

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
JANUARY 20, 2025  
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!**

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**ROLL CALL:**

Atty Jeff Rockman	Terry Daley
Joseph Marchese	Lee Ann Kasha
Joe Calabrese, RJD Eng	John Synoski
Chuck Krone, Zoning Officer	

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**APPROVAL OF PREVIOUS MINUTES:**

**Motion to Approve the Minutes of December 10, 2024.**

<b>MOTION:</b>	<b>SECOND:</b>	
<b>ROLL CALL: MARCHESE:</b>	<b>DALEY:</b>	<b>SYNOSKI:</b>

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**BILLS TO BE PAID:**

**ADVISORS:** January(2) @ \$ 60.00 Each for (2) meetings  
**DIRECTOR:** \$ 175.00 for January Meeting(s)  
**SOLICITORS:**  
RJD:  
**SECRETARY:** MTG('S) MINUTES: 12/10/24 Meeting - \$ 50.00

**Motion to recommend the Supervisors pay the above bills.**

<b>Motion:</b>	<b>Second:</b>	
<b>Roll Call: Daley:</b>	<b>Marchese:</b>	<b>Synoski:</b>

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**EXTENSIONS OF TIME**

Mericle Crossroads Major LD – 90 Day Ext to expire **January 21, 2025**  
Mericle Crossroads Major SD – 90 Day Ext to expire **January 21, 2025**  
Butler 161 Major LD – 90 Day Ext to expire **February 18, 2025**  
Crossorads XOXO – 90 Day ext of time – **January 30, 2025**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 18, 2024**  
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **February 18, 2025**  
HASD Athletic Facilities Major LD – 90 Day Ext of time – **January 21, 2025**  
Valeri & Sofi Minor SD – 90 Day Ext of time – **February 18, 2025**

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**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 / 2/16/24 Additional 90 Day extension request to expire 5/29/24/ 2/23/24 Revised submission received - 2/20/24 design BLD – response comments to RJD Review of 6/17/2023 / 2/20/24 Waiver Requests / 2/8/24 design BLD – Email regarding meeting with Fire Chiefs / Partial cost estimate / 1/30/24 email with ppl regarding power connection / Revised Plans with a revision date of 2/20/24 / PCSM revised 2/20/24 / 3/12/24 RJD Rev #4 – (1) Zoning & (9) Saldo comments / Waiver Requests granted 4/16/24 (1) 203, 301.C & 501.A Requirement of a Preliminary Plan submission (2) 813.1 & 1009 Concrete curbs required along all streets and parking lots & 813.2.A – Concrete sidewalks along SR 424. / 5/20/24 North Point Dev request for an additional 90 Day Extnsion of time / 90 Day extension of time to expire November 19, 2024 / 11/14 24 design BLD – 90 Day ext of time request – granted to expire 2/18/2025 /

**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 Management 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 //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 / 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 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25’ buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20’ in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan. Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

**Motion to grant the request for a 90 day extension of time for Crossroads XOXO Preliminary/Final MajorLand Development to expire April 15, 2025. Motion: Second: Roll Call: Daley: Marchese: 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 / 3/18/24 Mericle – 90 Day Ext of time request / 6/14/24 Request for a 90 Day Extension of time – extended to 9/17/24 / 90 day ext of time granted to expire 12/10/24 / 12/3/24 Mericle – Request for a 90 Day Ext of time /

**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**

**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 / 90 Day extension of time to expire 5/21/24 / 90 Day extension of time to august 20, 2024 / 90 day extension of time to expire 2/18/2025 /

**HASD Indoor Athletic Facility Prelim/Final Major LD Accepted: 7/16/24 P-24-10**

**Received:** Transmittal Letter / Project Narrative / Application / Checklist / Signed developer's Agreement to Pay all fees / Signed Applicant Acknowledgement / Signed certificate of Ownership / Wetland Fact Sheet / Fee Schedule & Summary sht / Fees – LD Fee - \$ 6,352.00 & Stw Fee - \$ 1,500.00 – Total - \$ 7,852.00 & Rec Fee - \$ 1,500.00 / Stormwater Mgt Application / Transmittal to Luzerne County Planning / Transmittal to HCA / Transmittal to GHJSA / Submission to MAHT / Submission to Dep – Sewage Planning Module Mailer / Submission to UGI / Submission to PPL / Transmittal to Luzerne Conservation District / Traffic Narrative / Plan – Fire Truck Ladder Reach / Parking Evaluation Narrative / Deeds / Regulated Waters Delineation Report / PCSM Plan / Zip Drive to RJD / Plans / Corr to Twp Engineer, Zoning & Fire Chief / 8/19/24 RJD Rev. #1 – (10) General, (5) Zoning, (36) Saldo & (4) Stw comments / 9/10/24 Zoning Review – In Compliance / 9/10/24 Fire Chief Rev – No comments /

**Proposed is to construct a 121,600 SF indoor athletic facility for the HASD to be located north of the existing track & west of 23<sup>rd</sup> Street**

**Motion to grant the request for a 90 day extension of time for HASD Preliminary/Final Major Land Development to expire April 15, 2025.**

**Roll Call: Daley:**

**Marchese:**

**Motion:**

**Second:**

**Synoski:**

**Valery & Sofi Properties Inc Minor Subdivision Accepted: 8/20/24 P-24-12**

**Received:** Application / Checklist / Fee schedule & summary sht / SD Fee - \$ 700.00 / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luzerne County / Plans / Corr to RJD & Zoning / 8/27/24 Luz Cty Planning – (4) comments & 8/23/24 Luz Cty Engineering – ( 11) comments / 9/12/24 RJD Rev # 1 – (13) comments / 9/13/24 Zoning Rev. – Not In compliance – Lot size / 11/14/24 Baer & Evans – 90 Day Ext of time request / 90 day Ext to expire 2/18/2025 /

**Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1 will be (8,575 SF with an existing half double home, driveway and all public utilities. New lot 2 will be (10,863 SF) with any existing half double home, garage, driveway and all public utilities.**

**Central PA Equities 42 LLC Prelim/Final Major LD Accepted: 12/10/24 P-24-17**

**Received:** design BLD – Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 123 – Rec Fee, \$ 1,300.0 Stw Fee, \$ 2129.50 LD Fee / Waiver Request **203, 301.C & 501.A** – Requirement of a Preliminary Plan submission / Signed Developers Agreement to Pay all fees / Dep Application Mailer package / 8/2/24 CanDo – Adequate capacity for water & sewer, Request to UGI for Gas & ppl for electric / Deeds / Plans / Corr to Zoning / 12/3/24 Zoning Rev – In Compliance / 12/23/24 Luz Cty Planning – (1) Comment & Engineering – (50) commetns /

**Lot 14/HCA Land Minor Subdivision Accepted: 12/20/24 P-24-18**

**Received:** Cover Letter / Application / Applicant Checklist / Fees \$ 850.00 SD Fee & \$ 2130.00 Recreation Fee / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all Fees / Dep Mailer / Project Narrative / Deed(s) /Waiver Request 604.1 – Plan Scale / Post Construction Stormwater Management Report / Corr to Zoning / 1/8/25 Zoning Rev – In Compliance / 1/6/25 RJD Rev # 2 – (2) comments

**Proposed is to combine a 9.99 acre lot of HCA lands and combine it with Lot 14 in Humboldt Industrial Park North. New Lot 14 will be 70.25 Acres**

**Motion to grant the Waiver Request Of 604.1 Plan scale 1” = 60’ for Lot 14/HCA Minor Subdivision. Motion: Second:**

**Roll Call: Daley: Marchese: Synoski:**

**Motion to approve the HIP North Lot 14/HCA Minor Subdivision. Motion: Second:**

**Roll Call: Daley: Marchese: Synoski:**

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**NEW PLANS SUBMITTED**

**METOVIC REALTY MINOR SD SUB: 12/20/24 P-24-19**

**Received:** Application / Project narrative / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 700.00 / Signed applicant acknowledgement / Deed / Legal description / Plans / 1/8/25 Zoning Rev – In Compliance

**Proposed is to create one new lot from 2 existing parcels. New lot 1 (22,433 SF/0.515 Acres) is a vacant parcel with all present utilities existing in the Township ROW. This is located at the southwest corner of Hollywood Blvd & Weir Street**

**Motion to Accept the Metovic Realty Minor Subdivsion as a complete application.**

**Motion: Second:**

**Roll Call : Daley:                                  Marchese:                                  Synoski:**

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**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**

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**CORRESPONDENCE:**

**Luz Cty Planning** 12/23/25 Central PA Equities – New Hotel Facility Major LD – (1) comment

**Luz Cty Engineering** 12/23/25 Central PA Equiteis Major LD – (50) comments

**LCD** 1/16/25 Eagle Rock Mountain View – NPDES NOI not eligible  
1/13/25 Warrior Trail properties/Niagara – NPDES Notice of Termination – Approved  
1/14/25 Service Electic Addition – NPDES Notice of Termination – Approved  
1/13/25 Tractor Supply – NPDES Notice of Termination Denial  
1/8/25 HIPN North Park Drive Phase III – NPDES Notice of termination – Approved  
1/8/25 Tejada NPDES Renewal – Approved  
1/7/25 Black Diamond Drive E&S Approval  
1/15/25 360 Maplewood Drive E&S Permit expired  
1/13/25 Tri Mountain Realty Lots 15 & 16 – E&S renewal – Approved  
1/8/25 Hazleton Endoscopy (Yoo) – NPDES Approved  
12/30/24 One Trinity Valmont Warehouse – NPDES renewal – Approved  
12/30/24 HIP Lot 48 - NPDES renewal - Approved  
12/30/24 HIP Lots 40A-1 & 40 A-2 NPDES renewal - Approved

**RJD** 12/18/24 Central PA Equities LD – Rev 1 – (17) General, (2) Zoning (26 Saldo & (8) Stormwater Commetns  
1/6/25 Lot 14/HCA Minor Sd Rev #2 – (2) comments  
1/15/25 Taco Bell – Financial Security release – approved in full

**Mericle** 1/3/25 Request for a 90 Day Ext of Timer for Crossroads East Major SD & LD

**Zoning** 1/8/25 Lot 14/HCA Minor SD in compliance  
1/8/25 CanDo/Karchner VIP Lot 27 Minor SD – In Compliance  
1/8/25 Metovic Realty Minor SD = In Compliance

**Barry Isett** 1/13/25 Request for a 90 Day extension of time for HASD Indoor Athletic Facility

**JVI** 1/20/25 90 Day extension of time request for Crossroads XOXO

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**The next regular Planning meeting will be held Tuesday February 18, 2024 at 6:00 PM**

**Motion was to adjourn the meeting at \_\_\_\_\_ PM    Motion:                                  Second:**  
**Roll Call: Daley:                                  Marchese:                                  Synoski:**