





Steve Makstad was present for Mericle. Technical review comments should be coming soon from Dep and the Conservation District. Brian McManus met with the Fire Chief regarding fire hydrants. They received the will serve letter from Hazleton City Authority- water.

John S asked if they spoke to the fire chief about the long cul-de-sac that serves 2 developments. Steve M It was decided that the land owned by Pagnotti we would not have to SR 924 except for emergency access to Crystal Ridge Road.

John S – Joe, have you looked at that it is an extremely long access drive.

Joe c – There are 3 independent accesses they are not required, there is no length for commercial access drives, we should lean on the Fire Chief. We have North Park Drive which is an extremely long access. We would like to plan for the emergency access now. The lots are so large you not have a problem.

Steve M – That access is 1100 feet. We were strategic in looking at the best place. It may be difficult with the ponds that are there.

John S – If you have an emergency, there are two large Industries that can't get out and emergency vehicles can't get in.

Steve M – There are four access points of of SR 424, 2 signalized intersections. We have an approved Traffic study. We are still working on the PennDot HOP. There will be a total of 1.75 million SF and 10 Buildings. We will continue to look at the emergency access.

**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**

No one was present.

Joe C – They received their reservation of capacity letter from the Municipal Authority. I don't believe it's been executed yet, so it will happen soon. There are a few Zoning comments, at their last closing the bank did an Independent and Saldo review. (1) No warehouse activities within 20' of a property line, they are within 20' of internal lots. (2) Fence and planting strips as the buffer adjoining residential. They want to do something better, our Ordinance does say fence.

**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 / 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 1/16/24

**Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road.**

**Waiver Requests – (1) 802.H 25' buffer along wetland wetland areas  
(2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer  
(4) 818 – Lighting fixtures shall not be in excess of 20' in height  
8/16/23 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, Waiver  
Request of 203 & 301.C – Requirement of a Preliminary Plan. Revised Plans**

**Motion to accept the request of JVI for an extension of time to expire April 30, 2024 for  
Crossroads XOXO Building 2 Major Land Development application. Motion: Second:  
Roll Call: Marchese: Daley: Synoski:**

Joe C spoke to their Engineer, Jim Vozar. The primary reason for the extension request is there is no water and sewer near there. They have had multiple meetings with sugarloaf, that has not been addressed. Emergency access is an outstanding comments. He mentioned to them that they have to address a no doubt for their waiver requests.

**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 /**

**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**

S Makstadd – The only outstanding item is the Sewage Facilities Planning Module. We are going to do it for this one parcel and 1 EDU for the remaining parcel.

Joe C – Their ARPA Grant is to update that pump station, Dep finally did a review and they will respond within 10 days. The (2) waivers were recommended. Zoning is approved the only outstanding comment is the Planning Module.



John Ackerman – They have an idea of what they want to do but they’re looking to phase it in. Eventually he wants to put four total buildings – 60 unit apartments. The HOP will be a change of use. There are no easements or access agreements.  
John S – there should be

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer’s Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / \_10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25’ Feet, variance is required for anything over 25’. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments /

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

**Joe C spoke to Mike Brinkash, they did address a lot of the comments.**

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**NEW PLANS SUBMITTED**

**Hayden Power Group – Existing Easement Subdivision Sub: 12/08/23 P-23-19**

**Received:** Cover Letter /Application / Checklist / SD Fee - \$ 1,820.00 & Rec Fee - \$ 330.00 / Corr to Zoning & RJD / Project Narrative / Deed(s) / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed Descriptions / Developer’s Agreement to pay all fees / Plans / 12/29/23 – Luz Cty Planning – (1) comment & 12/22/23 Luz Cty Engineering – (6) Saldo & (4) General comments / 1/11/24 Zoning Rev.- In Compliance /

Bill Letwinsky – This looks similar to the previous Subdivision.  
Nina – We did ask them to resubmit so they can now properly record the plans.

**A Motion was entertained to accept the Hayden Power Group Existing Easement Minor Subdivision as a complete application. The Motion was made by Marchese and Second by Daley  
Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01**

**Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer’s Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comments

Aaron Sisler, Borton Lawson Engineering was present. There is an existing practice there, they are looking to expand 8,000 SF with additional parking. Stormwater will be a new underground detention basin. There will be lighting around the site. We added a rear access for trash truck and fire trucks. They submitted the NPDES Permit. They are talking to Joe Smith on sewage, he recommended to contact Dep. There is water into the site, that will be upgraded to a 2” line, it is currently a 1” line. There had been a special exception granted previously. It currently operates as an Endoscopy center, the new addition will be an endoscopy center and the current building will be an office. This currently is a one story and the addition will be a one story. Joe C will incorporate County comments in his review. A lighting plan is with the set They met with Dep and just got it submitted.

**A Motion was entertained to accept the Hazleton Endoscopy Center Preliminary/Final Major Land Development as a complete application. The Motion was made by Marchese and Second by Daley Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

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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:**

**RJD** 12/18/23 Rev #1 STTC Hazleton Major LD – (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments  
1/11/24 STTC Hazleton Rev #2 – (16) Saldo & (2) Stw comments

**Luz Cty Planning** 12/13/23 HJT Gravel Lot Stw – (2) comments  
12/19/23 Red Carpet SD – (3) comments  
12/29/24 Hayden SD – (1) comment  
1/10/24 Hazleton Endoscopy ctr LD – (1) comment

**Lux Cty Engineering** 12/15/23 HJT Gravel Storage Stw – (16) comments  
12/18/23 Red carpet SD – (3) comments  
12/22/24 Hayden SD – (6) SD & (4) General comments  
1/9/24 Hazleton Endoscopy LD – (16) Saldo & (8) General comments

