

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JANUARY 16, 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!

ROLL CALL:

ATTY NINA DECOSMO
JOSEPH MARCHESE
JOE CALABRESE, RJD ENG
CHUCK KRONE, Zoning Officer

TERRY DALEY
LEE ANN KASHA
JOHN SYNOSKI

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of December 12, 2023.

MOTION:	SECOND:	
ROLL CALL: MARCHESE:	DALEY:	SYNOSKI:

BILLS TO BE PAID:

ADVISORS:	January (2) @ \$ 60.00 Each for (2) meetings
DIRECTOR:	\$ 175.00 for DJanuary Meeting(s)
SOLICITORS:	1/02/24 \$ 47.50
TWP ENGINEER::	12/23/24 Starbucks Sketch - \$ 262.50 / Niagara - \$ 1,302.00 / Tractor Supply - \$ 430.50 / Pitt Ohio - \$ 336.00 / Forbo - \$ 546.00 / STTS - \$ 1,953.00 / Red Carpet SD - \$ 577.50 /Haz Logistics SD - \$ 525.00 / Butler Schiavo 95 SD - \$ 262.50 / Pioneer Pole LD - \$ 1,018.50 / Mericle Crossroads LD - \$ 1,365.00 – Total - \$ 8,578.50
SECRETARY:	MTG('S) MINUTES: 12/12/23 Meeting - \$ 50.00
SECRETARY:	Office Time January / HOURS: 80 SALARY: \$ 1,980.00

Motion to recommend the Supervisors pay the above bills.

Motion:	Second:	
Roll Call: Daley:	Marchese:	Synoski:

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **January 16, 2024**
Mericle Crossroads Major SD – 90 Day Ext to expire **January 16, 2024**
Butler 161 Major LD – 90 Day Ext to expire **February 29, 2023**
Crossorads XOXO – 90 Day ext of time – **January 16, 2024**
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 19, 2024**
Hazleton Logistics, LLC/Humboldt Warehouse Minor SD - 90 Day Ext to expire **2/20/2024**
594 CanDo Expressway Preliminary Major LD – 90 Day Extension to expire **3/19/2024**

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 1/16/24 /

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)

NEEDS EXTENSION OF TIME

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 1/16/24

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.

NEEDS EXTENSION OF TIME

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**

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 1/16/24

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

Motion to accept the request of JVI for an extension of time to expire April 30, 2024 for Crossroads XOXO Building 2 Major Land Development application. Motion: Second: Roll Call: Marchese: Daley: Synoski:

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

594 CanDo Expressway Expansion – Preliminary Major Land Dev. 9/19/23 P-23-13

Received: Cover Letter / Application / Checklist / Recreation Fee - \$ 350.00, \$ 1,908.00 LD Fee & \$ 1,500.00 Stw Fee / Stormwater Application / Wetland Fact Sheet / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Developer's Agreement to pay all fees / Project narrative / Deed / Corr to Luzerne County Cost Estimate / PCSM Plan-Report / Plan / Corr to Zoning / 10/05/23 Zoning Review – In Compliance- Variance granted by ZHB on 9/5/23 for required parking spaces / 11/7/23 Borton Lawson Revised Submission– Response comments to RJD Rev 10/19/23, Waiver Request Section 203 & 301.C - Requirement of Preliminary Plan, Cost estimate, ARM Group LLC – Site evaluation for stormwater facilities, 11/02/23 Fire Chief Rev – Fire hydrants Specs must comply with cureent resolution, Dep 11/7/23 No Planning Module needed, Wetland Investigation Report. PCSM Report **revised Nov. 2023 and Revised Plans** / 10/19/23 RJD Rev #1- (12) General, (2) Zoning, (41) Saldo& (7) STW / 90 Day Extension of time to expire March 19, 2023 / 11/15/23 RJD Rev #2 – (6) Saldo comments / 1/8/24 LCD – NPDES & E&S approval / 1/8/24 LCD – NPDES & E&S approval / 1/12/24 Borton Lawson – Response comment to RJD Rev #2 dated 11/15/23 /

Proposed is a 90,840 SF addition to the existing Manufacturing Facility.

Motion to recommend the Supervisors grant the Waiver request of SALDO section 203 & 301.C – requirement of a preliminary plan submittal for 594 CanDo Expressway Expansion – Preliminary/Final Major Land Development. Motion: Second:
Roll call: Daley: Marchese: Synoski:

Motion to recommend the Supervisors approve 594 CanDo Expressway Expansion – Preliminary/Final Major Land Development. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

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

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 /

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.

NEW PLANS SUBMITTED

Hayden Power Group – Existing Easement Subdivision Sub: 12/08/23 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 /

Motion to accept the Hayden Power Group Existing Easement Minor Subdivision as a complete application. Motion:

Roll Call: Marchese:

Daley:

Second:

Synoski:

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

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. /

Motion to accept the Hazleton Endoscopy Center Preliminary/Final Major Land Development as a complete application. Motion:

Roll Call: Marchese:

Daley:

Second:

Synoski:

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 12/18/23 Rev #1 STTC Hazleton Major LD – (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments
1/11/24 STTC Hazleton Rev #2 – (16) Saldo & (2) Stw comments

Luz Cty Planning 12/13/23 HJT Gravel Lot Stw – (2) comments
12/19/23 Red Carpet SD – (3) comments
12/29/24 Hayden SD – (1) comment

Lux Cty Engineering 12/15/23 HJT Gravel Storage Stw – (16) comments
12/18/23 Red carpet SD – (3) comments
12/22/24 Hayden SD – (6) SD & (4) General comments

LCD 1/3/24 Umbriac Storage Units – Notice of Violation to Umbriac & Municipality – No NPDES received prior to construction activities
1/8/2024 594 CanDo Exp/Lewlop – NPDES & E&S approval

Brinkash & Assoc Inc 1/8/24 Revised submission STTC Hazleton - Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/

Zoning 1/11/24 Hazleton Endoscopy Ctr LD – In compliance ZHB relief was given to operate a surgery ctr.
1/11/24 Hayden Easement SD – No comments, meets zoning requirements

JVI 1/12/24 Request for an extension of time until April 30, 2024 – Crossroads XOXO LLC Major LD

The next regular Planning meeting will be held Tuesday February 20, 2024 at 6:00 PM

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