

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
OCTOBER 18, 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 September 20, 2022.

MOTION:

SECOND:

ROLL CALL: MARCHESE:

FIUME:

SYNOSKI:

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 October Meeting(S)

SOLICITORS: **10/10/2022 \$ 392.92**

TWP ENGINEER **9/30/22** Sanzi Minor SD - \$ 672.00 / Hca PRV Site 2 - \$ 672.00 / Angelo LD - \$ 432.00 / Mericle Bus Park LD - \$ 3,840.00 / PPL laydown LD - \$ 576.00 / Butler Schiavo 95 LD - \$ 432.00 / Blue Cup - \$ 192.00 / HIP Lot 104 Cont - \$ 956.00 / HIP Lot 27 Const - \$ 560.00 / HIP Lot 25C Const - \$ 164.00 / HIP Lot 25B Const - \$ 309.00 / Project X - \$ 937.00 / Mericle 57 Const - \$ 1,536.00 / Niagra - \$ 280.00 / Mericle Bus Park SD - \$ 960.00 / HCA PRV 11A - \$ 144.00 / HCA PRV Site 4A - \$ 144.00 / Hayden LD - \$ 240.00 / **Total - \$ 13,046.00**

SECRETARY: MTG(S) MINUTES: 9/20/22 MEETING - \$ 50.00

SECRETARY: Office Time October / 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 **October 18, 2022**
Angelo LD 90 day extension to expire **October 18, 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**

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 /

Motion to grant a 45 Day Extension of time for Hazle NPDES Major Land Development to expire December 2, 2022. Motion: Second:
Roll Call: Marchese: Fiume: Synoski:

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 / 7/14/22 Brinkash & Assoc – Request for an additional 90 Day Extension of time

granted to expire October 18, 2022 / 9/20/22 RJD Rev #2 (23) Saldo comments & (3) Stormwater comments / 10/6/22 Brinkash – Response comments to RJD Review 5/12/22 & Revised Plans / Hazle Twp Fire Chief 10/11/22 Revised – No comments / 10/5/22 Airport Beltway JKLM – Intent to enter into a utility Easement for utility extensions – water, sewer, gas. / 10/12/22 RJD Review #3 – (9) Saldo comments & (1) Stw comment / 10/13/22 RJD Rev #4 – (8) comments /10/11/22 Fire Chief Rev – Revised plans dated 10/5/22 – No Comments / 10/17/22 Brinkash – Request for a 90 Day Ext of time /

PROPOSED IS A 16 UNIT APARTMENT COMPLEX ON HOLLYWOOD BLVD.

Motion to grant the request for an additional 90 Day Extension of time for Angelo Apartments Major Land Development, to expire January 17, 2023. Motion: Second:
Roll Call: Fiume: Marchese: Synoski:

Motion to recommend the Supervisors grant the Waiver Requests for Richard Angelo Apartments Preliminary/ Final Major Land Development - (1) 203 & 301.C – Requirement of a Preliminary Plan & (2) 813.2 Concrete Sidewalks along the street.

MOTION: SECOND:
ROLL CALL: Marchese: Fiume: Synoski:

Motion to Recommend Preliminary/Final approval of the the Richard Angelo Apartments Preliminary/Final Major Land Development. Motion: Second:
Roll Call: Fiume: Marchese: Synoski:

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

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 / !0/8/21 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 / **Waiver Requests (1) Section 813.1, 813.2 406.2 & 1009 - Sidewalks required along roadways (2) Section 805.2.Q & 805.13 - (3) Section 805.10 – Driveway Curb cuts / 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 /**

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

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 /

Sanzi Minor Subdivision Accepted 9/20/22 P-22-26

Received: Application / Checklist / \$ 850.00 SD Fee / Cover Letter & Application to Luzerne County / Wetland Fact Sheet / Deed / Signed applicant acknowledgement / signed developer's agreement to pay all fees / Plans / Corr to Twp Engineer & Zoning / 8/18/22 Luzerne Cty Planning – (3) & 8/17/22 Engineering – (3) comments / 9/12/22 Zoning Review - In Compliance / 9/14/22 RJD Review #1 – (4) General comments & (5) Saldo comments / 9/14/22 RJD Review #1 – (4) General & (5) Saldo comments/ 9/19/22 RJD Rev #2 – (1) comment /

Proposed is to subdivide a 4.74 Acre lot into 2 lots. New lot 1 will be (1) one Acre and new lot 2 will be 3.74 Acres. Located on Yorktown Drive.

