

HAZLE TOWNSHIP ZONING HEARING

August 5, 2019

6:00 p.m.

The Meeting was called to order by Chairman Rick Korinchock at 6:07 p.m.

All in attendance recited the Pledge of Allegiance.

Roll Call:

Chairman, Rick Korinchock - Present

Vice-Chairman, Larry DeFluri – Present

Secretary – Paul Rashko - Present

Solicitor, Edward McNelis – Present

Zoning Officer, Fran Calarco - Present

Court Stenographer – Present

Recording Secretary – Samantha Neaman – Present

Chairman Substitute – Bill Gallagher - Absent

Chairman Substitute – Jamie Price – Absent

150219

Any person aggrieved by any decision of the Board of Adjustment or any Taxpayer or the Board of Supervisors may appeal to the court of Common Pleas of Luzerne County by petition duly verified setting forth that such decision is Arbitrary, Capricious and abuse of their discretion or otherwise not in accordance of Law and specifying the grounds on which he lies.

1. The application of the City of Hazleton, 40 N. Church St., Hazleton, Pa. 18201 for a use variance to construct an approximate 750,000 sq. ft. facility consisting of four separate four acre hydroponic greenhouses for growing vegetables with coolers and packing area for distribution of vegetables on approximately 35-40 acres of Hazleton Airport land located at 5175 Old Airport Road, Hazle Township, Pa. 18202 in a BP (Business Park District) zone.

Fran Calarco, Zoning Officer was sworn in.

HT1 - Application packet

Calarco noted that three neighbors notified were returned with incorrect address that were provided by the City of Hazleton:

Juan Duran

Gerald & Mollie Fetterman

Brian & Jessica Getsie

New addresses were obtained and letters resent.

Donald Karpowich, Attorney for the applicant gave introduction

Dominic Yanuzzi, professional engineer and Project Manager from Benesch & Company, for the City of Hazleton

A1- 12 Postings – Pictures of the postings that were placed July 24th

A2 – CD for Dominic Yanuzzi which includes background and experience

Korinchock asked audience if anyone had general questions regarding Yanuzzi's certifications.

Total of 475 acres of property subdivided in 2006 recorded in 2007. Project Green has 424 acres. The reason for subdivision was for resale.

A3 – Deed for the property

A4 – Deed for the property

A5 – Notice of Appeal

A6 – June 25, 2019 Letter from Benesch & Company

A7 – Airport property boundary map

A8 – Airport property boundary map

Yanuzzi disagrees with Zoning Officers determination of agricultural use.

A9 – Maps of Community Park/Airport

Yanuzzi passed out samples of the finished lettuce product. From seed to final product is 26 days.

Yanuzzi explained he anticipates 50 employees consisting of two shifts running from 4:00 a.m. until midnight seven days a week.

One parking space for each employee plus 10 for overflow for a total of 60.

The only trees to be cut will be for the construction of the building.

A10 – Diagram of the four buildings

City will be leasing out the land as a ground use making it taxable.

100 % of the water on the site will be captured on the rain water storage facilities then pumped to the sheds.

Karpowich asked Yanuzzi if marijuana will ever be grown. Yanuzzi responded no.

Karpowich asked if anyone objected exhibits. No objections.

Karpowich opened the floor to questions.

Don Scalise, neighbor asked how tractor trailers will be allowed on Hazle Township Blvd. Yanuzzi answered that it will be part of design study.

Scalise asked how sewage could be part of this? Yanuzzi responded there are hundreds of acres to design sewage drainage.

Eileen Perchak, Woodlawn Park resident asked what is the expansion capacity and what will the expansion do to the soccer facility.

Yanuzzi responded at this time the athletic fields will not be affected by this proposal. Any expansion use would need approval.

Perchak asked Yanuzzi if there are other facilities that could be visited in the state of Pennsylvania.

Yanuzzi answered no.

Mike Perchak from Woodlawn Park asked about loading dock deliveries at 4:00 a.m.

Yanuzzi responded there will be a sound from a refrigerated trailer

Karpowich responded the only noise to be heard will be HVAC.

Richard Wienches, neighbor, asked if this was a KOZ zone.

Yanuzzi responded no.

Wienches asked what size trucks will be used.

Yanuzzi responded 53 footers.

Jimmy Joseph, neighbor asked Yanuzzi to define vegetables

Yanuzzi responded greens and herbs.

