

HAZLE TOWNSHIP ZONING HEARING
March 4, 2019
6:00 p.m.

The Meeting was called to order by Chairman Rick Korinchock at 6:05 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	
Chairman Substitute – Jamie Price – Present	

Solicitor McNelis noted that Jamie Price was appointed by the Supervisors at the last meeting.

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. Shaskya Castillo Nunez 207 E. Diamond Ave. Hazleton, Pa. 18201, 1.) A variance to construct ten four ft. by eight ft. single sided billboard signs; 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.
Continued from February 4, 2019 originally scheduled January 8, 2019

****Withdrawn by the applicant on 02/27/19.**

2. JJC Enterprises 1971 E. Broad St. Beaver Meadows, Pa. 18216, for a variance to construct a three stall residential garage with an apartment on the 2nd floor, creating a second single family dwelling unit on a property located at 1965 E. Broad St. Beaver Meadows, Pa. 18216 in an R-1 (Single Family Residential District) zone.

Zoning Officer Fran Calarco was sworn in.

HT1 – Packet including neighbors notified.

A-Ordinance

B-Sketchpack

C-Photos of the property.

D-Photos of the property.

E-Photos of the property.

F-Photos of the property.

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Attorney William Schneider represents applicant John Caputo.

John Caputo was sworn in.

Schneider reviewed size of lot that is currently in compliance. He explained that Caputo wants to add a two-bedroom apartment above the 3 stall garages for Caputo and his wife to reside.

Caputo explained that someone is living in the existing home for lifetime. He and his wife will reside above the garage. There is existing water.

Calarco asked about fire department access. Caputo stated that there is enough room

Joe Bissol, a neighbor asked if the existing property is being torn down.

Caputo responded no.

Bissol reviewed the blueprints, Exhibit B explaining existing property will remain until tenant no longer lives there.

Korinchock made a motion for an executive session.

Gallagher motioned a 2nd

ROLL CALL: Price – aye; Gallagher– aye; Korinchock – aye

Executive session 6:38 p.m.

Meeting resumed at 6:48 p.m.

Korinchock made a motion to allow solicitor to review the application and table until the April 1, 2019 meeting.

Gallagher motioned a 2nd

ROLL CALL: Price – aye; Gallagher– aye; Korinchock – aye

3. Brian Bonner Sr. 450 Bonn Ct. Hazle Township, Pa. 18201 for a Special Exception to add a twelve foot by twenty four foot additional garage stall to a previously approved non-conforming residential garage in a B-1 (Neighborhood Commercial and Shopping Center District) zone, located at 452 Bonn Court Hazle Township, Pa. 18201.

Calarco submitted application packet including neighbors notified.

Brian Bonner was sworn in.

Bonner explained that he would like to add a 12 x 24 addition for riding lawnmowers. Will add to existing garage stall. No additional lighting. No changes will be made to the driveway.

Gallagher asked Bonner if he is aware that this will be the last addition to the property.

Bonner responded yes.

Korinchock asked questions from the audience.

Gallagher made a motion to approve the application of Brian Bonner Sr. 450 Bonn Ct. Hazle Township, Pa. 18201 for a Special Exception to add a twelve foot by twenty four foot additional garage stall to a previously approved non-conforming residential garage in a B-1 (Neighborhood Commercial and Shopping Center District) zone, located at 452 Bonn Court Hazle Township, Pa. 18201.

Price motioned a 2nd

ROLL CALL: Price – aye; Korinchock– aye; Gallagher – aye

4. Richard E. Angelo 4285 Hollywood Blvd. Hazle Township, Pa. 18202 for a use variance to construct eight apartment buildings each containing eight apartments, one laundry center and one maintenance room in a C-1 (Conservation District) zone where the use is neither permitted by right or by special exception; and, 2. A rear yard variance of twenty-five feet where fifty feet are required and twenty-five feet are requested to construct eight apartment buildings in a C-1 (Conservation District) zone located at the west end of Hollywood Blvd with a PIN of 26-S7-A-01D. Continued from February 4, 2019

Gallagher removed himself from this hearing.