**LCD** 1/3/24 Umbriac Storage Units – Notice of Violation to Umbriac & Municipality – No NPDES received prior to construction activities  
1/8/2024 594 CanDo Exp/Lewlop – NPDES & E&S approval

**Brinkash & Assoc Inc** 1/8/24 Revised submission STTC Hazleton - Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/

**Zoning** 1/11/24 Hazleton Endoscopy Ctr LD – In compliance ZHB relief was given to operate a surgery ctr.  
1/11/24 Hayden Easement SD – No comments, meets zoning requirements

**JVI** 1/12/24 Request for an extension of time until April 30, 2024 – Crossroads XOXO LLC Major LD

**Mericle** 1/15/2024 Request for a 90 day extension of time to expire April 16, 2024 for Crossroads East Business Park Preliminary/Final Major Land Development Plan & Subdivision Plan

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**The next regular Planning meeting will be held Tuesday February 20, 2024 at 6:00 PM**

**A MOTION WAS ENTERTAINED TO ADJOURN THE MEETING AT 7:00 PM. THE MOTION WAS MADE BY MARCHESE AND SECOND BY DALEY**

**ROLL CALL: FIUME: AYE            MARCHESE: AYE            SYNOSKI: AYE**

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
FEBRUARY 20, 2024  
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 - Present           | TERRY DALEY - Present   |
| JOSEPH MARCHESE                       | LEE ANN KASHA - Present |
| JOE CALABRESE, RJD ENG - Present      | JOHN SYNOSKI - Present  |
| CHUCK KRONE, Zoning Officer - Present |                         |

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of January 23, 2023. The Motion was made by Marchese and second by Daley**

**ROLL CALL: MARCHESE: Aye                      DALEY: Aye                      SYNOSKI: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:**                      **March (2) @ \$ 60.00 Each for (2) meetings**  
**DIRECTOR:**                      **\$ 175.00 for March Meeting(s)**  
**SOLICITORS:**                      **2/05/2024 \$ 285.00**  
**TWP ENGINEER::**                      1/31/24 594 CanDo Exp - \$ 440.00 / STTC LD - \$ 495.00 / Humboldt Warehouse-Hazleton Logistics - \$ 781.00 / Taco Bell - \$ 241.50 / Hazle NPDES - \$ 304.50 / Forbo LD - \$ 583.00 / Pitt Ohio - \$ 1,023.00 / Mericle Crossroads LD - \$ 330.00 / Tractor Supply - \$ 2,640.00 / Butler 95 LD - \$ 605.00 / Hazleton Endoscopy LD - \$ 1,870.00 / Hayden Easement SD - \$ 550.00 – Total - \$ 9,863.00  
**SECRETARY:**                      **MTG(S) MINUTES: 02/20/23 Meeting - \$ 50.00**  
**SECRETARY:**                      **Office Time February / HOURS: 80      SALARY: \$ 1,980.00**

**A Motion was entertained to recommend the Supervisors pay the above bill. The Motion was made by Daley and Second by Marchese.**

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

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**EXTENSIONS OF TIME**

Mericle Crossroads Major LD – 90 Day Ext to expire **April 16, 2024**  
Mericle Crossroads Major SD – 90 Day Ext to expire **April 16, 2024**  
Butler 161 Major LD – 90 Day Ext to expire **February 29, 2024**  
Crossroads XOXO – 90 Day ext of time – **April 30, 2024**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 19, 2024**

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## **PLANS FOR APPROVAL**

### **MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT**      **ACCEPTED: 7/19/2022** **P-22-16**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 Waiver requests of 813.1 & 813.2(a) were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 /Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

### **MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION**      **ACCEPTED: 7/19/2022**      **P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer’s Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35’ front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

Joe C. No update, Mericle is not present. They met with the Municipal Authority, he believes the Municipal Authority passed on the agreement to Mericle. They are working with HCA.

**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** /

Joe C – He received revised plans today, didn’t get a chance to review the. They are progressing with all the outside comments and continuing to work with Penn Dot & the Sewage Planning module. Penn Dot did require off site road improvements.

Chuck Krone – He received a call from Design BLD, theya re applying for a variance, he believes it has to do with truck parking.

Joe c stated because they are subdividing there are two interior lot line they don’t meet and if your adjacent to residential district a 50’ setback is required, planted buffer & fence. They were going to build a berm but no fence even though its better it doesn’t comply with our ordinance.

John S asked Joe C to reach out to them to make sure the zoning is cleared.

**A Motion was entertained to grant the request of design BLD for a 90 Day extension of time for Butler 161 Preliminary/Major Land Development, to expire May 21, 2024.**

**The Motion was made by Marchese and Second by Daley.**

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

**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 Manangement 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 / 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

**Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road.**

**Waiver Requests – (1) 802.H 25’ buffer along wetland wetland areas  
(2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer  
(4) 818 – Lighting fixtures shall not be in excess of 20’ in height  
8/16/23 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, Waiver  
Request of 203 & 301.C – Requirement of a Preliminary Plan. Revised Plans**

Joe C –He spoke to them today, they are continuing to work on the comments, they have some mitigation to do with the Indiana Bat. They are still battling with Sugarloaf & Dep regarding the sewer line, they are trying to get Sugarloaf to take the private line over.

John S – The waivers have not been acted on, he asked Joe C to reach out to them and let them know our policies.

Joe C – He spoke to them. He told them typically the waivers have not been granted and they really need to justify the request(s).

**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 /**

**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**

Joe C – They addressed all our comments except the Sewage Planning. They are working with the Municipal authority to figure out the EDU’s needed for the larger lot.

