

HAZLE TOWNSHIP ZONING HEARING

May 6, 2019

6:00 p.m.

The Meeting was called to order by Chairman Rick Korinchock at 6:02 p.m.

All in attendance recited the Pledge of Allegiance.

Roll Call:

Chairman, Rick Korinchock - Present

Vice-Chairman, Larry DeFluri – Absent

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 – Present

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 Can Do Inc. 1 S. Church St. Suite 200 Hazleton, Pa. 18201, for a parking variance of ninety-four spaces where five hundred sixty-five spaces are required and four hundred seventy-one spaces are requested to construct a new Industrial Warehouse in an I-1 (Industrial District) zone located at 101 Commerce Drive, Hazle Township, Pa. 18202.

HT1 Application Packet including neighbor notice.

Rob Sensky, Attorney for CANDO has no objections to packet.

Joseph Lettiere, Vice-President of CANDO was sworn in

Lettiere states that Sites Services Group was hired for this land development project.

William Letwinski, an expert Sites Services Group is the Engineering Group was sworn in.

Letwinski states that the property suffers from

Letwinski reviewed that there are a number of different constraints included in the letter submitted.

Korinchock asked if there are any protestors.

Rashko made a motion to approve the application of Can Do Inc. 1 S. Church St. Suite 200 Hazleton, Pa. 18201, for a parking variance of ninety-four spaces where five hundred sixty-

five spaces are required and four hundred seventy-one spaces are requested to construct a new Industrial Warehouse in an I-1 (Industrial District) zone located at 101 Commerce Drive, Hazle Township, Pa. 18202.

Price motioned a 2nd.

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

2. The application of Shirley Sweet 607 Alter St. Hazleton, Pa. 18201 for a Special Exception for a Home Occupation for a Beauty Salon at a property located at 1115 Fairlawn Blvd. Hazle Township, Pa. 18202 in an R-1 Single Family Residential District zone.

HT1 – Application submitted by Calarco which included neighbors notified.

Shirley Sweet, applicant was sworn in.

Solicitor McNelis stated that attached is the settlement statement. Asked Sweet if there was there a deed filed and if there was a copy. He also asked if she is the sole owner of the property?

Price stated that it is notated that the parking is 30 x 64

Korinchock asked if there was going to be signs.

Sweet states that she will only have one sign attached.

Korinchock asked how many customers does she have at one time.

Sweet responded no more than two.

Sweet stated that the salon will be located in the basement.

Price made a motion to approve the application of Shirley Sweet 607 Alter St. Hazleton, Pa. 18201 for a Special Exception for a Home Occupation for a Beauty Salon at a property located at 1115 Fairlawn Blvd. Hazle Township, Pa. 18202 in an R-1 Single Family Residential District zone.

Rashko motioned a 2nd

ROLL CALL: Rashko – Aye; Korinchock – Aye; Price – aye

Korinchock stated that the approval should be amended to not allow on-street parking.

Rashko motioned to amend with no on-street parking.

Price motioned a 2nd

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

Price motioned to approve as amended.

Rashko motioned a 2nd

ROLL CALL: Rashko – Aye; Korinchock – Aye; Price – aye

3. The application of Tom Silva DBA/ All Phaze Roofing & Construction Inc., 826 Grant St., Hazleton, PA 18201 for a use variance and / or special exception for the sale of roofing and siding materials with related outdoor storage in a B-1 (Neighborhood Commercial & Shopping Center District) zone located at SR 309 & East Mt. Laurel Drive (130 E. Mt. Laurel Dr.) Hazle Township, PA 18201.

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Chris Pecora, All Phaze, Civil Engineer was sworn in.

Seach submitted Pecora's resume.

A1 – Site Plan

A2 – Pecora's resume

A3- Aerial pictures to 2000

A4- Aerial pictures to 500

HT1 – Calarco submitted packet which included neighbors notified and a letter from Calarco regarding a parking scheme from Chris Pecora.

Pecora describes the site plan.

Price asked how many employees.

Thomas Silva was sworn in and responded there is only one employee on site. Generally there is only 1 customer at a time.

Price asked if there is material disposal on site.

Silva responded that is no construction debris.

Hours will be 7-4 Monday-Friday

No lighting

A5- Listing of supplies sold - Roofing and Siding Materials, Coils, Paper

A6 – 12 Pages of Photographs

Price asked if anything onsite highly combustibile considering located next to fireworks store.

Pecora stated no.

Rashko questioned the fence.

Pecora explained the south end of the buffer fence.

A7 – Points of Loss

Seach moved for admission of all submissions.

Robert Calucci, owner was sworn in.

Calucci asked the board to approve the application.

Korinchock made a motion for an executive session.

Price motioned a 2nd.

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

Executive session at 7:25 p.m.

Korinchock called the meeting back to order at 7:36 p.m.

Korinchock made a motion to approve the application of Tom Silva DBA/ All Phaze Roofing & Construction Inc., 826 Grant St., Hazleton, PA 18201 for a use variance and / or special exception for the sale of roofing and siding materials with related outdoor storage in a B-1 (Neighborhood Commercial & Shopping Center District) zone located at SR 309 & East Mt. Laurel Drive (130 E. Mt. Laurel Dr.) Hazle Township, PA 18201 under the condition that any construction debris follow local, state & federal regulations while on property.

Price motioned a 2nd

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

Korinchock made a motion to pay solicitors invoice

Price motioned a 2nd.

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

Price made a motion to approve the April 4, 2019 meeting minutes.