McNelis asked all of the attorneys to identify themselves.

Lorianne Ogurkis is representing Richard Angelo.

Calarco submitted the packet.

HT1 – Application packet including sketches and neighbors notified.

HT2 – Letter from Jim & Ethel Rittenhouse

HT3 – Letter from Frank Bognet

Richard Angelo was sworn in.

Mr. Angelo explained that he has been in construction for 50 years. He owns approximately 7,000 acres along with an industrial property and 8 commercial properties.

A1- Drawing reference to front elevation.

A2- Overhead picture Ariel view.

Nicholas Angelo was sworn in.

Ogurkis asked Angelo what type of people he intends to rent to.

Angelo responded that he will have two-bedroom unit apartments for small families and elderly. No college housing. No section 8.

Parking would be directly in front of the units.

Price asked the condition of the property.

Angelo responded it has been dormant for 30 years. Grass fields.

Korinchock asked if there will be signage.

Angelo responded no.

Price asked what the plan is for the rear of the property.

Angelo responded possibly plant shrubbery.

There will only be one road in and out.

Attorney Cynthia Yurchak represents Rosemary Gray and Paul Sateach who own a combined 90 acres adjacent to the property in the application.

Yurchak explained that the agreement of sale in the application expired on February 14, 2019. Also that the agreement of sale was not signed by the seller.

Yurchak asked if legal addendum.

Angelo said no.

Yurchak asked about page 2 building cost is blank asking Angelo the amount.

Ogurkis objected.

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Yurchak withdrew the question.
 Yurchak asked when the property was posted.
 Angelo stated that he posted and never took it down.

Yurchak asked if posting went up a second time when meeting was rescheduled.
 Angelo responded that he did not know he needed to.
 Yurchak is referring to plot plan as part of the package.
 No information on size of parking spots to comply with zoning.

Yurchak asked about the setback being filled with 20 parking spaces. Price asked how many parking spots will be in front of each unit.
 Angelo responded two spots.

Yurchak referred to Section 202 of the zoning ordinance.

Yurchak stated that elevation drawing has no height measurements.
 Yurchak asked if anything on property would prevent him from building a home.
 Angelo responded no.

Objector Sateach/Gray 1-Demonstration Exhibit

Joe Mishinsky who represents objector neighbor, Matt Karmonick asked Angelo about three permitted uses on the property if he buys it.

Mishinsky explained that all five variances need to be met.
 Angelo explained that he believed he had met all of the criteria.

Ogurkis has addendum signed by Margaret Sateach which lists the agreement was extended to April 1, 2019.

McNelis stated to Ogurkis that she needs to submit the addendum to Calarco along with all other counsel. All objections will be submitted in writing to Calarco.

McNelis asked for questions.

Paul Sateach and Rosemary Gray were sworn in.
 Sateach explained the layout of the property.

Yurchak asked Sateach if he believes Angelo has met all five variances.
 Sateach responded no.

Korinchock asked audience if they have evidence they would like to submit.

Richard Angelo asked Gray/Sateach what they were planning to do with the run-off.
 Gray stated that she wasn't aware of any run-off.
 Sateach responded outlets haven't been cleaned creating the run-off. Recently cleaned and no shoulders. He said he isn't doing anything about the run-off.

Lucy Witek, neighbor, asked Mr. Angelo what research was done to come to the conclusion that apartments were needed in Hazle Township.

Angelo responded he searched the newspapers along with receiving phone calls from realtors asking him if he has property available.

Dave Glowatch, neighbor, asked Mr. Angelo how will the property affect the sewer/water bills.

Gloria Jean Kopetchny, neighbor, also asked Mr. Angelo if he know what will happen with the water and sewage bills.

Mr. Angelo responded he does not know.

Michael O'Byrne, neighbor, asked if the property was clean & green?

Mr. Angelo responded no.

Kopetchny asked Angelo how he will control traffic going to the beltway. Additional buildings will increase the traffic.

Angelo responded that he cannot control the traffic.

