

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
MARCH 19, 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	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 February 20, 2024.

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

BILLS TO BE PAID:

ADVISORS:	March (2) @ \$ 60.00 Each for (2) meetings
DIRECTOR:	\$ 175.00 for March Meeting(s)
SOLICITORS:	
RJD:	2/29/24 Tractor Supply - \$ 2,750.00 / Northpoint Butler 95 LD - \$ 715.00 / Hilton Tru - \$ 275.00 / All Phaze LD - \$ 286.00 / STTC LD - \$ 220.00 / Mericle Crossroads LD - \$ 275.00 / US Cold LD - \$ 550.00 / Pitt Ohio LD - \$ 1,012.00 / Taco Bell LD - \$ 715.00 / Hazleton Logistics - \$ 352.00 / Forbo Lot 25B Construction Revisions - \$ 220.00 / Maplewood 360 LD - \$ 660.00 / Maple Manor HASD - \$ 330.00 - Total - \$ 9,009.00
SECRETARY:	MTG('S) MINUTES: 02/20/24 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**
Crossorads XOXO – 90 Day ext of time – **April 30, 2024**
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 19, 2024**
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **May 21, 2024**
STTC Hazleton LD – 90 Day Ext of Time – **May 21, 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 /

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

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: (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**

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 /**

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

This Plan needs an extension of time.

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.

Hilton Tru Major LD Final Submission Sub: 2/05/24 P-24-03

Received: Transmittal Letter / Application / Applicant Checklist / Fee Schedule 7 Summary Sht / \$ 1,050.00 Final Fee / 1/3/22 Supervisors granted final approval w/conditions – Executed Agreements & Final Fees / Signed Developer’s Agreement to pay all Fees / Signed Applicant Acknowledgement / Deed / PCSMPlan revised 1/29/24 / E&S Control Plan revised 1/19/24 / Plans / Corr to RJD Eng & Zoning / 2/13/24 Zoning Rev- ZHB relief granted in 2017 for Height & lot area /

Motion to recommend approval of the Hilton Tru Final Major Land Development to the Supervisors. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

NEW PLANS SUBMITTED

Maple Manor Turf Field – Lighting Waiver Request Sub: 2/23/24

Enclosed: Transmittal Letter /Application / Fee - \$ 250.00 / Developer’s Agreement to pay all fees / 2/23/24 Waiver Request Letter / 2/23/24 Waiver Request with Justifications / Deed(s) / Lighting Plans / Thumb Drive / Corr to Twp Engineer /

Proposed is a lighting plan for the HASD Maple Manor Turf Field and a request for 2 waivers, Saldo sections. **813.3.1.b.iii lighting illumination in a residential zone & 818.3.4.a light fixtures shall not be mounted in excess of 20 feet in height**

Motion to recommend the Supervisors grant the waiver request of the Hazleton Area School District of Saldo section . 813.3.1.b.iii lighting illumination in a residential zone & 818.3.4.a light fixtures shall not be mounted in excess of 20 feet in height for the Maple Manor Turf Field. 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:

RJD 3/11/24 Rev #1 Hilton Tru – 2024 Final submittal – (4) comments
3/12/2024 Hayden Existing easement SD – Rev #2 – (1) comment
3/13/24 Taveras Minor SD – Rev #1 – (7) Comments

Luz. Cty Planning 2/15/24 Taveras Minor Sd – (3) comments
Luz Cty Eng 2/14/24 Taveras Minor SD – 95) comments

LCD 3/13/24 Mericle Crossroads Business Park LD – Technical Deficiency Letter

3/13/24 STTC Hazleton – NPDES Application – Incompleteness Letter

Zoning

Dep 3/1/24 Act 537 Planning Revision Approval – Butler Schiavo 95 LD

designBLD 2/20/24 Butler 161 LD – Response comments to RJD rev of 6/17/23, (2) Waiver requests, Partial cost Estimate, Email re: meeting with Fire Chiefs, Email with ppl
3/5/24 design BLD Response comments to RJD Rev. of 1/31/24 & revised plans

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

MOTION TO ADJOURN THE MEETING TIME: _____
MOTION: **SECOND:**
ROLL CALL: FIUME: **MARCHESE:** **SYNOSKI:**