**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 /

**Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the same. New Lot is proposed for residential development, apartments or townhouses are being considered**

Joe C – They requested a 90 day extension of time, the reason why is they are going to apply for Zoning Variance, Parking must be 5’ off the lot line.

**Motion to grant the request of Twin Oaks Consulting for a 90 day extension of time to expire May 21, 2024 for Hazleton Hospitality Minor Subdivision. The Motion was made by Synoski and Second by Marchese.**

**Roll Call: Marchese: Aye**

**Daley: Aye**

**Synoski: Aye**

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / 10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request /

**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road.

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C – Our last review was January 11<sup>th</sup>, it was our second review. They addressed some of the comments but not all including the outside agencies, they asking for less than 1 EDU, Joe Smith told them to check with Dep.

**A Motion was entertained to grant the request of Brinkash & Associates, Inc for a 90 Day extension of time for STTC Hazleto Major Land Development, to expire May 21, 2024. The Motion was made by Marchese and Second by Daley.**

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

**Hayden Power Group – Existing Easement Subdivision Accepted: 1/23/24 P-23-19**

**Received:** Cover Letter / Application / Checklist / SD Fee - \$ 1,820.00 & Rec Fee - \$ 330.00 / Corr to Zoning & RJD / Project Narrative / Deed(s) / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed Descriptions / Developer's Agreement to pay all fees / Plans / 12/29/23 – Luz Cty Planning – (1) comment & 12/22/23 Luz Cty Engineering – (6) Saldo & (4) General comments / 1/11/24 Zoning Rev.- In Compliance / 1/31/24 RJD Rev #1 – (7) comments

**The purpose of this Subdivision is to reconfigure Interim Lot 1B – owned by Airport Beltway JKLM & Lot 3 owned by First Heritage Bank. An existing Easement, Tract “A” to be subdivided from Lot 3 and combined with interim Lot 1B. Final Lot 1C will be 10.71 Acres & Final Lot 3 will be .81 Acres**

Joe C – Spoke to their Engineer, he did a review January 31<sup>st</sup>, they did not address the comments yet.

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01**

**Accepted 1/23/24 Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty

Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24 RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments /

**Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.**

Joe C - Did a review January 31<sup>st</sup>, there's still a fair amount of comments, nothing major.

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## **NEW PLANS SUBMITTED**

**Taveras Minor Reverse SD                      SUB: 1/30/24                      P-24-02**

**RECEIVED:** Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / \$ 700.00 Fee / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luz Cty / Corr to Zoning & Twp Engineer / 2/13/24 Zoning Review – (1) comment

**Proposed is to combine (2) residential lots into one lot. There is an existing home with driveway and utilities. This is located at 916 Lattimer Road.**

**A Motion was entertained to accept the Taveras minor Subdivision as a complete application. The Motion was made by Daley and second by Marchese.**

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

**Hilton Tru Major LD Final Submission      Sub: 2/05/24                      P-24-03**

**Received:** Transmittal Letter / Application / Applicant Checklist / Fee Schedule 7 Summary Sht / \$ 1,050.00 Final Fee / 1/3/22 Supervisors granted final approval w/conditions – Executed Agreements & Final Fees / Signed Developer's Agreement to pay all Fees / Signed Applicant Acknowledgement / Deed / PCSMPlan revised 1/29/24 / E&S Control Plan revised 1/19/24 / Plans / Corr to RJD Eng & Zoning / 2/13/24 Zoning Rev- ZHB relief granted in 2017 for Height 7 lot area /

Joe C – Previously we recommended approval, the Supervisors granted Final approval with conditions. I believe they have addressed all the comments from the previous approval. The LCD is making the, do a minor modification to the Humboldt Station Planning Module.

**A Motion was entertained to accept the Hilton Tru Final Major Land Development as a complete application. The Motion was made by Daley and second by Marchese.**

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

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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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Shannon Calluori, Hailstone Economic LLC – We do Community consulting in this area. We were hired by Hazle Township, West Hazleton and Hazleton City to do a Joint Comprehensive Plan. We are on Board for one year last December. We have spent a lot of time in the community talking to the Community. We were guided by a steering committee of local community members. We want to see where the community wants to go in the next 10 years. The Planning code provides us guidelines which must be in the plan. The State Department of Community Development want us to highlight priorities of communities. The MPC says the Planning members need to play a role in this process. DCED is pushing multi municipal comprehensive plans. These three municipalities are unique. The next steps are to meet with the Governing bodies and come back to the Planning Department. The key is implementation. We've come up with 75 comments. This becomes a policy document not law.

Joe Marchese asked if Shannon went over our Ordinances

Shannon – Reviewed them and have nothing she can comment on now. When the MPC allows you have your own Planning, Zoning etc but you can share uses. We need to do some kind of Regional Planning because its impacting all of the municipalities. Council of Governments to coordinate certain things.

You can look at expanding on them to some more coordination.

Joe C – Sharing uses, for example if Hazle Township didn't have a use and Hazleton did we would be covered, it's a useful tool because some municipalities may not have a need for a zone.

John S – Hazleton is the only community that has a downtown. How do we as a Township participate if the focus is on downtown. When we di this it used to be the focus was the downtown but it doesn't seem to that way anymore. We have the Mall.

Jim Montone – A developer bought a large portion of land across from Sheetz, he is going to do retail, stores and convenience stores, I don't know how you bring that back to downtown. Our mall is full.

Joe C – At the intersection of SR 309 and SR 93, there's a lot of big buildings there, without raising some of those buildings and reverse that intersection it won't work.

John S – West Hazleton has the Lowes area, Hazle Township has the entire Airport Beltway, the city just has downtown.

Jim Montone – Talked to people in West Hazleton, they don't want to bring any development in and I don't know where that mentality came from.

