

HAZLE TOWNSHIP ZONING HEARING

January 8, 2019

6:00 p.m.

The Meeting was called to order by Chairman Rick Korinchock at 6:01 p.m.

All in attendance recited the Pledge of Allegiance.

Roll Call:

Chairman, Rick Korinchock - Present	Vice-Chairman, Larry DeFluri – Absent
Secretary – Paul Rashko - Absent	Solicitor, Edward McNelis – Present
Zoning Officer, Fran Calarco - Present	Court Stenographer, – Present
Recording Secretary – Samantha Neaman – Present	
Chairman Substitute – Bill Gallagher - Present	

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.

Korinchock stated that Solicitor was reinstated to solicitor at the Hazle Township Supervisors meeting on January 7, 2019.

Re-organization of the Hazle Township Zoning Board:

Korinchock made a motion to appoint Edward McNelis, Esquire as Temporary Chair
Gallagher motioned a 2nd
ROLL CALL: Gallagher – aye; Korinchock- aye

Gallagher made a motion to nominate Rick Korinchock as the Chairman of the Board
Korinchock motioned a 2nd
ROLL CALL: Korinchock – aye; Gallagher- aye

Korinchock made a motion to nominate Paul Rashko as Vice-Chairman
Gallagher motioned a 2nd
ROLL CALL: Gallagher – aye; Korinchock- aye

Korinchock made a motion to nominate Larry DeFluri as Secretary/Treasurer
Gallagher motioned a 2nd
ROLL CALL: Gallagher – aye; Korinchock- aye

Korinchock made a motion to close Reorganization meeting
Gallagher motioned a 2nd
ROLL CALL: Gallagher – aye; Korinchock- aye

Korinchock made a motion to accept the dates of the Hazle Township Zoning Hearing schedule

Gallagher motioned a 2nd

ROLL CALL: Gallagher – aye; Korinchock- aye

Korinchock called the meeting of the Hazle Township Zoning Hearing Board at 6:04 p.m.

1. The application of Shaskya Castillo Nunez 207 E. Diamond Ave. Hazleton, Pa. 18201, for: 1. A use variance to construct ten four ft. by eight ft. single sided billboard signs in an R-1 Single Family Residential District where the proposed use is not permitted by right or special exception; and, 2) A variance of two hundred ninety two ft. where three hundred ft. are required and eight ft. are requested between each sign; and, 3.) A front yard variance of twenty ft. where thirty five ft. are required and fifteen ft. are requested; and, 4.) A rear yard variance of fifteen ft. where thirty ft. are required and fifteen ft. are requested; and, 5.) A right side yard variance of eighty four ft. where one hundred ft. are required and sixteen ft. are requested to a residential use; and, 6.) A rear yard variance of fifty ft. where one hundred ft. are required and fifty ft. are requested to a residential use, all variances requested are for a property located at 1041 SR 940, Hazle Township Pa. 18202 in an R-1 Single Family Residential District zone.

Applicant has requested a continuance until the February 4, 2019 regular meeting of the Hazle Township Zoning Hearing Board.

2. MRPI Hazleton, LLC, 509 S. Exeter St. Suite 216, Baltimore, MD 21202 for a parking variance of 893 spaces where 1611 spaces are required and 718 spaces are requested to construct an industrial building on a property located at Lot 9 Humboldt Industrial Park Northwest in an I-1 (Industrial District) zone.

Calarco was sworn in.

HT1 Application packet which includes neighbors notified.

Charles Suhr, an attorney who represents MRPI Hazleton, LLC, explains the application submitted.

McNelis referred to packet exhibit 3 clarifying that written discrepancies are referring to the same property.

Suhr confirmed the property is the same property referenced in application.

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Matthew Clymer with MRP Industrial is the Senior Vice President of Development. He explained that MRPI Hazleton is created specifically for the acquisition of this property. It is owned by MRP Industrial. He confirmed that he is authorized by the applicant to speak on their behalf.

A1 Application packet. The original copy includes the signed application signed by CANDO.

A2 Deed

A3 Selected pages from Agreement of Sale – First Amendment provided for extension and modification of acreage of site reducing it.

A5 Current sketch plan designed for development. Clymer explained the sketch. Feels the 718 spaces is adequate (1671 square feet) for approximately 400 employees.

Korinchock asked about traffic flow entering and exiting the site. People parking in back will need to drive around the building or use the secondary access entrance on the side.

Kenneth Hixebaugh from Evans Engineering was sworn in. Certified in Engineering in Training.

A4 Subject Property. Existing roadways and Scotch Pine Dr. Existing conditions of the property. Hixebaugh explained this exhibit.

Hixebaugh explained A5 regarding traffic study that has been completed and improvements will include majority of traffic to come from Scotch Pine Dr.

Korinchock made a motion for an Executive Session.

Gallagher motioned a 2nd.

ROLL CALL: Korinchock – aye; Gallagher- aye

Executive session 7:01 p.m.

Meeting resumed 7:11 p.m.

