

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
FEBRUARY 20, 2024  
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  
JOSEPH MARCHESE  
JOE CALABRESE, RJD ENG  
CHUCK KRONE, Zoning Officer

TERRY DALEY  
LEE ANN KASHA  
JOHN SYNOSKI

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**APPROVAL OF PREVIOUS MINUTES:**

**Motion to Approve the Minutes of January 23, 2023.**

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

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**BILLS TO BE PAID:**

<b>ADVISORS:</b>	<b>March (2) @ \$ 60.00 Each for (2) meetings</b>
<b>DIRECTOR:</b>	<b>\$ 175.00 for March Meeting(s)</b>
<b>SOLICITORS:</b>	<b>2/05/2024 \$ 285.00</b>
<b>TWP ENGINEER::</b>	1/31/24 594 CanDo Exp - \$ 440.00 / STTC LD - \$ 495.00 / Humboldt Warehouse-Hazleton Logistics - \$ 781.00 / Taco Bell - \$ 241.50 / Hazle NPDES - \$ 304.50 / Forbo LD - \$ 583.00 / Pitt Ohio - \$ 1,023.00 / Mericle Crossroads LD - \$ 330.00 / Tractor Supply - \$ 2,640.00 / Butler 95 LD - \$ 605.00 / Hazleton Endoscopy LD - \$ 1,870.00 / Hayden Easement SD - \$ 550.00 – Total - \$ 9,863.00
<b>SECRETARY:</b>	MTG('S) MINUTES: 02/20/23 Meeting - \$ 50.00
<b>SECRETARY:</b>	Office Time February / HOURS: 80 SALARY: \$ 1,980.00

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

<b>Motion:</b>	<b>Second:</b>	
<b>Roll Call: Daley:</b>	<b>Marchese:</b>	<b>Synoski:</b>

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**EXTENSIONS OF TIME**

Mericle Crossroads Major LD – 90 Day Ext to expire **April 16, 2024**  
Mericle Crossroads Major SD – 90 Day Ext to expire **April 16, 2024**  
Butler 161 Major LD – 90 Day Ext to expire **February 29, 2023**  
Crossorads XOXO – 90 Day ext of time – **April 30, 2024**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 19, 2024**

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## **PLANS FOR APPROVAL**

**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 / 6/30/22 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, 2023 / **Not Submitted:** Deed / Signed Owner's Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 Waiver requests of 813.1 & 813.2(a) were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & 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 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23 / 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24

**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 / Signed 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 / 90 Day Extension to expire 2/21/23 / 2/1/23 design bld – Request for a 90 Day Ext of time – granted 2/21/23 to expire May 2023 / 2/16/23 designBLD Revised Submission – PCSM revised 2/14/23 – Revised Plans dated 2/14/23 & Response comments to RJD Review of 10/10/22 / 2/20/23 RJD Rev #2 – (2) General, (2) Zoning, (20) Saldo & (2) Stw comments / 2/22/23 SDS Law – Corr re waivers granted 203 & 301.C – requirement to submit a Preliminary Plan & 813.1(a) & 813.2(a) requirement of concrete curbing along roads & parking areas / 5/9/23 Butler 161 Review #2 – (4) General, (1) Zoning, (26) Saldo & (5) Stormwater comments / 90 day Extension to expire 8/15/23 / 6/17/23 RJD Rev #3 – (2) Zoning, (15) Saldo comments / design BLD 90 day request for extension of time granted – to expire **11/21/23** / Additional 90 Day extension to expire 2/29/2024 / **2/16/24 Additional 90 Day extension request/**

**Motion to grant the request of design BLD for a 90 Day extension of time for Butler 161 Preliminary/Major Land Development, to expire May 21, 2024.**

**Motion:**

**Second:**

**Roll Call: Marchese:**

**Daley:**

**Synoski:**

**CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34**

**Accepted 11/15/22**

**RECEIVED:** Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Manangement Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance –Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJd Rev #1 –(27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks,access roads in excess of 25’, screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24

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

**Waiver Requests – (1) 802.H 25’ buffer along wetland wetland areas**

**(2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer**

**(4) 818 – Lighting fixtures shall not be in excess of 20’ in height**

**8/16/23 Pennoni – Revised submission- Transmittal Letter /Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI, Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan. Revised Plans**

