

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
OCTOBER 19, 2021  
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

JOHN SYNOSKI  
ROBERT FIUME  
LEE ANN KASHA

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**APPROVAL OF PREVIOUS MINUTES:**

**MOTION TO APPROVE THE MINUTES OF SEPTEMBER 21, 2021.**

**MOTION:**

**SECOND:**

**ROLL CALL: MARCHESE:**

**FIUME:**

**SYNOSKI:**

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**BILLS TO BE PAID:**

**ADVISORS:** October (2) @ \$ 50.00 Each for (1) meetings

**DIRECTOR:** \$ 175.00 October Meeting(S)

**SOLICITORS:**

**TWP ENGINEER** 9/30/21 Niagra - \$ 1,933.00 / Hip Lot 10 - \$ 383.00 / HIP North Lot 25B – 908.00 / Iris HIP Lot 103 - \$ 1,189.00 / Unbriac LD - \$ 1,645.00 / HIP North Lot 15 - \$ 282.00 / HIP Lot 25 LD & Stw - \$ 564.00 / Butler Ent. Minor SD - \$ 517.00 / Norpel LD & Stw - \$ 282.00 / Hazleton Beltway Ctr - - \$ 1,269.00 / 626 Can Do Exp. - \$ 572.00 / Humboldt Warehouse – Hazleton Logistics - \$ 329.00 / High Hook/Allison Crane - \$ 282.00 / Hazleton city Bus Facility - \$ 1,532.00

**SECRETARY:** MTG('S) MINUTES: 09/21/21 MEETING - \$ 50.00

**SECRETARY:** OFFICE TIME/October HOURS: 80 **SALARY: \$ 1,780.00**

**MOTION TO RECOMMEND THE SUPERVISORS PAY THE ABOVE BILLS.**

**MOTION:**

**SECOND:**

**ROLL CALL: FIUME:**

**MARCHESE:**

**SYNOSKI:**

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## **ITEMS FOR FINAL APPROVAL**

### **MERICLE – HIP LOTS 57 & 59 MAJOR LAND DEVELOPMENT – PRELIMINARY PLAN**

5/20/19 Conditional Preliminary recommendation by Planning  
6/10/19 Conditional Preliminary recommendation by the Supervisors  
Component 3 still outstanding  
    6/15/21 RJD Corr – 2 Yr Time limit to provide a final plan – 90 day Extension  
    6/15/21 Mericle Request for a 90 day Extension to submit a Final Plan  
6/15/2021 – A **90 day extension of time was granted to submit final plans to expire 9/21/21**  
9/21/21 –An additional **90 day extension of time was granted to submit final Plans to expire 12/21/21**

### **BRADLEY INTERNATIONAL PARKING LOT LD ACCEPTED – 12/18/18 P-18-15**

Conditional Preliminary Recommendation by PLANNING APRIL 16, 2019  
Conditional Preliminary Approval by SUPERVISORS JUNE 10, 2019  
1/17/20 Via email submitted Highway Occupancy Permit  
    1/14/20 Luzerne Conservation District – E&S Approval & NPDES Approval  
6/15/2021 – A **90 day extension of time was granted to submit final plans to expire 9/21/21**  
9/21/21 –An additional **90 day extension of time was granted to submit final Plans to expire 12/21/21**

### **HILTON TRU MAJOR LD – LOT F1 HUMBOLDT STATION SUB:1/31/19 P-19-04**

5/20/19 Conditional Preliminary recommendation by Planning  
6/10/19 Conditional Preliminary approval by the Supervisors  
    7/01/19 DEP Sewage Planning Module exemption approval  
    7/1/19 LCD E&S Approval  
    6/14/2021 RJD Corr 90 day extension for 2 yr time limit to submit a Preliminary Plan  
    6/14/2021 Request for a 90 day extension to submit Final Plans  
6/15/2021 – A **90 day extension of time was granted to submit final plans to expire 9/21/21**  
9/21/21 –An additional **90 day extension of time was granted to submit final Plans to expire 12/21/21**