McNelis asked the audience for more questions or evidence.

No further questions.

Yurchak offered closing statements.

Larry Payne neighbor stated that if he wanted to live apartments he would have moved into the city.

Larry Farrone, neighbor, stated he wants to live near conservation land

Joe Chupela, neighbor, concerned about break ins.

Nancy Horvath explained how no one wants 64 apartments in their backyard.

Kevin Filbert stated that it's a quality of life for his family where he is living. The property values will decrease.

Richard Angelo Jr. explained that Lehigh Valley Hospital will be developing the land behind Woodcrest and Hollywood.

Lucy Witek stated that Angelo should build three houses

Ogurkis offered closing remarks stating that someone will eventually develop.

Korinchock they would break for executive session to review findings.

Executive session 8:47 p.m.

Meeting resumed at 8:52 p.m.

Korinchock stated that upon review of the information still needed to be submitted, a formal decision will be made at the April 1, 2019.

Written objection to the extension of sale then will close.

Korinchock made a motion to table the January 8, 2019 meeting minutes.

Price motioned a 2nd

ROLL CALL: Price – aye; Korinchock – aye

Korinchock made a motion to approve solicitors' invoice.

Price motioned a 2nd

ROLL CALL: Price – aye; Korinchock – aye

Korinchock asked for public comment.

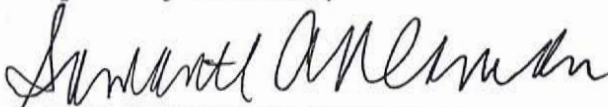
Korinchock made a motion to adjourn.

Price motioned a 2nd

ROLL CALL: Price – aye; Korinchock – aye

The meeting was adjourned at 8:57 p.m.

Respectfully submitted,



HAZLE TOWNSHIP ZONING BOARD
Samantha A. Neaman, Recording Secretary

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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	
LAWERENCE 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		
HELEN LIOTT UX	332 N BROAD ST	WEST HAZLETON, PA 18202	
ANTHONY & THERESA STANZIOLA	115 W 22ND ST	HAZLE TOWNSHIP, PA. 18202	
MARIA RABO	12 WEST 1ST ST	HAZLETON, PA 18201	
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	

Richard E. Angelo

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SHANNON DOWD
 JOSEPH & JACQUELINE HYDUK
 PAUL & MARY FISHER
 JOSEPH SMITH
 JAMES & MARY ANN COOPER
 THOMAS MUCCIO
 PAUL & JOHN SATEACH
 426 AIRPORT BELTWAY,LP
 MARGIT SKADELAND JULICHER
 KAIN FIGUERO
 FRANK BOGNET
 MARGARET SATEACH
 YONG CHUN GAU
 MATTHEW & CHERYL KARMONICK
 R&R MINNICK REAL ESTATE
 JEAN HORVATH ET AL
 GENE & NANCY HORVATH
 KEVIN FILBERT
 RAYMOND & KIMBERLY PETRO
 ROSEMATY GRAY

175 WOODCREST BLVD
 PO BOX 2190
 4273 HOLLYWOOD BLVD
 4279 HOLLYWOOD BLVD
 174 WOODCREST BLVD
 49 GARDEN AVE
 35 BERWICK ST
 409 RICHARD KNOLL
 534 BIGHTON WAY
 4268 HOLLYWOOD BLVD
 PO BOX 277
 4272 HOLLYWOOD BLVD
 1057 N CHURCH ST
 105 WOODCREST BLVD
 111 MIDDLE RD
 113 WOODCREST BLVD
 113 WOODCREST BLVD
 117 WOODCREST BLVD
 121 WOODCREST BLVD
 260 KOHLES HILL