**SR309B, LLC PRELIMINARY/FINAL MAJOR SUBDIVISION 6/20/23 P-23-07**

**RECEIVED:** Cover Letter / Corr to Luzerne Cty /Application / Checklist / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Wetland Fact Sheet / Fees - \$ 1,659.00 SD Fee & \$ 118.00 Recreation Fee / Plans / Corr to Zoning & Twp Engineer / 6/23/23 Luzerne Cty Planning – 2 comments & Engineering (2) comments / 8/7/23 Zoning Review – In compliance / 9/15/23 Mericle – 90 Day Extension of Time to expire December 12, 2023 / 11/8/23 Mericle Revised Submission – Response comments to RJD Rev 7/17/23, 6/26/23 Wetland Investigation, Revised Plans / 11/14/23 RJD Rev #2 – (4) comments / 12/11/23 Mericle Request for a 90 Day Ext of time / **90 Day extension of time to March 19, 2024 /**

**Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot – Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive**

**Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17**

**Received:** Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet /Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Engineering – (16) comments / 12/11/23 RJD Rev#1 – (11) comments /

**Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the same. New Lot is proposed for residential development, apartments or townhouses are being considered**

**This Plan will need an extension of time.**

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / \_10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request /

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

**Motion to grant the request of Brinkash & Assaociates, Inc for a 90 Day extension of time for STTC Hazleto Major Land Development, to expire May 21, 2024.**

**Motion:**

**Second:**

**Roll Call: Marchese:**

**Daley:**

**Synoski:**

**Hayden Power Group – Existing Easement Subdivision      Accepted: 1/23/24      P-23-19**

**Received:** Cover Letter / Application / Checklist / SD Fee - \$ 1,820.00 & Rec Fee - \$ 330.00 / Corr to Zoning & RJD / Project Narrative / Deed(s) / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed Descriptions / Developer's Agreement to pay all fees / Plans / 12/29/23 – Luz Cty Planning – (1) comment & 12/22/23 Luz Cty Engineering – (6) Saldo & (4) General comments / 1/11/24 Zoning Rev.- In Compliance / 1/31/24 RJD Rev #1 – (7) comments

**The purpose of this Subdivision is to reconfigure Interim Lot 1B – owned by Airport Beltway JKLM & Lot 3 owned by First Heritage Bank. An existing Easement, Tract “A” to be subdivided from Lot 3 and combined with interim Lot 1B. Final Lot 1C will be 10.71 Acres & Final Lot 3 will be .81 Acres**

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev      P-24-01**

**Accepted 1/23/24      Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24 RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments /

**Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.**

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**NEW PLANS SUBMITTED**

**Taveras Minor Reverse SD      SUB: 1/30/24      P-24-02**

**RECEIVED:** Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / \$ 700.00 Fee / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luz Cty / Corr to Zoning & Twp Engineer / 2/13/24 Zoning Review – (1) comment

**Proposed is to combine (2) residential lots into one lot. There is an existing home with driveway and utilities. This is located at 916 Lattimer Road.**

**Motion to accept the Taveras minor Subdivision as a complete application.**

**Motion:**

**Second:**

**Roll Call:      Daley:**

**Marchese:**

**Synoski:**

**Hilton Tru Major LD Final Submission      Sub: 2/05/24      P-24-03**

**Received:** Transmittal Letter / Application / Applicant Checklist / Fee Schedule 7 Summary Sht / \$ 1,050.00 Final Fee / 1/3/22 Supervisors granted final approval w/conditions – Executed

Agreements & Final Fees / Signed Developer's Agreement to pay all Fees / Signed Applicant Acknowledgement / Deed / PCSMPlan revised 1/29/24 / E&S Control Plan revised 1/19/24 / Plans / Corr to RJD Eng & Zoning / 2/13/24 Zoning Rev- ZHB relief granted in 2017 for Height 7 lot area /

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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** 1/31/24 Rev #1 Hayden Power Group Existing Easement SD – (7) comments  
1/31/24 Rev #1 Hazleton Endoscopy LD – (8) General, (35) Saldo & 93) Stw comments

**LCD** 1/16/24 HIP North Lot 10 – Violation – Notice of termination not completed  
2/8/24 Forbo Warehouse Addition – NPDES approval  
2/12/24 Umbriac Storage Sheds – E&S violations – No NPDES Permit

**Zoning** 2/13/24 Taverez Minor SD Rev- (1) comment  
2/13/24 Hilton Tru Final Rev – ZHB relief granter in 2017 for Height & Lot area

**Dep** 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant  
1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate

**Brinkash & Assoc** 2/15/24 90 Day Extension of time Request for STTC Hazleton LD

**designBLD** 2/16/2024 90 Day extension of time request Butler 161

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**The next regular Planning meeting will be held Tuesday March 19, 2024 at 6:00 PM**

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