Korinchock motioned a 2nd.

ROLL CALL: Korinchock – aye; Price aye

Korinchock asked for public comment

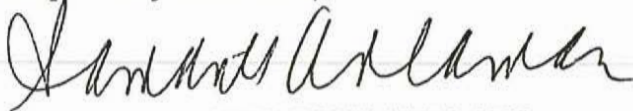
Price made a motion to adjourn.

Korinchock motioned a 2nd

ROLL CALL: Korinchock – aye; Price – aye

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,



HAZLE TOWNSHIP ZONING BOARD
Samantha A. Neaman, Recording Secretary

150219



P.O. Box 28
 Taylor, PA 18517
www.ssg-pa.com
 Ph:(570) 909-9290

List of Adjoining Property Owners for Zoning Hearing Request
CAN DO, Inc. – New Industrial Warehouse Facility HIP Lot #106
Hazle Township, Luzerne County, PA

1. Lot #30
 Pin 26-U7-00A-030-000
 Montour LLC
 835 Hamilton St., Suite 150
 Allentown, PA 18101

2. Lot #30H
 Pin 26-U7-00A-30H-000
 PPL Electric Utilities Corp
 2 North 9th St.
 Allentown, PA 18101

3. Lot #36B
 Pin 26-U7-00A-36B-000
 Humboldt East Trade Center LLC
 C/O Trammell Crow Company
 300 Conshohocken State Rd., Suite 250
 West Conshohocken, PA 19428

4. Lot #36H
 Pin 26-U7-00A-36H-000
 Township of Hazle
 101 West 27th St.
 Hazle Township, PA 18202

5. Lot #36J
 Pin 26-U7-00A-36J-000
 Township of Hazle
 101 West 27th St.
 Hazle Township, PA 18202

6. Lot #36M
 Pin 26-U7-00A-36M-000
 J&K Humboldt Station, LP
 3435 Winchester Rd., Suite 101
 Allentown, PA 18104

7. Lot #36N
 Pin 26-U7-00A-36N-000
 J&K Humboldt Station, LP
 3435 Winchester Rd., Suite 101
 Allentown, PA 18104

Hand Delivered

MAP	Block	LOT	ADDRESSES
26 U7S5	002	8	BATISTA NELSON 1006 S. CHURCH STREET HAZLETON, PA 18201
26 U7S5	002	9	DAVIS SHERRI 1002 S. CHURCH STREET HAZLETON, PA. 18201
26 U7S5	002	10	DAVIS SHERRI 1002 S. CHURCH STREET HAZLETON, PA 18201
26 U7S5	002	11	BANK OF AMERICA 7105 CORPORATE DRIVE PLANO TX. 75024
26 U7	00A	31	MT. LAUREL MEMORIAL PARK 1000 S. CHURCH STREET HAZLETON, PA. 18201
26 U7	00A	23	HAZLE AUTO PARTS 864 S. CHURCH STREET HAZLETON, PA. 18201
26 U7S5	003	2B	AMBICAI INC. 1039 S. CHURCH STREET HAZLETON, PA. 18201
26 U7S5	003	3	PHILLIP PATRICIA 1029 S. CHURCH STREET HAZLETON, PA. 18201
26 U7S5	003	5	ESPINAL JUAN 95 NORTH WYOMING STREET HAZLETON, PA. 18201
26 U7S5	003	6	BUMBULSKY DAMIAN 1001 S. CHURCH STREET HAZLETON, PA. 18201
26 U7S5	003	2C	AMBICAI INC. 1039 S. CHURCH STREET HAZLETON, PA. 18201
26 U7S5	003	2D	AMBICAI INC. 1039 S. CHURCH STREET
26 U7S5	003	2	CAPUTO JOHN 1971 EAST BROAD STREET BEAVER MEADOWS, PA. 18216
71 U7NE 33	002	13	CALUCCI ROBERT + DEBRA 400 LORI DRIVE BEAVER MEADOWS, PA. 18...6
71 U7NE 33	002	14	CALUCCI, ROBERT + DEBRA 400 LORI DRIVE BEAVER MEADOWS, PA. 18216

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SWEET		
1185		
NAME	ADDRESS	ADDRESS
THOMAS VERCUSKY	1055 W. 19TH STREET	HAZLE TOWNSHIP, PA. 18202
AUGUSTINO & ELIZABETH ROSATO	1119 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202
NICHOLAS & JOANNE CORTESE	1115 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202
JOHN HOFFER	1111 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202
THOMAS & ELIZABETH TWOMBLY	1109 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202
HARRY & LORI SCATTON	357 W 30TH ST	HAZLE TOWNSHIP, PA 18202
EDWARD CHIPKEVICH	400 MALVIN AVE	ANNAPOLIS, MD 21401
GERALD & MOLLIE FETTERMAN	351 W 30TH ST	HAZLE TOWNSHIP, PA 18202
MICHAEL & MARY HOMANKO	349 W 30TH ST	HAZLE TOWNSHIP, PA 18202
REBECCA BREDBENNER & KEVIN & DEBRA SIMMONS C/O NANCY THERESA BREDBENNER	373 W. 30TH ST	HAZLE TOWNSHIP, PA 18202
THOMAS & LAUREN SHARKEY	1131 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202
DOMINIC & LEONA ROMAN	1127 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202
NICHOLAS & THERESA SEDON	1125 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202
JOHN & MICHEKKE MCGEEHAN	1123 FAIRLAWN BLVD	HAZLE TOWNSHIP, PA 18202