Korinchock made a motion to approve MRPI Hazleton, LLC, 509 S. Exeter St. Suite 216, Baltimore, MD 21202 for a parking variance of 893 spaces where 1611 spaces are required and 718 spaces are requested to construct an industrial building on a property located at Lot 9 Humboldt Industrial Park Northwest in an I-1 (Industrial District) zone under the following conditions:

1. That upon the sale or lease to a new owner or tenant must appear before this board to address traffic flow to determine hours of operation, number of employees and required parking spaces.
2. Hazle Township Zoning Board will at that time determine if any additional parking spaces are required.

Gallagher motioned a 2nd

ROLL CALL: Gallagher – aye; Korinchock- aye

Korinchock asked for public comment.

Gallagher made a motion to approve solicitors invoice dated November 5, 2018 in the amount of \$142.50.

Korinchock motioned a 2nd

ROLL CALL: Korinchock – aye; Gallagher- aye

Korinchock made a motion to table the October 1, 2018 meeting minutes.

Gallagher motioned a 2nd

ROLL CALL: Gallagher – aye; Korinchock- aye

Korinchock made a motion to adjourn.

Gallagher motioned a 2nd

ROLL CALL: Gallagher – aye; Korinchock- aye

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,



HAZLE TOWNSHIP ZONING BOARD

Samantha A. Neaman, Recording Secretary

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LIST OF PROPERTY OWNERS
WITHIN 250 FEET

Name	UPI #	Property Address	Mailing Address
Butler Enterprises, Inc.	26-U6-V6-00A-018	Along SR 924 (north side)	15 E. Broad Street Hazleton, PA 18201
Thomas J. Slusser et ux	26-U6-00A-19A 26-U6-00A-09B	Along SR 924 (north side)	612 Ridge Ave West Hazleton, PA 18202
United States Cold Storage, LLC	26-U6-00A-016	1102 North Park Drive Hazleton, PA 18202	1102 North Park Drive Hazleton, PA 18202
New Age Development Co., Inc.	26-U6-00A-018	Along SR 924 (south side)	19 E Broad Street Hazleton, PA 18201

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Castillo-Nunez

NAME	ADDRESS	CITY STATE ZIP
AMALFI PEGUERO	1025 N. LAUREL ST	HAZLE TOWNSHIP, PA. 18202
RALPH & JANICE RODRIGUEZ	1035 N LAUREL ST.	HAZLE TOWNSHIP, PA. 18202
LOUIS F. II & MELISSA PALERMO	1036 N MANHATTEN CT	HAZLE TOWNSHIP, PA. 18202
LEON & DIANE GENETTI	1038 N MANHATTEN CT	HAZLE TOWNSHIP, PA. 18202
LYNN MARIE RUGGIERO	1039 N LAUREL ST.	HAZLE TOWNSHIP, PA. 18202
GEORGE SUPERDOCK	1041 N LAUREL ST	HAZLE TOWNSHIP, PA. 18202
JOSEPH & SHARON FORMICA	1043 N LAUREL ST	HAZLE TOWNSHIP, PA. 18202
THOMAS & NELIA MARCHESKI	1047 N LAUREL ST	HAZLE TOWNSHIP, PA. 18202
MICHAEL KELCHAK	1057 SR 940	HAZLE TOWNSHIP, PA. 18202
D & S REALTY CORP	424 CAREY AVE	WILKES-BARRE, PA. 18702
JOHN & CAROL KMETZ	1053 N MANHATTEN CT	HAZLE TOWNSHIP, PA. 18202
ALBERT & VERA SOCK	19 W 23RD ST	HAZLE TOWNSHIP, PA. 18202
DAYANA MEDINA MARTINEZ	27 W 22ND ST	HAZLE TOWNSHIP, PA. 18202
LAWRENCE SOCK	19 W 23RD ST	HAZLE TOWNSHIP, PA. 18202
GOODFELLA'S PLAZA INC	PO BOX 338	HARLEIGH, PA 18225
ANDRES MEJIA	696 S KENNEDY DR	MCADOO, PA 18237
MEADOWBROOK ASSOC	25 MAIN ST, 4TH FLOOR	HARFORD CT, 06106
RUSSEL STEADLE	503 LAMBDA CIRCLE APT B	WERNERSVILLE, PA. 19565
JRFM INC	1055 N CHURCH ST	HAZLE TOWNSHIP, PA. 18202
JOSEPH CHRISTINO	724 GRANT ST	HAZLETON, PA 18201
HAZLE TOWNSHIP	HAND DELIVERED	WEST HAZLETON, PA 18202
HELEN LIOTT UX	332 N BROAD ST	HAZLE TOWNSHIP, PA. 18202
ANTHONY & THERESA STANZIOLA	115 W 22ND ST	HAZLETON, PA 18201
MARIA RABO	12 WEST 1ST ST	HAZLE TOWNSHIP, PA. 18202
DOROTHY STANEK	1028 SR 940	HAZLE TOWNSHIP, PA. 18202
HENRY SABA	1039 SR 940	HAZLE TOWNSHIP, PA. 18202
STEPHANIE EISENHOWER	1035 SR 940	HAZLE TOWNSHIP, PA. 18202
HELEN LIOTT C/O KATHRYN ROBY	332 N BROAD ST	WEST HAZLETON, PA 18202
ELENA JARAMA	1027 SR 940	HAZLE TOWNSHIP, PA. 18202

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