HAZLE TOWNSHIP, PA. 18202
 HAZLETON, PA 18201
 HAZLE TOWNSHIP, PA. 18202
 HAZLE TOWNSHIP, PA. 18202
 HAZLE TOWNSHIP, PA. 18202
 MT TOP, PA. 18707
 BEAVER MEADOWS, PA 18216-0477
 HAVERFORD, PA 19041
 PHOENIXVILLE, PA 19460
 HAZLE TOWNSHIP, PA. 18202
 HAZLETON, PA 18201
 HAZLE TOWNSHIP, PA. 18202
 HAZLE TOWNSHIP, PA. 18202
 HAZLE TOWNSHIP, PA. 18202
 DRUMS, PA 18222
 HAZLE TOWNSHIP, PA. 18202
 HAZLE TOWNSHIP, PA. 18202
 HAZLE TOWNSHIP, PA. 18202
 HAZLE TOWNSHIP, PA. 18202
 KUTZTOWN, PA 19530-9114

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JJC Enterprises, LLC

DOUGLAS JUGAN
JOSEPH MARTOCCIO & NICOLE ZUBICK
JOHN & LINDA GOULD
JOSEPH & TRACEY BISSOL
WILLIAM BUNCHALK
THOMAS & ELIZABETH RACHO
MARK & ANDREW PETUCH AND DEBORAH SCHWAB
JAMES MASSAGE
PAUL EUGENE & GWENDOLYN HENDRICKS
CHERYL SANTINI & MELISSA KOVALICK
ROBERT HORNICK SR
JAMIE KOCH
MALICIA MALDONADO DE MADERA
EVELYN & ELIZABETH KRUSKO

1956 E. BROAD ST
1958 E. BROAD ST
1960 E BROAD ST
1964 E BROAD ST
1968 E BROAD ST
1972 E BROAD ST
1974 E BROAD ST
PO BOX 361
1978 E BROAD ST
1955 E BROAD ST
1961 E BROAD ST
1973 E BROAD ST
1981 E BROAD ST
338 W CONESTOGA RD

BEAVER MEADOWS, PA. 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
WYSOX, PA. 18854
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
BEAVER MEADOWS, PA 18216
DEVON, PA. 19333

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BONNER

GLADYS SADOSKI	453 BEAVER BROOK ROAD	HAZLE TOWNSHIP, PA, 18201
MARK TRELA	214 N GALEN HALL ROAD APT. 1	WERNERSVILLE, PA 19565-9342
JAMES & SHANON MASTROTA	437 BONN CT	HAZLE TOWNSHIP, PA, 18201
BERNARD & JOAN BONNER	225 BEAVER BROOK RD	HAZLE TOWNSHIP, PA, 18201
BRIAN TUGGLE	213 BEAVER BROOK RD	HAZLE TOWNSHIP, PA, 18201
AURORA ROBBINS	326 COAL ST	HAZLE TOWNSHIP, PA, 18201
ZORAN ZOVKO	2 BINA PLACE	FORDS, NJ 08863
MARK TRELA	211 N CRALLEN HALL RD APT 1	WERNERSVILLE, PA 19565-9342
MARK TRELA	211 N GALEN HALL RD APT 1	WERNERSVILLE, PA 19565-9342
JAMES & MATTIE TUGGLE	215 BEAVER BROOK RD	HAZLE TOWNSHIP, PA, 18201
CHRISTOPHER OREFIELD	25 S CLEVELAND ST	MCADOO, PA 18237
MARY ANN & JOSEPH MAGDA	463 BONN CT	HAZLE TOWNSHIP, PA, 18201
ALAN & SHERI FERRS	7611 HUNTER DR	MORRISVILLE, PA 19067
PHILIP ELKO	199 BEAVER BROOK RD	HAZLE TOWNSHIP, PA, 18201
CHRISTOPHER & BARB WILSON	197 BEAVER BROOK RD	HAZLE TOWNSHIP, PA, 18201
DOROTHY KUNTZ	193 BEAVER BROOK RD	HAZLE TOWNSHIP, PA, 18201
MARGARET WOLFGANG	470 BONN CT	HAZLE TOWNSHIP, PA, 18201
ANGELICA MARIA MERINO GRAZINO	71 N WYOMING ST	HAZLETON, PA. 18201
NERIDA SOROTOS	639 W. DIAMOND AVE	HAZLETON, PA. 18201