Shannon – What would be your focus?

Joe M – Housing, Recreation, Traffic. We've never been anti-development here, this is a great start.

Joe C – What Shannon said, when you apply for grants this is major. Stormwater management is a big issue especially with MS4 and how is it going to be funded. That's going to be very important. EPA is pushing it maybe if it's called out in the comprehensive plan that will make more funding available.

Shannon will forward the draft comprehensive plan for everyone to review and attend the next Planning meeting for comments.

## **CORRESPONDENCE:**

**RJD** 1/31/24 Rev #1 Hayden Power Group Existing Easement SD – (7) comments  
1/31/24 Rev #1 Hazleton Endoscopy LD – (8) General, (35) Saldo & 93) Stw comments

**LCD** 1/16/24 HIP North Lot 10 – Violation – Notice of termination not completed  
2/8/24 Forbo Warehouse Addition – NPDES approval  
2/12/24 Umbriac Storage Sheds – E&S violations – No NPDES Permit

**Zoning** 2/13/24 Taverez Minor SD Rev- (1) comment  
2/13/24 Hilton Tru Final Rev – ZHB relief granter in 2017 for Height & Lot area

**Dep** 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant

1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate

**Brinkash & Assoc** 2/15/24 90 Day Extension of time Request for STTC Hazleton LD

**designBLD** 2/16/2024 90 Day extension of time request Butler 161

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**The next regular Planning meeting will be held Tuesday March 19, 2024 at 6:00 PM**

**MOTION TO ADJOURN THE MEETING TIME AT 7:40 PM. THE MOTION WAS  
MADE BY MARCHESE AND SECOND BY DALEY**

**ROLL CALL: DALEY: AYE                      MARCHESE: AYE                      SYNOSKI: AYE**

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
MARCH 19, 2024  
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 - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Absent

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of February 20, 2024. The motion was made by Marchese and second by Daley**

**ROLL CALL: Marchese: Aye**

**Daley: Aye**

**Synoski: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** March (2) @ \$ 60.00 Each for (2) meetings

**DIRECTOR:** \$ 175.00 for March Meeting(s)

**SOLICITORS:**

RJD: 2/29/24 Tractor Supply - \$ 2,750.00 / Northpoint Butler 95 LD - \$ 715.00 / Hilton Tru - \$ 275.00 / All Phaze LD - \$ 286.00 / STTC LD - \$ 220.00 / Mericle Crossroads LD - \$ 275.00 / US Cold LD - \$ 550.00 / Pitt Ohio LD - \$ 1,012.00 / Taco Bell LD - \$ 715.00 / Hazleton Logistics - \$ 352.00 / Forbo Lot 25B Construction Revisions - \$ 220.00 / Maplewood 360 LD - \$ 660.00 / Maple Manor HASD - \$ 330.00 - **Total - \$ 9,009.00**

**SECRETARY:** MTG('S) MINUTES: 02/20/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.**

**The Motion was made by Daley and Second by Marchese**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

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**EXTENSIONS OF TIME**

Mericle Crossroads Major LD – 90 Day Ext to expire **April 16, 2024**

Mericle Crossroads Major SD – 90 Day Ext to expire **April 16, 2024**

Butler 161 Major LD – 90 Day Ext to expire **May 29, 2023**

Crossroads XOXO – 90 Day ext of time – **April 30, 2024**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **June 18, 2024**

Hazleton Hospitality Minor Sd – 90 Day Ext of time – **May 21, 2024**

STTC Hazleton LD – 90 Day Ext of Time – **May 21, 2024**

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## PLANS FOR APPROVAL

### MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1      ACCEPTED: 7/19/2022 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT      P-22-16

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

### MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION      ACCEPTED: 7/19/2022      P-22-17

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer’s Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35’ front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission was** received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

Steve Makstaad was present for Mericle. Phase 1 we are continuing to work on a lot of things.

They received comments on the HOP, they are working on their third submission. The Planning Module is in a good position, they are waiting on information from Joe Smith regarding the upgrades to the Pump station. We can’t submit until we get the info on the upgrades for the

pump station. We need to work on the cost estimate. The last meeting we spoke about the Cul De Sac and the driveways off the Cul de sac, there was a question of was there another route out.

Brian Mcmanus – We have an agreement with the Supervisors we went through that with Chuck Krone and the Fire Chief. They didn't have an issue with it. We meet the Ordinance.

John S – Do we have a letter from the Fire Chief

Joe C – I still have that as an outstanding item.

John S – The question that came up, we brought up North Park Road, the Fire Chief wanted an emergency access.

McManus – In all the meetings we had with the Supervisors we wanted to come out on Harwood Road they wouldn't let us.

John S – If your saying that the fire chief is okay with it we need a letter for the file.

Marchese: We are just looking for something in case there is an emergency.

Mcmanus – The problem is the ponds. We are trying not to disturb the, We will have a dirt road onto Crystal Ridge Road.

Joe C asked if the water obstruction permit has been submitted.

Makstaad – It is close to being submitted

**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 / 11/3/24 Fire Chief review – (2) comments / 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: (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**

Joe C – Did an updated review on March 12<sup>th</sup>. They addressed a lot of the comments they are getting close. They did get their Zoning Variance for coming to close to a lot line. We like to see the Sewage Planning module submitted before we consider conditional approval. The way the Municipal Authority works is they need to pay their fee before the Municipal Authority will sign the Planning Module. Part of their problem is financing. They have made a lot of progress on this.

**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 / 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

**Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road.**

**A motion was entertained to deny the Waiver Requests – (1) 802.H 25' buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer and grant the waiver request for (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. Revised Plans. The motion was made by Marchese and second by Daley.**

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

Joe C spoke to Jim Vozar, their Engineer. They have cleared a lot of their issues. They plan on submitting in April for the May meeting.