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## **EXTENSIONS OF TIME**

Posh Properties Major LD 90 Daye extension to expire November 30, 2021  
Hazle NPDES 90 day extension to expire December 21, 2021  
Angelo LD 90 day extension to expire October 19, 2021  
HIP Lot 104 Final Plan – To expire December 21, 2021  
Tri Mountain Realty HIP North Lots 15 & 16 – 90 day extension to expire December 21, 2021

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## PLANS FOR APPROVAL

### POSH PROPERTIES/CHIPOTLE MAJOR LD Accepted: 1/19/2021

**RECEIVED:** Application / Fees \$ 1,925.00 LD FEE, \$ 2,750.00 STW FEE, & \$ 100.00 RECREATION FEE / Checklist / Wetland Fact Sht / Stw Mgt Application / Airport Hazard Zone Application / Signed Developer's Agreement to Pay all fees / Signed Certificate of Ownership / Signed Applicant Acknowledgement / Deed / List of adjoining Property Owners / PPL Service Letter / STW Mgt Calculations / Geotechnical Investigation / Transportation Impact Assessment / Plans / 1/27/2021 Zoning Review (B-2) – Not in Compliance - 8 Stacking Spaces are required for Drive Thru - (6) Are proposed / 2/9/2021 Luzerne County Planning Reve (8) Comments / 2/8/2021 Luzerne County Eng - (2) Zoning comments, (16) SALDO Comments & (16) General Comments / 1/26/21 Zoning Review (BP) Land Dev– Not in Compliance needs variance for parking & Height /2/12/21 RJD Review #1 General (9) comments, Zoning (2) comments, SALDO (45) comments & (6) Stormwater comments / 3/9/21 Fire Chief Review – No Comment / 3/15/21 Zoning Review #2 – Drive Thru is Order Online Only – In the Future should the procedure change the need for stacking spaces will need to be revisited – A note to this effect should be placed on the plan / 4/13/21 Bohler Eng – Response comments to RJD Review #1 dated 2/12/21 & accompanying Data / 4/15/21 RJD Review #2 – (8) Saldo comments / **Waiver Requests** were Recommended at the April 20, 2021 Meeting: (1) **SECTION 301.A & 501.A - PRELIMINARY PLAN SUBMISSION** & (2) **SECTION 813.2** – Sidewalks in ROW / 90 Day extension of time expires August 17, 2021 / 8/13/21 Bohler Eng. Request for Extension of Time to November 30, 2021 / 10/8/21 Bohler Eng. Submitted Response comments to RJD Review of 2/12/2021, A 10 foot wide Sewer Easement with Mark Susquehanna Boulevard Assoc. & Revised Plans with a last Revised Date 10/01/2021 / 10/15/21 RJD Review #3 – (6) SALDO comments

Proposed is a lot consolidation Application & Preliminary/Final Land Development Application for a proposed Chipotle Restaurant W/Drive Thru (2,283 SF) submitted by Bohler Engineering. (To be located on Susquehanna Blvd)

**Motion to Recommend Approval of the Posh Properties/Chipotle Major Land Development to the Supervisors with the Recommended Waivers. Motion: Second:**  
**Roll Call: Fiume: Marchese: Synoski:**

### 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 /

### HIP LOT 104 FINAL SUBMISSION

**RECEIVED:** Revised Plans with a Revision date of 3/19/2021 & Response comments to RJD Review of 11/13/19 / E&S Control Report / Stormwater Management Report / 4/7/21 RJD Review #3 (2) General

Comments & (9) SALDO comments / 4/16/21 Zoning Review (I-1) – Needs Variance for front setback / 4/17/2021 – Fire Chief – All plans must be in compliance with the 2015 International Fire Code – No comment / 7/23/21 Luzerne Conservation District – NPDES Approval / Waivers were granted 8/17/2021  
1. SALDO Section(s) 203, 301.C & 501.A – Requirement of a Preliminary Plan & 2. 813.1.A, 813.1.B & 1009 - Curbing along parking lots for HIP & 802.H 25' buffer shall be provided around wetland areas for HIP Lot 104 Final Major Land Development / 9/21/21 90 Day extension of time granted to expire 12/21/21

