

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
MARCH 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. FERDINAND  
JOSEPH MARCHESE  
JOE CALABRESE, RJD ENG  
CHUCK KRONE, ZONING OFFICER

JOHN SYNOSKI  
ROBERT FIUME  
LEE ANN KASHA

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**APPROVAL OF PREVIOUS MINUTES:**

**MOTION TO APPROVE THE MINUTES OF FEBRUARY 15, 2021.**

**MOTION:**

**SECOND:**

**ROLL CALL: MARCHESE:**

**FIUME:**

**SYNOSKI:**

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**BILLS TO BE PAID:**

**ADVISORS:** MARCH (2) @ \$ 60.00 Each for (1) meetings  
**DIRECTOR:** \$ 175.00 March Meeting(S)  
**SOLICITORS:** 3/01/2022 \$ 298.00  
**TWP ENGINEER** 2/28/22 Hazleton Logistics - \$ 240.00 & \$ 768.00 / Chipotle - \$ 1,3770.00 / HIP Lot 25B - \$ 240.00 / 626 CanDo Exp - \$ 2,008.00 / Blue Cup East- \$ 2,112.00 / Blue Cup West - \$ 384.00 / Project X - \$ 240.00 / Ridgewood Major SD - \$ 576.00 / Justice Grown - \$ 560.00 / Hazleton Creek Properties - \$ 745.91 / All Phaze LD - \$ 288.00 / Norpel LD - \$ 288.00 / HIP Lot 25C, 27 & 104 - \$ 221.00 / Tractor Supply - \$ 240.00 **TOTAL - \$ 10,287.91**  
**SECRETARY:** MTG('S) MINUTES: 2/15/22 MEETING - \$ 50.00  
**SECRETARY:** OFFICE TIME/MARCH 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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– (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

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

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

**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) /

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.

**Blue Cup Ventures – East Preliminary/Final Major Land Development    Accepted 2/15/2022**

**Received:** Transmittal Letter / Application / LD Fee - \$ 10,517.00 , STW Fee - \$ 1,500.0 & Recreation Fee - \$ 2,550.00 / Applicant Checklist / Stw Permit Application / Waiver Requests Sec 400 – Requirement of a Preliminary Plan submission , Sec 813 – Requirement of Sidewalks along Roadway & 818.3.4.a – Light Fixture Height requirement of 20’ max- They are requesting 30’ / Wetland Fact Sheet / Signed Developer’s agreement to pay all fees / Signed Applicant Acknowledgement / Luzerne Cty Planning & Engineering Application / Fee Schedule & Summary Sht / Deed (s) / Agreement of Sale & Purchase / Aquatic Resource Delineation / PNDI Search / Post Construction Stormwater Mgt Report / 7/9/2020 – PPL Wil serve letter,

7/13/2020 GHJSA – Applicant must appl to the Mu icipal authority of Hazle Township for edu allocation & Planning Module approved prior to application to GHJSA / 7/22/20 HCA has capacity to supply water for fire & domestic service / 11/2/2020 UGI – Natural gas available for this site /Plans / CC to Zoning Office & Fire Chief / 3/7/22 ZHB variance approval to reduce parking spaces / 3/7/22 Zoning Officer – (I-1) In compliance /

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### **NEW PLANS RECEIVED**

**HAYDEN POWER GROUP PRELIMINARY/FINAL MAJOR LAND DEV. SUB: 03/02/22**

**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 DEVLEOPMENT DRAINAGE AREA PLAN / PLANS / CORR TO RJD, ZONING & FIRE CHIEF /

**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.**

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

**ELOE LOT CONSOLIDATION EAGLE ROCK SUB: 3/11/22**

**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 /

**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 accept the Eloe Lot Consolidation in Eagle Rock Resorts as a complete Application. Motion: Second: Roll Call: Fiume: Marchese: Synsoki:**

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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** 3/10/22 Blue Cup East – Review #1(16) General, (2) Zoning, (37) SALDO & (5) Stormwater comments

3/11/22 Umbriac Storage Units – Rev. # 3 – (6) comments

**LCD** 3/4/22 HIP North Lot 27 - Violations

3/4/22 HIP North Lot 25C - Violations

3/4/22 HIP Lot 104 – Violations

**Dep** 3/10/22 Hazleton Logistics NPDES & E & S Approval

**C-N-A** 3/8/22 Umbriac LD is to be considered Preliminary Plan only at this time

**ZHB** 3/7/22 Blue Cup east Major LD – Approved Variance for Parking Spaces

**Zoning Officer** 3/7/22 Blue Cup East – (I-1) – In Compliance

**Design BLD** 1/24/22 Project Narrative for Hayden Power Major LD

3/8/22 Recorded Plans submitted for HIP Lot 104 & HIP North Lots 25C & 27

**Traffic Planning & Design** 2/23/22 HOP Application Submission for Blue Cup Ventures

**The Crossroads Group** 3/10/22 Request for an additional 90 Day Ext of time for Hazle NPDES LD

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

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