

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
NOVEMBER 15, 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	ROBERT FIUME
JOSEPH MARCHESE	LEE ANN KASHA
JOE CALABRESE, RJD ENG	JOHN SYNOSKI
CHUCK KRONE, Zoning Officer	

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**APPROVAL OF PREVIOUS MINUTES:**

**Motion to Approve the Minutes of October 18, 2022.**

<b>MOTION:</b>	<b>SECOND:</b>	
<b>ROLL CALL: MARCHESE:</b>	<b>FIUME:</b>	<b>SYNOSKI:</b>

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**BILLS TO BE PAID:**

<b>ADVISORS:</b>	November (2) @ \$ 60.00 Each for (1) meetings
<b>DIRECTOR:</b>	\$ 175.00 November Meeting(S)
<b>SOLICITORS:</b>	11/01/22 \$ 497.78
<b>TWP ENGINEER</b>	10/31/22 Angelo LD - \$ 576.00 / HASD Sketch - \$ 768.00 / Butler 161 - \$ 3,648.00 / Norpel - \$ 396.00 / Niagra - \$ 454.00 / Lot 25C - \$ 116.00 / Lot 27 - \$ 338.00 / Lot 104 - \$ 116.00 / Ridgewood Sunburst - \$ 960.00 / Lots 57 A & B - \$ 1,892.00 / Hazleton Logistics(Humboldt Warehouse - \$ 240.00 / Berger Minor Sd - \$ 528.00 / Hazle NPDES - \$ 470.00 / Pioneer LD - \$ 1,584.00 /
<b>SECRETARY:</b>	MTG('S) MINUTES: 10/18/22 MEETING - \$ 50.00
<b>SECRETARY:</b>	Office Time November / HOURS: 80 SALARY: \$ 1,820.00

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

<b>MOTION:</b>	<b>SECOND:</b>	
<b>ROLL CALL: FIUME:</b>	<b>MARCHESE:</b>	<b>SYNOSKI:</b>

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**EXTENSIONS OF TIME**

Hazle NPDES 90 day extension to expire **December 2, 2022**  
Umbriac Storage Units Major LD – 90 Day ext – To expire **November 15, 2022**  
Ridgewood Sunburst Phase SD – 90 Day Ext to expire **November 15, 2022**  
Mericle Crossroads Major LD – 90 Day Ext to expire **January 17, 2022**  
Mericle Crossroads Major SD – 90 Day Ext to expire **January 17, 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/ An additional 90 Day Extension of Time was granted on 6/21/22 to expire September 20, 2022 / Revised Submission 9/9/22 - Transmittal Letter / 9/7/22 The Crossroads Group – response comments to RJD Review dated 3/29/2021 / (2) Waiver Requests Section 301.C, Section 302 & 303 – requirement of Preliminary Plan submission. Waiver Request Section 813.1, 813.2 & Section 1009 Requirement of curbing & sidewalks along parking lots / 8/1/22 ppl email – technical Review of Encroachment Agreement / 9/7/22 The Crossroads Group – Revised plans & Response comments to RJD Rev 3/29/21 – **(3) Waiver Requests** – Section 301.C, 302 & 303 – Requirement of a Preliminary Plan, 813.1 & 1009 – Requirement of curbing & sidewalks along parking lots & 813 .2 Requirement of concrete sidewalks / 8/1/22 PPL email conditional approval parking in PPL ROW / Ext of time to Expire 10/18/22 / 10/6/22 LCD – Application Incomplete / 10/11/22 RJD Rev #2 (7) comments / 10/6/22 LCD – Incompleteness Letter / 45 Day Ext of time to expire 12/2/22

### 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 Concrete 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 / Additional 90 Day extension of time granted May 10, 2022 to expire August 16, 2022 / 8/15/22 C-N-A Request for an additional 90 day extension of time – Granted, to expire November 15, 2022

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

**This plan needs an extension of time.**

**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 / 6/30/22 LCD – NPDES Permit Application Incompleteness Letter /90 Day Ext of Time Request to Expire November 15, 2022 / 9/29/22 Brinkash – Resposne comments to RJD Rev 3/17/22, Revised Plans & Revised Post Construction Stormwater / 10/10/22 Brinkash – Responses to Andrew Dziak questions / 10/14/22 DEP – Technical deficiencies / 10/17/11 RJD Rev #3Ridgewood Sunburst Phase – (16) Saldo & (3) Stw comments / 10/18/22 Fire Chief Rev – (3) comments / 11/10/22 RJD Rev #4 – (7) comments