**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 SHEET / \$ 2,815.00 LD FEE & \$ 100.00 RECREATION FEE / APPLICATION TO LUZERNE COUNTY / SIGNED APPLICANT ACKNOWLEDGEMENT / SIGNED DEVELOPER'S AGREEMENT TO PAY ALL FEES / SIGNED CERTIFICATE OF OWNERSHIP / POST CONSTRUCTION STORMWATER MANAGEMENT REPORT / PLANS / 5/5/2021 LUZ CTY PLANNING – (3) COMMENTS / 5/4/21 BARRY ISETT-LUZ CTY ENG – 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 10/19/21 /**

PROPOSED IS A 16 UNIT APARTMENT COMPLEX ON HOLLYWOOD BLVD.

**Extension of Time**

**TRI MOUNTAIN REALTY-1, LLC PHASE III EXPANSION** **Accepted 6/15/2021**

**RECEIVED:** Letter of Transmittal, Application, Applicant Checklist, Fee Schedule & Summary Sheet, Fees \$ 3,490.00, Signed Applicant Acknowledgement, Signed Developer's Agreement to Pay all Fees, Deed, Waiver Request of Section 301.C – Requirement of a Preliminary Plan Submission 813.1.A – Requirement of Curbing along Steets & parking Lot 813.2.A – Requirement of Sidewalks, 1203.2.K – 100' buffer requirement from wetlands, Wetland Delineation Report & Overall Post Construction Management Plans, Land Dev., Corr. To Sunoco Pipeline, Corr. To CanDo Water & Sewer Service Allocation & LD Plans, 7/16/20 – NPDES Permit Approval, Plans, Corr to Twp Engineer, Zoning & Fire Chief /6/24/2021 Luzerne County Planning – (1) comment / 6/14/21 Luz Cty Engineering/Quad3 – (3) Zoning comments, (20) SALDO comments & (1) Stw comment / 7/13/21 RJD Review #1 (3) General comments & (22) SALDO comments / 7/26/21 Fire Chief Review (4) comments / 8/3/21 Barry Issett Response letter to RJD comments of 7/13/21, Traffic Impact Narrative dated 3/3/21, GHJSA 7/23/21 Sanitary Sewage available, 3/21/21 Site Construction Cost Opinion, NPDES Permit dated 7/16/2020 & revised Plans / 8/16/21 RJD Review #2 (9) comments / 90 Day extension of Time to expire 12/21/2021 /

**Proposed is to construct a 63,000 SF Building with 113 car parking spaces & 64 Tractor Trailer spaces on HIP North Lot 15**

**Motion to Grant the Waiver Request of Tri MountainRealty LLC Major Land Development: (1) Section 301.C – Requirement of a Prelimianry Plan submission, (2) Section 813.1.A – Requirement of Curbing along Street & Parking Lot & (3) Section 1203.2.K- 100' Buffer from wetlands /**

**MOTION TO RECOMMEND APPROVAL OF THE TRI MOUNTAIN REALTY LLC PHASE III EXPANSION MAJOR LAND DEVELOPMENT, HIP NORTH LOT 15, TO THE SUPERVISORS. MOTION: SECOND:**

**ROLL CALL: FIUME:**

**MARCHESE:**

**SYNOSKI:**

**Hazleton Logistics LLC Preliminary/Final Major LD & Subdivision Accepted: 7/20/21**

**RECEIVED:** Transmittal Letter / Application / Fees Chk# 1261 LD & STW Fees - \$ 11,851.00, Chk# 1262 \$ 2,310.00 Recreation Fee / Applicant Checklist / Stw Management Level 4 Application / (2) Signed certificate of Ownerships / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Luz Cty Application / Waiver Requests / Project Narrative / 6/22/21 Response to RJD comments dated April 18, 2021 – Sketch Plan Review / Deed(s) / 8/17/21 RJD REVIEW #1 – (17) General comments, (4) Zoning comments, (46) SALDO comments, & (6) Stormwater comments / 10/14/21 Rjd Review #2 – (18) comments / 10/14/21 RJD Review 2 – (18) Comments /