Karpowich responded leafy greens.

Karpowich explained that the identity of the company on the application is confidential but as soon as the variance is permitted, the applicant name will be disclosed.

Nick Cortese, neighbor asked Yanuzzi to explain the ground lease.

Bob Letcher, neighbor asked what will happen with the water runoff from the parking lot.

Yanuzzi said it is filtered and used for plants.

Richard Yanac, neighbor asked why this spot is being chosen.

Yanac also asked Yanuzzi if a noise study was going to be completed.

Karpowich responded if the Township requires them to do it.

Gerald Fetterman, neighbor asked where is the money coming from?

Karpowich responded the land is being rented and no money is being spent.

Fetterman asked if there will be wells used?

Yanuzzi responded wells could be used.

Nancy Horvath, neighbor asked if fertilizer will be used? And will it affect Lake Irene?

Yanuzzi responded natural feeders will be used and it will not affect Lake Irene.

Horvath asked if a study will be done regarding how this facility will affect the residents in regard to recreation?

Yanuzzi responded it will not be affected.

Horvath asked if there was going to be a smell or steam from the facility?

Yanuzzi responded no

Horvath asked how an out of state developer found this location?

Yanuzzi responded that the City of Hazleton advertises this land.

Korinchock made a motion for executive session.

DeFluri motioned a 2nd

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock – aye

Executive session 7:45 p.m.

Meeting resumed at 8:03 p.m.

Rashko made a motion to approve the application of the City of Hazleton 40 North Church St. Hazleton, Pa. 18201, for a use variance to construct an approximate 750,000 sq. ft. facility consisting of four separate four acre hydroponic greenhouses for growing vegetables with coolers and packing area for distribution of vegetables on approximately 35-40 acres of Hazleton Airport land located at 5175 Old Airport Road, Hazle Township, Pa. 18202 in a BP (Business Park District) zone.

Approval is contingent upon the following:

1. Must meet the location indicated on drawing #01-276-015 proposed Lot 6 that overlaps the emergency runway.

2. Must meet Federal, State and local requirements.

3. Any other use other than vegetables, must be brought before the Hazle Township Zoning Hearing Board.

DeFluri motioned a 2nd

ROLL CALL: DeFluri – aye; Rashko – aye; Korinchock – aye

Korinchock asked for Public Comment

DeFluri made a motion to pay solicitors invoice

Rashko motioned a 2nd.

ROLL CALL: Rashko– aye; Price – aye; Korinchock – aye; DeFluri - aye

Rashko made a motion to approve the July 1, 2019 meeting minutes.

Price motioned a 2nd.

ROLL CALL: Korinchock – aye; DeFluri – aye; Rashko - aye

Korinchock asked for public comment

Rashko made a motion to adjourn.

Korinchock motioned a 2nd

ROLL CALL: Korinchock – aye; DeFluri – aye; Rashko – aye

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,



HAZLE TOWNSHIP ZONING BOARD

Samantha A. Neaman, Recording Secretary

150219

CITY OF HAZLETON
40 N CHURCH STREET
HAZLETON, PA 18202

ANDREWS RICHARD C STEVEN R REIL
5057 OLD AIRPORT RD
HAZLE TOWNSHIP, PA 18202

ENVIREO CONSULTANTS LLC C/O MS
WOELFEL
PO BOX U
CONYNGHAM, PA 18219

HAZLETON AREA SCHOOL DIST
1515 W. 23RD ST
HAZLE TOWNSHIP, PA 18202

GORTVA GEORGE J MARCIA
5033 OLD AIRPORT RD
HAZLE TOWNSHIP, PA 18202

MB ENTERPRISE LLC
1409 BRIDGE ROAD
STILLWATER, PA 17878

SCHIAVO PASCO L
124 W SPRING STREET
HAZLETON, PA 18201-5431

SWEET SHIRLEY A
1115 FAIRLAWN BLVD
HAZLE TWP, PA 18202

SEDON NICHOLAS THERESA MARIE
1125 FAIRLAWN BLVD
HAZLE TOWNSHIP, PA 18202

ETTERMAN GERALD J JR MOLLIE A
63 WOODLAWN PK
HAZLE TOWNSHIP, PA 18202

ALL-PRO AIRPORT ROAD LP C/O M.
SAPORITO
655 US HIGHWAY 130
HAMILTON, NJ 08691

ALL-PRO AIRPORT RD HO-1 LLC C/O M.
SAPORITO
655 US HIGHWAY 130
HAMILTON, NJ 08691
HAZLE TOWNSHIP
101 WEST 27TH STREET
HAZLETON, PA 18202