**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: 813.1, 813.2, 406.2.F & 1009** - Requirement of concrete sidewalks adjacent to all proposed roadways & **814.7** Requirement of Street Trees

**Motion to Grant the 30 Day Extension of Time for Ridgewood Sunburst Phase – Preliminary/Final Major Subdivision. Motion: Second: Roll Call: Fiume: Marchese: Synoski:**

**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 / 6/30/33 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, 2022 / Not Submitted:** Deed / Signed Owner's Certificate /

Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, stormwater & 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 /**

**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 / Digned 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 /

**Motion to Grant the 90 Day extension of time Request for Butler 161/Diplomat Investment**

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

**Mericle Lot 57A Revised Land Dev. Accepted: 10/18/22 P-22-27**

**Received:** Cover Letter / Application / Checklist / LD Fee \$ 1,393.00 & \$ 241.00 Recreation Fee / Corr to Luzerne County / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Wetland fact Sheet / Signed Developer’s Agreement to pay all fees / Stormwater Management Report / Plans / Corr to Zoning, Twp Engineer & Fire Chief / 9/12/2022 Zoning Review – Need ZHB – Variance for Parking / 9/9/22 Luzerne Cty Planning – (2) comments & 9/9/22 Engineering – (3) Zoning, (14) Saldo, (14) Stw & (17) General comments / 9/29/22 LCD – Incompleteness Letter / 11/7/22 RJD Review #1 – (2) General & (14) Saldo comments /

The Revised Plan changes the following – Smaller Building, Revisions to parking areas and a new driveway entrance

**Berger Minor SD Accepted 9/20/22 P-22-29**

**RECEIVED:** Transmittal Letter / Application / \$700.00 SD Fee / Applicant Checklist / Deed / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer’s Agreement to Pay all Fees / Wetland Fact Sheet / Plans / Corr to Twp Engineer & Zoning / 9/29/22 Luzerne Cty Planning – (2) comments & 9/28/22 Engineering – (3) comments / 10/11/22 – Schumacher Engineering – Revised plans dated 10/5/22 / 10/11/22 Zoning Review - Needs Zoning Hearing Approval for lot Size / 10/14/22 RJD Review #1 – (4) comments /

Proposed is to create (4) new lots from the existing (2) lots. New Lot (1) will be .204 Acres, New Lot (2) will be .198 Acres, New Lot (1A) will be .003 Acres and New Lot (2A) will be .009 Acres located on Quality Road in Lattimer

**Pioneer Pole Buildings Inc Major SD & LD Accepted: 9/20/22 P-22-30**

**Received:** Application / Fee - \$ 2,691.00 SD & LD Fee & \$ 150.00 Recreation Fee / Checklist / Airport Hazard Zone Application / Wetland Fact Sheet / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Owner’s Certificate / Signed Developer’s Agreement to Pay all Fees / Deed(s) / Corr to Zoning, Twp Engineer & Fire Chief / Plans / 10/5/22 Zoning Review (B-2) In Compliance / 10/5/22 Fire Chief Rev– The Building must be constructed under 2018 IFC – No Findings / 11/8/22 Rev #2 – (5) comments /

Proposed Subdivision is combine (5) existing lots into one lot (4.63 Acres). The Land Development proposes a 70' X 142' Building Expansion to be used for Storage for Pioneer Pole Building Business.

**Motion to recommend the Supervisors Grant the following waiver requests for Pioneer Pole Building Major Subdivision and Land Development (1) 203 & 301.C – Requirement of a Preliminary Plan submittal (2) 813.1 & 1009 Requirement of Concrete curbs along parking lot (3) 813.2 Requirement of sidewalks along roads. Motion: Second: Roll Call: Fiume: Marchese: Synoski:**

**Motion to recommend approval of the Pioneer Pole Building Major Land Development and Subdivision to the Supervisors. Motion: Second: Roll call: Fiume: Marchese: Synoski:**

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**Jeddo Highland Coal Co. Minor Subdivision - Harleigh Accepted: 10/18/22 P-22-31**

**Received:** Cover Letter / Application / Checklist / \$ 1,050.00 SD Fee / Corr to Luzerne County Planning / Parcel 1 Deed Description / Parcel 2 Deed Description / Deed / Plans / Corr to RJD Eng & Zoning / 10/11/22 Zoning Rev – In compliance / 10/20/22 Luz Cty Planning – (5) comments & Engineering – (7) comments / 11/1/22 Revised plans & response comments to County Reviews / 11/9/22 RJD Rev #1 – (8) comments / 11/11/22 Charles J Soroka – Response comments to RJD Review of 11/9/22

Proposed is to create (2) Parcels of land out of a 500.84 Acre Parcel. Lot 1 will be 122 Acres & Lot 2 will be 291.18 Acres.

