Planning – No comment & Engineering 4/8/22 – (3) Zoning, (16) Saldo & (23) General comments / 5/9/22 Zoning Rev. – Needs ZHB for parking – SD is required

**Proposed is to construct (1) new industrial facility, 1,054,000 SF with parking, stormwater management & site utility improvements located at SR 424 & SR 93 in Hazle Township and the City of Hazleton**

**Humboldt Realty LP Minor Subdivision Lot 101A & 101                      Accepted 5/10/22                      P-22-09**

**RECEIVED:** Transmittal Letter / Application / Checklist / Wetland Fact Sheet / Signed Certificate of Ownership / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luzerne Cty / Waiver request #1 Section 604.1 Plan Scale & #2 406.6 & 505.14 Requirement of Utility Letters / Deed / Deed Description / Plans / Fees \$ 850.00 SD Fee / 5/9/22 Zoning Review – no comment at this time / 6/10/22 RJD Review #1 - (4) comments /

Proposed is to create Lot 101A-2 1.787 Acres from lot 101A (14.487 Acres) and attach it to existing Lot 101 (11.838 Acres) in the Humboldt Industrial Park. New Lot 101A will be (12.700 Acres) & New Lot 101 will be (13.625 Acres). Plans were submitted by JTB Engineering.

**Oneida Junction Booster Station Preliminary Land Dev. Accepted 5/10/22 P-22-10**

**RECEIVED:** Cover Letter / Application / Checklist / Total Fees - \$ 3,100.00 – (Preliminary LD Fee - \$ 1,700.00 & STW - \$ 1,400.00) / Stormwater Management Level 4 Application / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all Fees / 4/1/22 PA State Historic Preservation Office – No above ground concerns & No Archaeological concerns / Deed / 5/4/22 LSSE – Submission to Luzerne County with fees / Stormwater Management Narrative / Wetland Delineation Report / E & S Narrative / Plans / 6/13/22 RJD Review #1 (6) General, (48) Saldo & (9) Stormwater comments / 6/6/22 Luzerne Cty Planning – (4) comments & 6/6/22 Luzerne Cty Eng – (20) Saldo comments & (3) General comments / 6/14/22 Zoning Review – (B-1) No comment at this time – Utilities are exempt from zoning /

Proposed is to construct a Booster Pump Station on the NE Corner of SR 309 & SR 424.

**Martini Minor Subdivision Accepted 5/10/22 P-22-11**

**RECEIVED:** Transmittal Letter / \$ 700.00 Fee / Application / Checklist / Deed / Transmittal Letter to Luzerne County / Wetland Fact Sheet / Signed Developer’s Agreement to pay all fees / Signed Certificate of ownership / Fee Schedule Summary Sht / Signed applicant acknowledgement / Plans / Corr to Zoning & RJD Eng / 6/14/22 Zoning Review – (R-1) No comment at this time /

**The purpose of this Subdivision is to create (2) New lots from the existing 1.02 ac parent tract of Land owned by Zachary Martini. New Lot - .50 Acres & new Lot (2) - .52 acres. The lands are located on Hazle Avenue in Pardeesville.**

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**NEW PLANS RECEIVED**

**REMNANT LANDS OF BUTLER ENT. INC PRELIMINARY/FINAL MAJOR SD P-22-12**

**RECEIVED:** COVER LETTER / APPLICATION / CHECKLIST / PROJECT NARRATIVE / FEE SCHEDULE & SUMMARY SHEET / FEES - \$ 8,360.00 SD FEE, \$ 1,225.00 STORMWATER FEE, \$ 14,400.00 RECREATION FEE / SIGNED APPLICANT ACKNOWLEDGEMENT / DEED(S) / LEGAL DESCRIPTIONS FOR (10) LOTS / SIGNED DEVELOPER’S AGREEMENT TO PAY ALL FEES / Corr to Zoning & RJD Eng /

Proposed is to Subdivide 10 existing remnant lots totaling 479.545 Acres of Butler Enterprise lands to create separate deeds for each Lot.

