

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
MAY 10, 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!**

---

**ROLL CALL:**

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

ROBERT FIUME  
LEE ANN KASHA  
JOHN SYNOSKI

---

**APPROVAL OF PREVIOUS MINUTES:**

**Motion to Approve the Minutes of April 19, 2022.**

**MOTION:**

**SECOND:**

**ROLL CALL: MARCHESE:**

**FIUME:**

**SYNOSKI:**

---

**BILLS TO BE PAID:**

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

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

**SOLICITORS:**

**TWP ENGINEER** 4/30/22 Chipotle - \$ 2,588.00 / 626 CanDo Exp - \$ 251.00 / Blue Cup East- \$ 672.00 / Project X - \$ 221.00 / Justice Grown - \$ 531.00 / Hazleton Creek Properties - \$ 173.00 / HIP Lot 25C - \$ 135.00 lot 27- \$ 425.00 & 104 - \$ 135 / Lot 57/59 LD - \$ 385.00 / Hazleton Logistics - \$ 144.00 / Eleo SD - \$ 624.00 / Butler Schiavo 95 – 2,304.00 / Hayden LD - \$ 2,304.00 **TOTAL - \$ 10,892.00**

**SECRETARY:** MTG('S) MINUTES: 4/19/22 MEETING - \$ 50.00

**SECRETARY:** OFFICE TIME/ HOURS: 80 SALARY: \$ 1,820.00

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

**MOTION:**

**SECOND:**

**ROLL CALL: FIUME:**

**MARCHESE:**

**SYNOSKI:**

---

---

## 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 May 15, 2022  
Ridgewood Sunburst Phase SD – 90 Day Ext to expire May 15, 2022  
Lukashunas Minor SD – 90 Day Extension of time to expire June 21, 2022

---

## 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 /

**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

**Motion to Grant the request of Brinkash & Assoc. for a 90 Day extension of time for Ridgewood-Sunburst Phase Preliminary Major Subdivision Plan to expire August 16, 2022.**

**Motion:** **Second:**  
**Roll Call: Marchese:** **Fiume:** **Synoski:**

**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.**

**ELOE LOT CONSOLIDATION EAGLE ROCK Accepted: 3/15/22 P-22-04**

**RECEIVED:** Application / Applicant Checklist / Fee \$ 700.00 / FAA Application / Wetland Fact Sheet / Signed Certificate of Ownership / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Deed / Corr to RJD & Zoning Office / 4/4/22 Zoning Review – (PRD) In Compliance / 4/19/22 RJD Review #2 (1) Comment / 4/14/22 RJD Rev #1 (4) General & (2) Saldo comments / 4/20/22 Luz Cty planning – (1) comment & Engineering (4) comments

**Proposed is to combine Lots 402 & 403 on Buttonbush Lane in the Laurel Valley Section of Eagle Rock Resorts. Proposed New Lot A will be .79 Acre**

**Motion to approve the Eloe Lot Consolidation/Minor Subdivision to combine Lots 402 & 403 in Eagle rock resorts. Motion: Second:**

**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

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/BONNER BOUNDARY LINE ADJUSTMENT Accepted 4/19/2022 P-22-06**

**RECEIVED:** Transmittal Letter / Application / Checklist / Fees \$ 850.00 SD Fee & \$ 990.00 Recreation Fee / Corr to Twp Engineer & Zoning / Signed Certificate of Ownership / Fee Schedule & Summary Sheet / Deed(s) / Agreement of Sale / Project Narrative / **Waiver Request Sec. 604.1 Plan Scale** / 4/19/22 Luz Cty Planning – No comment & Engineerin 4/19/22 – 91) comment /

**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 /



## SKETCH PLAN

### BLACK CREEK SITE HAZLE TWP WAREHOUSE

**RECEIVED:** Pennoni Associates Memo / \$ 1,050.00 Sketch Plan Fee / Application / Checklist / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Corr to Twp Engineer & Zoning Office / Sketch Plan & Existing Resources & Site Analysis Plan / Zoning Variances were granted on 3/7/22 for parking area & Number of Parking spaces /

Proposed is to construct a 1.275,600 million square foot warehouse/distribution Center on a 109.22 Acre Parcel located south of the Tomhicken Road & West of I-81 in Hazle Township. Access is provided through Sugarloaf Township to Tomhicken Road

---

**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 Eng** 5/6/22 Schiavo Residual (2) General & (6) Saldo comments

**Brinkash & Assoc** 4/19/22 90 Day Request for Ext of Time for Ridgewood Major SD

**Traffic Planning & Design** 5/5/22 Blue Cup Line & Grade Submission #1 - HOP

**Dep** 4/29/22 Chipotle Component 3 Planning Module Approval  
4/22/22 Blue Cup (West) E&S & NPDES Permit

**Luz Cty Planning** 4/19/22 Hayden Power Goup – (4) comments  
4/19/22 Butler/Bonner Boundary Line Adjustment – No Comment  
4/19/22 Butler Schiavo 95 LD – No Comment  
4/20/22 Eloë Subdivision – (1) comment  
4/29/22 Schiavo Residual – No Comment

**Luz Cty Engineering** 3/30/22 Hayden Power Group – (3) General, (5) Zoning, (37) Saldo & (8) STW comments  
4/19/22 Butler/Bonner Boundary Line Adjustment – (1) comment  
4/8/22 Butler Schiavo LD – (3) Zoning, (16) Saldo, & (23) General comments  
4/4/22 Eloë Subdivision (4) comments  
4/27/22 Schiavo Residual (3) comments

---

**THE NEXT REGULAR PLANNING DEPARTMENT MEETING IS SCHEDULED FOR TUESDAY, JUNE 21, 2022 AT 6:00 PM.**

---

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