**Waiver Requests:** 301.C – Requirement to submit a Preliminary Plan

813.2 – Sidewalks – Waiver from sidewalk requirements along Pin Oak Drive North & internal private drives

813.1 & 1009 Curbs – Partial waiver request for requirement of curbs along the Parking lot

805.5.G – Maximum length of temporary Cul-de-Sac not to exceed 1,000 feet

**The Property is located between Chestnut Hill Dr & Pin Oak Drive North – currently HIP Northwest Lot 2. The project incorporates a portion of the Butler Parcel along SR 924 (11.99) Acres**

**Proposed Subdivison: 11.99 Acres of the Butler Parcel will be subdivided off and combined with the large CanDo Parcel. With the combination the Butler Parcel will become (I-1). The remaining Butler Parcel (11.60) Acres will remain (B-2)**

**Proposed Land Development: Building (1) – 589,680 SF & Building 2 – 306,280 SF. Proposed Access Drives, Parking, Loading & trailer storage spaces are provided. Storm Sewer, sanitary sewer, water, stormwater basins & BMPs are included.**

**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 /

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

**Zafian Boundary Line Adjustment Accepted 9/21/21**

**Received:** Application / Checklist / Fee - \$700.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Developer's Agreement to pay all fees / Letter of Transmittal to Luzerne County / Deed(s) / Plans / 9/2/21 Zoning Review – (PRD) In compliance / 9/13/21 Luzerne Cty Planning Review (4) comments & 9/9/21 Engineering (7) comments / 9/2/21 Zoning Review In Compliance – No comments / 10/17/21 RJD Review #1 (1) General & (5) Saldo comments / ,k

**Proposed is to combine Lots 254 & 255 located on the corner of Shinnecock Hills Lane & Olympic Lane in the Eastern Hills section of Eagle Rock.**

**AQUA PA – EAGLE ROCK PUMP STATION LAND DEVELOPMENT Accepted 9/21/21**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Stormwater Management Level 4 Permit Application / Fee Schedule / Fee - \$ 1,905.00 / Wetland Fact Sheet / Signed Developer's Agreement to Pay all fees / Deed / Post Construction Stormwater Management Plan / 9/30/21 Zoning Review (PRD) – In Compliance /

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**NEW PLANS SUBMITTED**

**Project X - Lineage PA Hazleton RE, LLC – Subdivision & Major Land Development – HIP North Lots 11, 12 & 13**

**RECEIVED:** Transmittal Letter / Transmittal Letter to Luzerne County / Transmittal Letter to Luzerne County Conservation / Application / Applicant Checklist / Fee Schedule & Summary Sheet / Processing Fee - \$ 250.00 - SD Fee - \$ 3,732.00 – Zoning Rev Fee - \$ 300.00 – Stormwater Fee - \$ 1,500.00 – Gross Impervious Fee - \$ 6,884.00 – Lan Dev Fee - \$ 3,772.00 – Recreation Fee - \$ 4,833.90 / Signed Developer's Agreement to Pay all Fees / Signed Certificate of Ownership / Real Estate Sale Agreement / Stormwater Management Application / Wetland Fact Sheet / Plans / 8/2/21 Zoning Hearing Board Approval for Parking Variance and a Height Variance of 110' / 7/21/21 CanDo Water & Sewer Allocation Letter / 6/21/21 PPL – Intention to provide Electric Service / 7/8/21 UGI – Natural Gas available to serve the site / Stormwater Mgt Report / Wetland Delineation Report / Plans / CD /

(2) Waiver Requests – **Saldo Section 818.3.4.a** Lighting Fixtures in excess of 20 feet – Requesting lighting fixtures to be forty (40') feet & **Saldo Section 301.C** – requirement to submit a Preliminary Plan prior to submitting a Final Plan

Proposed Subdivision is to combine Lots 11, 12 & 13 into (2) Lots. New Lot #1 will be 78.37 Acres and New Lot #2 will be 84.49 Acres.