**Motion to grant the Waiver Request of Jeddo Highland Coal Company Minor Subdivision – Harleigh of Section 604.1 Plan Scale – 1” = sixty (60) feet.**

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

**Jeddo Highland Coal Co. Minor Subdivision - Ebervale Accepted 10/18/22 P-22-32**

**Received:** Cover Letter / Application / Checklist / \$ 1,050.00 SD Fee / Corr to Luzerne County Planning / Parcel 1 Deed Description / Parcel 2 Deed Description / Deed / Plans / Corr to RJD Eng & Zoning / 10/11/22 Zoning Rev – In Compliance // 10/20/22 Luz Cty Planning – (5) comments & Engineering – (7) comments / 11/1/22 Revised Plans & Response comments to County reviews // 11/9/22 RJD Rev #1 – (8) comments / 11/11/22 Charles J Soroka – Response comments to RJD Review of 11/9/22 /

Proposed is to create (2) Parcels of land out of a 447.42 Acre Parcel. Lot 1 will be 142.10 Acres & Lot 2 will be 291.18 Acres.

**Motion to grant the Waiver Request of Jeddo Highland Coal Company Minor Subdivision – Ebervale of Section 604.1 Plan Scale – 1” = sixty (60) feet.**

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

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## NEW PLANS RECEIVED

### Tractor Supply Preliminary/Final Major LD

**Received:** Transmittal Letter / 5/2/22 Zoning Hearing Board Approval / 10/5/22 HTMA intent to provide Sewer / 10/3/22 Penn Terra Eng. Cost Estimate / Application / Applicant Checklist / Fees \$ 2,949.76 LD Fee & \$ 400.00 Recreation Fee / Airport Hazard Application / Waiver Request 203 & 301.C Requirement of a Preliminary Plan / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / NPDES Application / Post Construction Stormwater Management Report / LCD – 11/2/22 – Incompleteness Letter /

Proposed is to construct a 23,957 SF Tractor Supply store on the corner of Airport Rd & Hess Rd.

**Motion to accept the Tractor Supply Preliminary/Final Major Land Development as a complete application. Motion: Second:**  
**Roll Call: Fiume: Marchese: Synoski:**

### CROSSROADS XOXO BUILDING 2 MAJOR LD

**RECEIVED:** Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans /

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

**Motion to accept the Crossroads XOXO Building 2 Major Land Development 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** 11/7/22 HIP Lot 57A Rev #1 – (2) General & (14) Saldo comments  
11/8/22 Pioneer Pole Building LD – Review #2- (5) comments  
11/9/22 Jeddo Coal Co Minor SD – Review #1 – (8) comments  
11/9/22 Jeddo Coal Co Minor Sd – Review #1 - - (8) comments  
11/10/22 Ridgewood Sunburst Phase – Review #4 – (7) comments

**Luz Cty Planning** 10/20/22 Jeddo Coal Co. – Harleigh, Review – (5) comments  
10/20/22 Jeddo Coal Co. – Ebervale – Evervale, Review – (5) comments

**Luz Cty Engineering** 10/20/22 Jeddo Coal Co. – Harleigh, Review – (7) comments  
10/20/22 Jeddo Coal Co. – Ebervale – Evervale, Review – (7) comments

**Zoning**

**LCD** 11/2/22 Tractor Supply – Incompleteness letter

**Charles J Soroka** 11/1/22 Revised plans & response comments to County Reviews for Jeddo Coal Company – Ebervale  
11/1/22 Revised plans & response comments to county Reviewsfor Jeddo Coal Comapany - Harleigh  
11/11/22 Response to RJD review 11/9/22 Jeddo Coal SD – Harleigh  
11/11/22 Response to RJD Review 11/9/22 Jeddo Coal SD - Ebervale

**Schumacher Eng.** 11/5/22 Response comments to RJD Review dated 10/14/22

**LCD** 11/2/22 Tractor Supply – NPDES Application incomplete

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**REMINDER DECEMBER MEETING WIL BE HELD THE 2<sup>ND</sup> TUESDAY.  
TUESDAY, DECEMBER 13, 2022 AT 6:00 PM**

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