GORTVA GEORGE J MARCIA
5033 OLD AIRPORT RD
HAZLE TWP, PA 18202

TURSE RALPH L
5031 OLD AIRPORT RD
HAZLE TOWNSHIP, PA 18202

DIAMOND COAL LAND CO C/O MRS
FRANK GORMLEY
342 W MAPLE ST
HAZLETON, PA 18201-5721

ROSATO AUGUSTINO J ELIZABETH J
1119 FAIRLAWN BLVD
HAZLE TWP, PA 18202

CORTESE NICHOLAS J JR & JOANNE
1113 FAIRLAWN BLVD
HAZLE TWP, PA 18202

MCGEEHAN JOHN MICHELLE
1123 FAIRLAWN BLVD
HAZLE TOWNSHP, PA 18202

HOMANKO MICHAEL MARY
349 W. 30TH ST
HAZLE TOWNSHIP, PA 18202-9801

EDDIEWOOD ESTATES LLC
5060 OLD AIRPORT RD
HAZLE TWP, PA 18202

ALL PRO AIRPORT ROAD N4 LLC C/O M.
SAPORITO
655 US HIGHWAY 130
HAMILTON, NJ 08691
COMM OF PENNA FOREST WATER
PO BOX 8552
HARRISBURG, PA 17105-8552