Proposed Land Development – Proposed is to construct a 446,745 SF Cold Storage Building on New Lot 1(78.37 Acres) in Humboldt Industrial Park North

**Motion to accept the Project X – Lineage PA Hazleton RE, LLC Subdivision and Major Land Development as a complete Application. Motion: Second:**  
**Roll Call: Fiume: Marchese: Synoski:**

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**SKETCH PLANS**

**MARTINI SUBDIVISION – SKETCH PLAN**

**RECEIVED:** Transmittal Letter / Application / Deed / Location Map

Proposed is to create (2) new lots from the existing parent tract (1.03 Acres). The parcel is located at the end of Hazle Street in Pardeesville.

**DIPLOMAT INVESTMENT PARTNERS MAJOR LAND DEV (SR 93)**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / project narrative / Deeds / Plans / 10/18/21 RJD Review #1 (10) General comments, (5) Zoning Ord comments, (69) Saldo comments & (10) Stormwater comments / Fee - \$ 850.00

This project is located in the City of Hazleton & Hazle Township located near SR 93 & along SR 424. 2 Lots & 28.69 Acres are located in Hazle Township  
3 Lots - 66.22 Acres are located in the City of Hazleton. Total Acreage is 94.91 Acres. Proposed is to construct a 1,054,000 SF industrial building with vehicle parking, trailer loading & unloading, trailer storage, stormwater management, landscaping & site utility improvements.

**DIPLOMAT INVESTMENT PARTNERS MAJOR LAND DEV (SR 3017 – Poplar Street)**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / project narrative / Deeds / Plans / Fee - \$ 850.00 /

This Project is located partially in the City of Hazleton & Hazle Township located along SR 424 & SR 3017 – Poplar Street. Proposed is to construct a 1,536,000 SF Industrial Building with Parking, trailer loading & unloading, trailer storage, stormwater management & site utility improvements.

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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**

10/14/21 Haz Logistics LD – Review #2 – (18) comments  
10/15/21 Chpotle Ld Review #3 – (6) Saldo Comments  
10/17/21 Zafian Minor Subdivision – Review #1 – (1) General & (5) Saldo comments  
10/18/21 Diplomat Investment Sketch Plan Review #1 (10) General comments, (5) Zoning Ord comments, (69) Saldo comments & (10) Stormwater comments /

**Luzerne Conservation Dist.**

9/30/21 E&S Approval Norpel Building Addition  
9/30/21 Allison Crane/High Hook LLC – Technically Adequate

**Bohler Eng.**

10/5/21 Chipotle Major LD–Revised Plans & Response comments to RJD Review of 2/12/21 & 9/28/21 Sewer Easement with Mark Susquehanna Blvd Assoc., LP

**LCD** 9/30/21 Hazle NPDES LD – E&S Approval  
9/30/21 High hook LD – Technically Adequate  
9/30/21 Norpel LD – E&S Approval  
10/5/21 High Hook LD – Technical Defficiency Letter

**Atty Ferd**

9/22/21 Blue Cup Ventures Recommendation to Supervisors  
9/22/21 A & J Zelenack Rezoning – Withdrawal of Application  
9/22/21 Can Do HIP Lot 27 Prelim/Final Recommendation of approval

**Zoning** 9/30/21 Aqua PA Pump Station – Eagle Rock – In Compliance

**Warrior trail Properties LLC** 9/30/21 NOI for consumptive Use for Project Schooner Springs

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**THE NEXT REGULAR PLANNING DEPARTMENT MEETING IS SCHEDULED FOR  
TUESDAY, NOVEMBER 16, 2021 AT 6:00 PM.**

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