

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
APRIL 19, 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. FERDINAND
ATTY NINA DECOSMO
JOSEPH MARCHESE
JOE CALABRESE, RJD ENG

JOHN SYNOSKI
ROBERT FIUME
LEE ANN KASHA
CHUCK KRONE, ZONING OFFICER

APPROVAL OF PREVIOUS MINUTES:

MOTION TO APPROVE THE MINUTES OF MARCH 15, 2022.

MOTION: SECOND: ROLL CALL: MARCHESE: FIUME: SYNOSKI:

BILLS TO BE PAID:

ADVISORS: APRIL (2) @ \$ 60.00 Each for (1) meetings
DIRECTOR: \$ 175.00 April Meeting(S)
SOLICITORS: 4/04/2022 \$ 1,610.25 - FERDINAND
TWP ENGINEER Chipotle - \$ 2,664.00 / 626 CanDo Exp - \$ 1,312.00 / Blue Cup East- \$ 2,132.00 / Project X - \$ 240.00 / Ridgewood Major SD - \$ 922.00 / Justice Grown - \$ 908.00 / Hazleton Creek Properties - \$ 634.00 / Norpel LD - \$ 240.00 / HIP Lot 25C - \$ 550.00 lot 27- \$ 782.00 & 104 - \$ 492 / Niagra - \$ 1,716.00 / Umbriac LD - \$ 480.00 / HIP Lot 15 LD - \$ 240.00 / **TOTAL - \$ 13,312.00**
SECRETARY: MTG('S) MINUTES: 3/15/22 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 April 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

PROPOSED IS A 16 UNIT APARTMENT COMPLEX ON HOLLYWOOD BLVD.

Motion to grant the Request of Brinkash & Assoc. Inc. for an additional 90 Day Extension of time for the Richard E. Angelo Preliminary/Fianl Major Land Development to expire July 19, 2022.

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

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.

Waiver Requests – (1) Section 107 - Phasing Boundary Lines & Time Schedule

(2) Section 813.1, 813.2 406.2 & 1009 - Sidewalks required along roadways

(3) Section 805.2.Q & 805.13 - Curbing transition

(4) Line Painting

(5) Section 814.7 – Street Trees

(6) Section 805.10 – Driveway Curb cuts

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.

Blue Cup Ventures – East Preliminary/Final Major Land Dev. Accepted 2/15/2022 P-22-02

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 / 4/4/22 Integrated Consulting – Status summary of outstanding outside agency approvals /4/5/22 Integrated Consulting – Response comments to Twp Engineer Review /

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 /

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 /

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

NEW PLANS RECEIVED

SCHIAVO RESIDUAL LAND SD P-22-05

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 /

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

Motion to accept the Schiavo Residual Lands Parcel 26-S8-00A-001-000 Minor Subdivision as a complete application. Motion:

Roll Call: Marchese: Fiume: Synoski:

BUTLER/BONNER BOUNDARY LINE ADJUSTMENT RECEIVED 3/29/2022 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 /**

**MOTION TO ACCEPT THE BUTLER/BONNER BOUNDARY LINE ADJUSTMENT/MINOR SUBDIVISION AS A COMPLETE APPLICATION. MOTION:
SECOND: ROLL CALL: FIUME: MARCHESE: SYNOSKI:**

Butler Schiavo 95 Major LD SUB: 3/22/02 P-22-08

Received: Application / Cover Letter / Applicant Checklist / Drainage Plan Application / Stormwater Management Application / Signed Certificate of Ownership / Project Narrative / Proof of Sale for Schiavo & Landsites Parcels / Agreement of Sale for Butler Parcel / Deeds / 3/9/22 UGI – Gas Available, 3/14/22 PPL – Electric available, 3/14/22 Water Request to HCA / Fee Schedule & Summary Sheet / Fees - \$ 14,924.00 LD Fees, \$ 1,500.00 Stormwater Fee & \$ 4,800.00 Recreation Fee / Signed Developer’s Agreement to pay all Fees / Stormwater Management Report / 2/11/22 Traffic Impact Study Report / 3/11/22 Traffic Impact Study application approved / Plans / Luzerne County receipt / 3/23/22 Corr to Zoning, RJD & Fire Chief /

Proposed is to construct (1) new industrial facility, 1,054,000 SF with parking, stormwater management & site utility improvements located at SR 424 & SR 93 in Hazle Township and the City of Hazleton

Motion to accept the Butler/Schiavo 95 Major Land Development as a complete application.

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

FOR DISCUSSION:

REQUEST BY BRINKASH & ASSOC.

BEAVER MEADOWS DOLLAR GENERAL: PRESENT FOR AN INFORMAL DISCUSSION

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 4/14/22 Hayden Power Group Review #1 – (16) General comments, (1) Zoning comment (38) SALDO comments & (6) Stormwater comments

Zoning Officer 4/4/22 Hayden Power Group Review – in Compliance
4/4/22 Eloee Sd Review – In Compliance

Brinkash & Assoc 4/12/22 90 Day Request for Ext of Time for Richard Angelo Major LD

Integrated Consulting 4/4/22 Hazleton Beltway Center East & West – Status Summary of outside agency approvals

4/5/22 Response comments to RJD Review – Hazleton Beltway ctr East

Mericle 3/9/22 Mericle Lots 57A & B – intent to operate a Portable Nonmetallic Mineral Processing Plant

LCD 3/28/2022 Hayden Power Group NPDES – Incompleteness Letter

4/8/22 HIP Lot 106/Bluewater – Incompleteness letter

4/11/22 HIP Lot 25C Propco - NPDES Permit Transfer

4/11/22 HIP Lot 27 Propco – NPDES Permit Transfer

4/11/22 HIP Lot 104 Propco – NPDES Permit Transfer

4/13/22 HIP North Lots 15, 16 & 17 NPDES & E&S Approval

Dep email 4/14/22 NPDES Permit No. for Tri Mountain Lots 15, 16 & 17

THE NEXT REGULAR PLANNING DEPARTMENT MEETING IS SCHEDULED FOR TUESDAY, MAY 10, 2022 AT 6:00 PM.

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