FELLIN EDWARD
2393 E VENISA DR
HAZLE TWP, PA 18202

TOWNSHIP OF HAZLE
206 HAZLETON NATIONAL BANK BLDG
HAZLETON, PA 18202

MERRILL RAYMOND W JENNIFER E
340 GOSHEN AVENUE
HAZLE TWP, PA 18202

VERCUSKY THOMAS M
1055 W 19TH STREET
HAZLETON, PA 18201

HOFFER JOHN
1111 FAIRLAWN BLVD
HAZLE TWP, PA 18202

CHIPKEVICH EDWARD A JR
400 MALVIN AVE
ANNAPOLIS, MD 21401

YACCINO CARL S
1233 CHERRY BLOSSOM DR
HAZLE TWP, PA 18202

YUHAS WISTER W THELMA
1229 CHERRY BLOSSOM DR
HAZLE TOWNSHIP, PA 18202

EVERT ASHLEY A
1217 CHERRY BLOSSOM DR
HAZLE TWP, PA 18202

GREGA ANDREW J DONNA E
1230 CHERRY BLOSSOM DR
HAZLE TWP, PA 18202

LETCHER JAMES C DEBRA
401 W 30TH ST
HAZLE TOWNSHIP, PA 18202

JACKELINE FERNANDEZ
1356 WOODLAWN DRIVE
HAZLE TOWNSHIP, PA 18202

DEJOSEPH NICHOLAS R PATRICIA
1344 WOODLAWN DR
HAZLE TWP, PA 18202

YANUZZI COLLETTE ROBERT J
1341 WOODLAWN DR
HAZLE TOWNSHIP, PA 18202

SAIVE STEVEN W
1349 WOODLAWN DRIVE
HAZLE TWP, PA 18202

STEFANICK ROBERT MARY C
1359 WOODLAWN DR
HAZLE TWP, PA 18202

SHEMA DAVID L
402 W 30TH ST
HAZLE TWP, PA 18202

JACKETTI FRANCIS THERESA
1225 CHERRY BLOSSOM DR
HAZLE TWP, PA 18202

MATTEO JOSEPH A MARIA G
129 N CHURCH ST
HAZLETON, PA 18201-5825

KATICA MARGARET
15 HOMESTEAD ROAD
WEST SIMSBURY, CT 6092

BOBROWSKI WENDY
1360 WOODLAWN DR
HAZLE TWP, PA 18202

BARLETTA JOHN L LORRAINE
1354 WOODLAWN DR
HAZLE TWP, PA 18202

PERCHAK MICHAEL EILEEN GALLAGHER
1337 WOODLAWN DRIVE
HAZLE TWP, PA 18202

BOGNET JAMES G PATRICIE J
1345 WOODLAWN DR
HAZLE TOWNSHIP, PA 18202

SAIVE RHONDA
1357 WOODLAWN DR
HAZLE TWP, PA 18202

KOWALCZUK MICHAEL P SUSAN
1364 WOODLAWN PARK
HAZLE TWP, PA 18202

OLASKI ROBT
330 W 9TH ST
HAZLETON, PA 18201-3145

YORIE THOMAS JR ANNA
1221 CHERRY BLOSSOM DR
HAZLE TOWNSHIP, PA 18202

BROGAN PATRICK CATHY
1218 CHERRY BLOSSOM DR
HAZLE TWP, PA 18202

SANSONI ANTHONY R MARYELLEN
1324 WOODLAWN DR
HAZLE TOWNSHP, PA 18202

SANTANA STARLIN
1356 WOODLAWN DRIVE
HAZLE TOWNSHP, PA 18202-0414

PALERMO MICHAEL A CAROLE A
1350 WOODLAWN DR
HAZLE TWP, PA 18202

KUCHMAY NICHOLAS D
1341 WOODLAWN DR
HAZLE TWP, PA 18202

ZIMMERMAN JUDITH A RHONDA
1351 WOODLAWN DR
HAZLE TOWNSHP, PA 18202

MERINO AMBER
1357 WOODLAWN DR
HAZLE TOWNSHIP, PA 18202

LETCHER ROBERT
407 W 30TH ST
HAZLE TWP, PA 18202

WOODLAND PLAZA LLC
SUITE 100 308 W 36TH ST
HAZLE TWP, PA 18202

150219

SIMCHOCK TARA L
1508 N CHURCH ST

HAZLE TWP, PA 18202

VEGLIA ANTHONY P KATHLEEN S
155 LAKEVIEW TRL 7W
SUGARLOAF, PA 18249-1063

METOVIC FADIL FRED HASIJE NANCY
1346 N CHURCH ST
HAZLE TOWNSHIP, PA 18202

BRADY LARRY E MARIE
3112 N VINE ST
HAZLE TWP, PA 18202

MICHAEL CHAN INVESTMENTS LLC
144 ST ANGELA DR
HAZLE TWP, PA 18202

ANAC CAROLE
1362 N CHURCH ST
HAZLE TOWNSHP, PA 18202

HORGA EMIL R DORINA
1379 N CHURCH STREET
HAZLE TWP, PA 18202

WIEST KATHLEEN M
PO BOX 423
HAZLETON, PA 18201

DENKE WILLIAM J IV JANINE
1360 NORTH CHURCH STREET
HAZLE TWP, PA 18202

CKENNA KEVIN
1354 N CHURCH STREET
HAZLE TWP, PA 18202

TEDESCO DENNIS
991 N WYOMING ST
HAZLETON, PA 18201-1929

VEGLIA ANTHONY KATHLEEN S
1525 N CHURCH ST
HAZLE TOWNSHIP, PA 18202-9383

DODSON KEVIN C ANTOINETTE
6 MAKARA DR
DRUMS, PA 18222-2247

DIAMOND HILL 2 LLC
690 N CHURCH ST
HAZLETON, PA 18201