**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 /

**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**

Makstaad – We do have our Planning Module close it will include this site and another site for retail that we have capacity for approval. The rest of the site we will apply later and at that time the pump station will be upgraded.

Joe C The planning module is the outstanding item.

**A Motion was entertained to grant the request of Mericle for a 90 Day extension of request for SR309B LLC Preliminary/Final Major Land Development to expire June 18, 2024.**

**The Motion was made by Marchese and Second by Daley.**

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

**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 /

**Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the same. New Lot is proposed for residential development, apartments or townhouses are being considered**

Joe C – Spoke to their Engineer there is a zoning issue. Mr. Ackerman stated the owner is deciding if they want to modify the plan or go for Zoning.

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / \_10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 /  
**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter /

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C – Spoke to Mike Brinkash, they are still working on their comments of January 11<sup>th</sup>. They received a technical review on their NPDES Permi.

**Hayden Power Group – Existing Easement Subdivision Accepted: 1/23/24 P-23-19**

**Received:** Cover Letter /Application / Checklist / SD Fee - \$ 1,820.00 & Rec Fee - \$ 330.00 / Corr to Zoning & RJD / Project Narrative / Deed(s) / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed Descriptions / Developer's Agreement to pay all fees / Plans / 12/29/23 – Luz Cty Planning – (1) comment & 12/22/23 Luz Cty Engineering – (6) Saldo & (4) General comments / 1/11/24 Zoning Rev.- In Compliance / 1/31/24 RJD Rev #1 – (7) comments / 3/5/24 design BLD Response comments to RJD Rev. of 1/31/24 & revised plans /

**The purpose of this Subdivision is to reconfigure Interim Lot 1B – owned by Airport Beltway JKLM & Lot 3 owned by First Heritage Bank. An existing Easement, Tract “A” to be subdivided from Lot 3 and combined with interim Lot 1B. Final Lot 1C will be 10.71 Acres & Final Lot 3 will be .81 Acres**

Joe C – There were 3 sheets submitted. The first two sheets were a previous Subdivision the Board approved. They addressed all our comments the only outstanding item is the water request. They are asking for a waiver of Plan Scale – he recommends.

**A Motion was entertained to grant the Waiver Request of Hayden Power Group of Section 604.1 – Plan Scale 1 inch = 80 feet on the recommendation of our Engineer. The Motion was made by Marchese and Second by Daley.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**A Motion was entertained to approve the Hayden Power Group existing easement Minor Subdivision. The Motion was made by Daley and Second by Marchese.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01**

**Accepted 1/23/24 Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24 RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments /

**Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.**

Joe C – They are still working on comments from our first review and the Conservation District.

**Taveras Minor Reverse SD Accepted: 2/20/24 P-24-02**

**RECEIVED:** Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / \$ 700.00 Fee / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luz Cty / Corr to Zoning & Twp Engineer / 2/13/24 Zoning Review – (1) comment / 2/15/24 Luz Cty Planning – (3) comments & 2/14/24 Engineering – (5) comments / 3/13/24 RJD Rev #1- (7) comments / 3/18/24 RJD Rev #2 – All comments addressed /

**Proposed is to combine (2) residential lots into one lot. There is an existing home with driveway and utilities. This is located at 916 Lattimer Road.**

**Joe C – Basically all this Subdivision is doing is to combine two lots into one lot. We did reviews since the last meeting we did a second review and they addressed all the conditions.**

**A Motion was entertained to approve the Taveras Minor Reverse Subdivision. The Motion was made by Marchese and second by Daley**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**Hilton Tru Major LD Final Submission Sub: 2/05/24 P-24-03**

**Received:** Transmittal Letter / Application / Applicant Checklist / Fee Schedule 7 Summary Sht / \$ 1,050.00 Final Fee / 1/3/22 Supervisors granted final approval w/conditions – Executed Agreements & Final Fees / Signed Developer’s Agreement to pay all Fees / Signed Applicant Acknowledgement / Deed / PCSMPlan revised 1/29/24 / E&S Control Plan revised 1/19/24 / Plans / Corr to RJD Eng & Zoning / 2/13/24 Zoning Rev- ZHB relief granted in 2017 for Height & lot area / 3/5/24 design BLD – Response comments to RJD Rev 1/31/24 / 3/11/24 RJD Rev #1 – (4) comments /

Joe C – This was approved with conditions in 2019. The developer never moved forward. There is a new owner now. They have to update the owners blocks and update the conditions. They were asked by the conservation District for a minor modification. There was a previous waiver request for grading 3’ within a property line. The only other thing was the Agreements and final fees. They updated the Construction cost estimate and that has been approved.

**A Motion was entertained to reaffirm our previous approval of the Hilton Tru Final Major Land Development and recommend to the Supervisors with the conditions of the previous approval; Luzerne Conservation District Minor Modification, Final Land Development Agreements and current fees. The Motion was made by Marchese and Second by Daley.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

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**NEW PLANS SUBMITTED**

**Maple Manor Turf Field – Lighting Waiver Request Sub: 2/23/24**

**Enclosed:** Transmittal Letter /Application / Fee - \$ 250.00 / Developer’s Agreement to pay all fees / 2/23/24 Waiver Request Letter / 2/23/24 Waiver Request with Justifications / Deed(s) / Lighting Plans / Thumb Drive / Corr to Twp Engineer /

**Proposed is a lighting plan for the HASD Maple Manor Turf Field and a request for 2 waivers, Saldo sections. 813.3.1.b.iii lighting illumination in a residential zone & 818.3.4.a light fixtures shall not be mounted in excess of 20 feet in height, they are requesting 80’ in height.**

Joe C – They received stormwater approval to turf the maple manor field in 2023, now they want to light the field.