**MOTION TO ACCEPT THE REMNANT LANDS OF BUTLER ENTERPRISES  
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT AS A COMPLETE APPLICATION.**

**MOTION:**

**SECOND:**

**ROLL CALL: FIUME:**

**MARCHESE:**

**SYNOSKI:**

**570 SELF STORAGE PRELIMINARY MAJOR LAND DEV. P-22-13**

**RECEIVED:** Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / Fees - \$ 2,625.00 LD & Stormwater Fee / Stormwater Permit Application / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Deed(S) / Signed developer's Agreement to pay all Fees / Wetland Fact Sheet / Signed Certificate of Ownership / Post Construction Stormwater Management Report / Corr to Zoning & RJD Eng / Plans / 9/7/21 ZHB Variance granted for access road width & height of fence /

**Motion to accept the 570 Self Storage Preliminary Final Major Land Development as a complete application. Motion: Second:  
Roll Call: Fiume: Marchese: Synoski:**

**PITONYAK BOUNDARY LINE ADJUSTMENT EAGLE ROCK P-22-14**

**Received:** Transmittal Letter / Application / \$ 700.00 Fee / Applicant Checklist / Fee schedule & summary sheet / Transmittal Letter to Luzerne County / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Signed Certificate of Ownership / Deed(s) / Plans / Corr to Twp Engineer & Zoning

Plans were submitted by Schumacher Eng. Proposed is to combine lots 57 & 58 In Plat J Section of Eagle Rock Resorts on Janhanna Circle

**Motion to accept the Pitonyak Boundary Line Adjustment, Lots 57 & 58 in Plat Section of Eagle Rock Resorts on Janhanna Circle as a complete Application. Motion: Second:  
Roll Call: Fiume: Marchese: Synoski:**

**Hazleton City Authority – Water Dept. PRV Station Sites P-22-15**

**Received:** Transmittal Letter / Application / (2) Waiver Requests – (1) Section 813.2.A – Requirement for Sidewalks, (2) Section 1002.2.A - Monuments at Boundaries / Deed(s) / Plans /

Plans were submitte by Alfred Benesch. Proposed is (3) Subdivisions to Construct (3) PRV Pump Stations. PRV Site #1 is located on Station Circle lands of LVHN. PRV Site #2 is located on Lattimer Road Scotch Hill Drive in the village of Lattimer and PRV Site #3 is located in the Village of Oakdale off of SR 940 along Pierce Court

**Motion to accept the Hazleton City Authority – Water Department PRV Station Sites as a complete application. Motion: Second:  
Roll Call: Fiume: Marchese: Synoski:**

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**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**

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**CORRESPONDENCE:**

**RJD Eng** 6/10/22 HIP Lot 101A & 101 Minor Sd – Review #1 – (4) comments  
6/13/22 Oneida Junction Booster Station Major LD – review #1 – (6) General, (48) Saldo & (9) Stormwater comments

**Brinkash & Assoc**

**Dep**

**Luz Cty Planning** 6/6/22 Oneida Junction Booster Station LD Review – (4) comments

**Luz Cty Engineering** 6/6/22 Oneida Junction Booster Station LD Review (20) Saldo & (3) General comments

**Zoning** 6/14/22 Martini Minor SD – No comment at this time

6/14/22 HCA Oneida Junction Booster Station – No comment at this time –Utilities exempt from zoning

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**THE NEXT REGULAR PLANNING DEPARTMENT MEETING IS SCHEDULED FOR TUESDAY, JULY 19, 2022 AT 6:00 PM.**

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**MOTION TO ADJOURN THE MEETING TIME: \_\_\_\_\_**

**MOTION:**

**SECOND:**

**ROLL CALL: FIUME:**

**MARCHESE:**

**SYNOSKI:**