SCALLEAT SHEILA TUCHI FRANK J
1381 NORTH CHURCH ST
HAZLE TOWNSHIP, PA 18202

MCGEE JOSEPH
32421 ANNS CHOICE WAY
WARMINSTER, PA 18974

KISTHARDT DALE
PO BOX 2489
HAZLETON, PA 18201

ARTERS KEITH MARTIN
1359 N CHURCH STREET
HAZLE TWP, PA 18202

PAPE DONALD G JR MARIAN J
755 PARDEESVILLE ROAD
HAZLE TWP, PA 18202

COTTONE NOCOLINO MILENKA
87 N BENNETT CT
HAZLETON, PA 18201-6034

MCGUIRE GERALD T MARY GRACE
21 WYETH PLACE
DRUMS, PA 18222

DREW PROPERTIES LLC
7948 SAW MILL ROAD
NEW TRIPOLI, PA 18066

JOSEPH BRET A
3116 N. VINE ST
HAZLE TOWNSHIP, PA 18202

GREGORY MICHELE KRANYAK ANITA
1391 N CHURCH ST
HAZLE TWP, PA 18202

VEEN LLC
137 MOUNTAIN ROAD
SUGARLOAF, PA 18249

VEGA ELIA
1373 N CHURCH ST
HAZLE TOWNSHIP, PA 18202

GENETTI WILLIAM E AND PATRICIA
PO BOX 992
CONYNGHAM, PA 18219

JOHN WEISS
1359 N CHURCH STREET
HAZLE TOWNSHIP, PA 18202

VASILAKOS JANELLE
1354 N CHURCH STREET
HAZLE TOWNSHIP, PA 18202

DODSON KEVIN ANTOINETTE
251 W 32ND ST
HAZLE TOWNSHIP, PA 18202-9256

COLL PATRICIA LAWRENCE P
1301 N VINE ST
HAZLE TWP, PA 18202

MITCHELL MICHAEL
3105 N VINE ST
HAZLE TOWNSHP, PA 18202

DEFLURI DOMINIC P JOAN M
3113 N VINE ST
HAZLE TWP, PA 18202

VERBONITZ EDWARD MARIE
3014 N SHERMAN CT
HAZLE TWP, PA 18202

CHERNOCK BRIAN J CAMMY L
PO BOX 74
MILNESVILLE, PA 18239

DURAN JUAN
3020 N VINE STREET
MILNESVILLE, PA 18239

BOGERT THOMAS JOSEPH
111 CALBETH CIRCLE
HAZLE TWP, PA 18202

SEPULVEDA KENNY P
112 CALBETH CIR
HAZLE TOWNSHIP, PA 18202

GETSIE BRIAN JESSICA
PO BOX 56
MILNESVILLE, PA 18239

GRECO JULIAN A GRACE I
1324 N CHURCH STREET STE 3
HAZLE TWP, PA 18202

BRIDGE JASON F
3103 N VINE STREET
HAZLE TWP, PA 18202

DEFLURI MAURO ANNA
3110 N SHERMAN CT
HAZLE TWP, PA 18202

SCHUMACHER WILLIAM J JR MARY
PO BOX M
MILNESVILLE, PA 18239-0181

HUDOCK LORI
PO BOX 175
MILNESVILLE, PA 18239-0175

KELLY JAMES MARY
5235 OLD AIRPORT ROAD
HAZLE TWP, PA 18202

SCHAUFLER JUDY A STEVEN P
PO BOX 84
MILNESVILLE, PA 18239

SABRINA MARIE BABULA
111 CALBETH CIRCLE
HAZLE TOWNSHIP, PA 18202

ONUSCHAK ALFRED JEAN
PO BOX 99
MILNESVILLE, PA 18239-0099

EDWARDS LAWRENCE DEBRA K
PO BOX 174
MILNESVILLE, PA 18239-0174

LESANTE SAMUEL J SR
109 W BROAD ST
HAZLETON, PA 18201-6303

REIMOLD THOMAS MAUREEN
3102 N SHERMAN CT
HAZLE TWP, PA 18202

YANAC RICHARD CAROLE
1362 N CHURCH ST
HAZLE TOWNSHP, PA 18202

VUKSON MARK MARY
PO BOX 27
MILNESVILLE, PA 18239-0027

SEAMAN JOSEPH G JOAN E
PO BOX 126
MILNESVILLE, PA 18239-0126

SMITH JOSEPH J LISA J
PO BOX 107
MILNESVILLE, PA 18239-0107

BALLIET DENNIS JUNE
PO BOX 130
MILNESVILLE, PA 18239-0130

DENISE A LEGRANDE
112 CALBETH CIR
HAZLE TOWNSHIP, PA 18202

SCARCELLA MARK JACULIN
PO BOX 10
MILNESVILLE, PA 18239

CHUNKO MICHAEL P
3004 N VINE STREET
HAZLE TWP, PA 18202

PPL ELECTRIC UTILITIES CORP
2 NORTH NINTH STREET
ALLENTOWN, PA 18101

150219

hearing info

frances calarco [zoning@hazletownship.com]

Sent: Friday, July 26, 2019 7:02 AM

To: SAMANTHA NEAMAN

Attachments: NEIGHBORS.docx (17 KB) ; Public Notice-ZHB852019.docx (16 KB)

Added to the neighbor notice list: Lithia Motors Inc. 150 N Bartlett St. Medford or. 97501

Fran

Frances Calarco, CZO

Zoning Officer

570-455-2030 Fax: 570-453-2402

zoning@hazletownship.com