HASD stated they want the taller lights to keep the glare away from the residents.

John S - So even though they had to submit an NPDES permit and its over 5,000 SF it didn’t come to us. All the other items on the Agenda submitted an application, why is this applicant different

Joe C We thought it would be good to run it through the Planning Department and Supervisors because they’re not meeting our approval. The field lighting doesn’t comply with our requirements. Our lighting requirements should be in the Zoning Ordinance not the SALDO. Recommend the supervisors advertise before their meeting, that’s a Hazle Township Policy.

A Motion was entertained to recommend the Supervisors grant the waiver request of the Hazleton Area School District of Saldo section . 813.3.1.b.iii lighting illumination in a residential zone & 818.3.4.a light fixtures shall not be mounted in excess of 20 feet in height for the Maple Manor Turf Field and they advertise before their meeting. The Motion was made by Synoski and Second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

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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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### **NEW BUSINESS:**

John S – I have one item that I’m concerned about. The conditions the Municipal Authority are imposing on the applicants, can we ask the Supervisors partner with these applicants 1.2 million Dollars is a lot of money.

Joe C – If the module is completed and ready to go to Dep and the only thing missing is the check.

John S – It’s unfair to do that. Whether it’s a good faith deposit from the applicant.

Joe C – When Blue Cup was going thru this they had to pay a large fee. They did propose other options and the Municipal Authority said no because EDU’s are hard to get back.

### **CORRESPONDENCE:**

**RJD** 3/11/24 Rev #1 Hilton Tru – 2024 Final submittal – (4) comments

3/12/24 Hayden Existing easement SD – Rev #2 – (1) comment

3/12/24 Butler 161 Rev #4 – (9) comments

3/13/24 Taveras Minor SD – Rev #1 – (7) Comments

3/18/24 Taveras Mino SD – Rev #2 – All comments are addressed

**Luz. Cty Planning** 2/15/24 Taveras Minor Sd – (3) comments

**Luz Cty Eng** 2/14/24 Taveras Minor SD – (5) comments

**LCD** 3/13/24 Mericle Crossroads Business Park LD – Technical Deficiency Letter

3/13/24 STTC Hazleton – NPDES Application – Incompleteness Letter

**Barry Isett** 2/23/24 Maple Manor Turf Field – Field Lighting – Saldo Section 818.3.4.a Waiver Request

**Dep** 3/1/24 Act 537 Planning Revision Approval – Butler Schiavo 95 LD

**designBLD** 2/20/24 Butler 161 LD – Response comments to RJD rev of 6/17/23, (2) Waiver requests, Partial cost Estimate, Email re: meeting with Fire Chiefs, Email with ppl

3/5/24 design BLD Response comments to RJD Rev. of 1/31/24 & revised plans Hayden Power SD

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**The next regular Planning meeting will be held Tuesday April 16, 2024 at 6:00 PM**

**A Motion was entertained to Adjourn the meeting at 6:59 PM. The motion was made by Synoski and second by Marchese.**

Roll Call: Daley: Aye                      Marchese: Aye                      Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
APRIL 16, 2024  
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 - Present           | Terry Daley - Present   |
| Joseph Marchese - Present             | Lee Ann Kasha - Present |
| Joe Calabrese, RJD Eng - Present      | John Synoski - Present  |
| Chuck Krone, Zoning Officer - Present |                         |

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of March 19, 2024. The motion was made by Marchese and second by Daley.**

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

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**BILLS TO BE PAID:**

**ADVISORS:**                      **April (2) @ \$ 60.00 Each for (2) meetings**

**DIRECTOR:**                      **\$ 175.00 for April Meeting(s)**

**SOLICITORS:**

RJD: 3/31/24 Tractor Supply - \$ 5,654.00 / Northpoint Butler 95 LD - \$ 495.00 / Butler 161 - \$ 495.00 / HiltonTru - \$ 495.00 / Pitt Ohio LD - \$ 440.00 / Hazleton Logistics - \$ 3,333.00 / Lot 25B Construction Revisions - \$ 275.00 / Maplewood 360 LD - \$ 220.00 / Maple Manor HASD - \$ 1,155 / Hayden Easement SD - \$ 220.00 / Forbo LD - \$ 891.00 / Aqua PA Pump Station - \$ 869.00 / Taveraz SD - \$ 605.00 - **Total - \$ 15,147.00**

**SECRETARY:**                      **MTG('S) MINUTES: 03/19/24 Meeting - \$ 50.00**

**A Motion was entertained to recommend the Supervisors pay the above bills. The Motion was made by Daley and Second by Marchese.**

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

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**EXTENSIONS OF TIME**

Mericle Crossroads Major LD – 90 Day Ext to expire **April 16, 2024**

Mericle Crossroads Major SD – 90 Day Ext to expire **April 16, 2024**

Butler 161 Major LD – 90 Day Ext to expire **May 29, 2023**

Crossroads XOXO – 90 Day ext of time – **April 30, 2024**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **June 18, 2024**

Hazleton Hospitality Minor Sd – 90 Day Ext of time – **May 21, 2024**

STTC Hazleton LD – 90 Day Ext of Time – **May 21, 2024**

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## PLANS FOR APPROVAL

### MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1      ACCEPTED: 7/19/2022 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT      P-22-16

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 - granted / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

Joe C Spoke to Steve Makstaad, They had a meeting with DEP they are working on the NPDES they are getting very close and they are working on the Sewage Planning Module.