Mericle Lot 57A Revised Land Dev. Accepted: 9/20/22 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 /

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 /

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.

Proposed is to construct two (2) Industrial warehouse/distribution facility buildings. (1) 1,004,000 sf building & (1) 1,313,000 sf located along SR 424 & S. Poplar Street located in the City of Hazleton & Hazle Township

FOR DISCUSSION:

Larson Design Group – DCNR – Former Paragon Land

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

10/10/22 Butler 161 Major LD Rev #1 - (25) General, (6) Zoning, (53) Saldo & (7) Stw comments
10/11/22 Hazle NPDES LD – Rev #2 – (7) comments
10/12/22 Angelo LD – Rev #3 – (9) Saldo & (1) Stw comments
10/13/22 Angelo LD Rev #4 – (8) Saldo comments
10/14/22 Berger Minor SD – (4) comments

Luz Cty Planning 9/16/22 PRV Site 11A – No Comment

9/16/22 PRV Site 4A – No Comment
9/16/22 PRV Site 2D – No comment
9/29/22 Berger Minor Subdivision – (2) comments
10/3/22 Pioneer Pole Bldg LD – (3) comments

Luz Cty Engineering 9/16/22 PRV Site 11A – No Comment

9/16/22 PRV Site 4A – No Comment
9/16/22 PRV Site 2D – No comment
9/28/22 Berger Minor Subdivision – (2) comments
9/30/22 Pioneer Pole Bldg LD – (11) Saldo & (17) General comments

Zoning 10/5/22 Pioneer Pole Bldg – In compliance

10/11/22 Jeddo Highland Coal Co Minor Sd – Harleigh – In Compliance
10/11/22 Jeddo Highland Coal Co Minor SD – Jeddo – In Compliance
10/11/22 Berger Minor SD – Needs ZHB for Lot Size
10/12/22 HASD Field House – Sketch Plan – Needs ZHB for Driveway width

LCD 9/29/22 HIP Lot 57A – Revised – Incompleteness letter

10/6/22 Hazle NPDES – Application is Incomplete

Brinkash 10/6/22 Response comments, Revised Plans & PCSM for Ridgewood Sunburst Phase

10/6/22 Response comments & Revised Plans for Angelo LD
10/10/22 Responses to Andrew Dziak, 2549 Christine Rd, questions

HTMA Sewage Allocation – Tractor Supply – (1) EDU

AIRPORT BELTWAY JKLM 10/5/22 Intent to enter into an easement Agreement with Angelo LD
For Utilities including gas, water & Sewer

DEP 10/14/22 Ridgewood Sunburst Phase – Technical Deficiencies

Fire Chief 10/5/22 Pioneer Pole Bldg Major SD & LD – No Findings
Angelo LD – Revised Plans 10/5/22 – No Comments

Atty Decosmo 9/21/22 Recommendation of approval letter – Hayden LD
9/21/22 Recommendation of Approval Letter - Butler Schiavo 95
9/21/22 New Age Reasoning – Recommendation not to rezone

Brinkash & Assoc 9/29/22 Ridgewood Sunburst – Responses to RJD Rev of 3/17/22
10/06/22 Angelo LD – Responses to RJD Rev of 5/12/22
10/10/22 Responses to resident Andrew Dziak Questions
10/17/22 Request for an additional 90 Day Ext off time – Angelo LD

Crossroads Group 10/17/22 Request for a 45 day Extension of time for Hazle NPDES

**THE NEXT REGULAR PLANNING DEPARTMENT MEETING IS SCHEDULED FOR
TUESDAY, NOVEMBER 15, 2022 AT 6:00 PM.**

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