**A Motion was entertained to grant the request of Mericle Crossroads East Business Park – Phase 1 Preliminary Final Major Subdivision and Preliminary Final Major Land Development for a 90 extension of time to expire July 16, 2024. The Motion was made by Marchese and Second by Daley**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

### MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION      ACCEPTED: 7/19/2022      P-22-17

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer’s Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35’ front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a

revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 - granted / 4/10/24 Mericle – 90 Day extension of time request /

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

**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 /

Tom Williams Development Manager with North Point Development was present, will go through the comments of RJD Review dated 3/12/24. Zoning Ordinance comments – Variance that was requested – The variance was approved by the Zoning Hearing Board – This comment is satisfied. The water line and sewer line plans, We’ve had extensive discussions with the Municipal Authority, we have draft agreement for 46 EDU’s from MAHT and also Hazleton city Authority for water. The Municipal Authority wants payment in advance to advance through the board, that’s a 7 figure number for improvements. The connection for the building goes to GHJSA, there is a draft agreement for 12 EDU’s. The mailer was submitted to Dep, The easement agreements , we have written intent, there will be no issue there. The HOP for access drives for the project, we are continuing to work with Penn Dot. Just so you are aware that HOP is 1000 pages and it incorporates the Mericle & Blue Cup developments on the 309 corridor. The Dep individual permit, we have confirmation with the Conservation District and Dep has indicated no more information is needed. The final Land Development agreements, construction amount and Fees, we are working with Joe on the construction bonding. Tom Williams showed the board some changes. They met with some residents, there’s an access drive that essentially goes right along the residences. We’re going to revise that Road to leave more of a buffer for the residences. It will not affect the stormwater. The Subdivision is completed.

**A motion was made to recommend the Supervisors grant the following Waiver Requests: (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 and 813.2 Sidewalks along public streets. The motion was made by Marchese and second by Daley.**

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

Tom Williams is respectfully requesting conditional approval on the Butler 161 Major Land Development application. We are working through the processes and they are all in process.

John S – Until we have an agreement in place we are not in the position to grant conditional approval until those EDU's are in place.

Joe C – Seage Planning is a major issue moving forward. We are not accepting a plan until the mailer has been submitted to Dep and that the request has been made to the Municipal Authority for Sewage EDU approval.

**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 / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / **8/16/23 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 / 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**

**Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road.**

**Waiver Requests – (1) 802.H 25' buffer along wetland wetland areas**

**(2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer**

**(4) 818 – Lighting fixtures shall not be in excess of 20' in height**

**Request of 203 & 301.C – Requirement of a Preliminary Plan. Revised Plans**

**A Motion was entertained to grant the request of Crossroads XOXO Preliminary Final Major Land Development for a 90 extension of time to expire July 31, 2024. The Motion was made by Daley and Second by Marchese.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**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 /

**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**  
Joe C spoke to Mericle, the only outstanding item is the Planning Module. They are stating it should be submitted in the next 30 Days.

**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 /

**Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the same. New Lot is proposed for residential development, apartments or townhouses are being considered**

Joe C – They have progressed with the Sewage Planning. They are still deciding if they want a variance.

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / 10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 /

**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter /

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C spoke to their Engineer, they are working through the comments of January 11<sup>th</sup>.

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01**

**Accepted 1/23/24 Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24

RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments / 4/10/24 Borton Lawson – 90 Day extension of time request / 3/20/24 DEP – No Planning Module required /

**Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.**

Joe C – Phone conversations with the Engineer, they had some questions on the January 31<sup>st</sup> Review.

**A Motion was entertained to grant the request of Hazleton Endoscopy Expansion Preliminary Final Major Land Development for a 90 extension of time to expire July 16, 2024.**

**The Motion was made by Marchese and Second by Daley**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**HAZLETON AREA SCHOOL DISTRICT LOT CONSOLIDATION P-24-04**

**RECEIVED:** Transmittal Letter / Transmittal Letter to County / Application / Checklist / Fee - \$ 850.00 / Signed developer's Agreement to pay all fees / Signed Certificate of ownership / 3/19/24 Barry Isett – Waiver Requests – (1) 604.1 – Plan Scale 1" = 60' – request for 1" = 150' and (2) 605.2E – Contours must be shown on the Plan / Parcel ID numbers for parcels to be combined / Deeds / Plans / Corr to Zoning & RJD Eng / 4/1/24 Luzerne Cty Planning – (2) comments & 3/29/24 Luzerne Cty Eng – (1) Zoning & (9) Saldo Comments /

**The purpose of this plan is to combine 26 existing parcels owned by HASD into one parcel for future development. The proposed new lot will be 165.66 acres.**

**A Motion was entertained to accept the Hazleton Area School District Lot consolidation/Minor Subdivision plan as a complete application. The Motion was made by Daley and Second by Marchese**

**Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

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**REZONING**

**Hazle Auto Parts Inc Rezoning request (M-1) & (B-1) to (I-1) P-24-05**

**RECEIVED:** Application / Rezoning Fee - \$ 2,500.00 / Exhibit A – Parcels / Property owners within 300' / Transmittal Letter to Luzerne Cty / Deeds / Plans / Corr to Zoning & RJD /

The request is to rezone:

**Parcel B-2 (26-U7-00A-023)** which is currently zoned (B-2) General Commercial to (I-1) Industrail (1.10 Acres +/-)

**Parcel A (26-U7-00A-021)** which is currently zoned (B-2) General Commercial to (I-1) Industrial. (11.70 Acres +/-)

**Parcel B-3 (26-U7-00A-04A)** which is currently zoned (B-2) General Commercial and (M-1) Mining to (I-1) Industrial (68.584 Acres +/-)

The total acreage is (78) Acres +/-

The Applicant needs to come to the meeting and present this plan.

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### **Joint Comprehensive Plan Review and Discussion**

Shannon Calouri was present to present the Comprehensive plan for discussion. If you have had a chance to review the and if you have any comments. She is hoping to get comments from the three Municipalities.

John Synoski – All the problems are the same as the previous problems in the current comprehensive plan, Police, Fire, Schools. The problems from the City of Hazleton spilling at the previous one. We did not have Planning and Zoning then. Not a lot of the problems have been addressed. This plan provides no way of funding this plan. I don't see you created a pathway for making this happen. I think we need to take baby steps. We need to form an initial advisory committee. I think we need a path to get that joint planning/Zoning.

The young leaving the area. It seems to address the City of Hazleton but it does not seem to address Hazle Township. I was looking for a way to solve this but the same problems are there. Youth leaving, Education, the Industry going from Coal to Textile. Textile was sputtering out and going Industrial. I don't know if I see regional Planning or Regional Zoning & Recreation. Maybe a review committee. Hazle Township will become residential and the Hazleton will be where you work. Comprehensive planning and Recreation and how do we get there. It's a great idea but where are we getting the funding? All the municipalities should fund that regional Planning etc.

Shannon: Regional Planning idea is a sketch right now. Step 1, we need to make sure the municipalities are talking and see where that idea goes in probably a few years. We have the COG, maybe we expand the COG. Some people say maybe we do regional Zoning. Hopefully we can get the three Governing Bodies to have some kind agreement. Funding sources are not in your packet. Last time I was here, it was stated the plans seem very Hazleton focused, do you have any recommendations to have the Township stand out more?

Synoski: We'll think about that a little more and I will email you. Shannon: Problems, Police, Parking, walking, we hear this every day. The responders were .4%, I think that is a very small percent.

Synoski: In the township we have the Industry growth, your plan is to work with the Industries to solve the housing problem. How do we do that?

Shannon: Maybe a regional entity that asks how many people are you really bringing in, Industries care about that. A place or entity that has these condemnation conversations. Let me think about how to elevate the Township, I don't want to shortchange the Township.

Synoski: We essentially surround the City and West Hazleton.

Joe C. – One of the things I noticed is to expand the Zoning for additional Multi-Family Zones, we get a lot of dis-favor for this in the Township. I'm not sure our residents are in favor of that. Multi-Family stresses the water and sewer.

John S – We're struggling with single family residences being converted to multi-Family by putting apartments in garages and in basements.

Shannon – You're approving those warehouses. Where are these people going to live? There's a need for housing.

Joe C – Does it need to be Multi- Family, can we plan for smaller family units?

John s – Maybe we can make the lot size a littler smaller, a lot of this is Zoning.

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Joe C – Minimizing the Parking requirements on housing units, people have a lot of cars during snow storms there is nowhere to put cars.

John S – We have people that live here and work in New York City and they drive or take a van to the City and all these people are living here and its not a problem but its not accounted for.

There are extended families living in these homes. There's a different kind of growth that's not being accounted for.

Shannon – it's very important to get these comments.

Chuck – Someone needs to reign in all these Boards. There's a need for Housing and we have blighted property that was denied up the street.

John S – You're talking about St Joe's, it's in the plan. Regionally, how do we get there? No one wants to cooperate.

Shannon – I don't think there's a regional Planning Commission happening. There's 3 different Ordinances and 3 different Boards. Regional Planning was truly for coordination. We need to think about housing in all 3 municipalities.

Joe C – Stormwater management and the MS4 report, we just did our first annual report. We have four years to comply and that is going to cost millions of dollars. Maybe you should talk about a Stormwater Authority. Some people are challenging the Stormwater impact fees. It's either impact fees or raising taxes.

John S – MS\$ Solutions, We have green spaces, sediment ponds, areas suited for all types of recreation. We have streams, wetlands, buffers and watersheds.

Joe M – The vacant property around the Township is getting used up.

Joe c – A lot of people ask, why did they rezone a lot of Mining to Industrial, the Zoning Ordinance says that right in it.

Shannon will work on the comments and come back.

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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** 4/1/24 HASD SD – (2) comments

**Luz Cty Eng** 3/29/24 (1) Zoning & (9) Saldo comments

**LCD** 4/8/24 Blue Cup Minor Amendment – Incompleteness letter  
4/2/24 Umbriac Storage Units - Violations

**Mericle** 4/10/24 90 Day Extension of time request for Crossroads East Business Park  
SD & LD Phase 1

**DEP** 3/20/24 Hazleton Endoscopy Center Addition – No Planning Module Required

**Borton Lawson** 4/10/24 Hazleton Endoscopy Center Addition LD – 90 Day Extension of time request

**JVI** 4/12/24 Crosroads XOXO LLC Major LD – 90 Day exgtension of time request

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**The next regular Planning meeting will be held Tuesday May 21, 2024 at 6:00 PM**

**A Motion was entertained to adjourn the meeting at 7:43 PM The motion was made by Marchese and second by Daley.**

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

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
MAY 21, 2024  
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 - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of April 16, 2024. The Motion was made by Marchese and Second by Daley.**

**ROLL CALL: MARCHESE: Aye**

**DALEY: Aye**

**SYNOSKI: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** May (2) @ \$ 60.00 Each for (2) meetings

**DIRECTOR:** \$ 175.00 for May1 Meeting(s)

**SOLICITORS:** 4/16/24 \$ 360.00

**RJD:** 4/30/24 Hilton Tru - \$ 275.00 / Forbo LD - \$ 737.00 / Butler 95 LD - \$ 726.00 /  
Hazleton Logistics - \$ 385.00 / All Phaze Site Dev - \$ 319.00 / Aqua PA -  
\$ 220.00 / Tractor Supply - \$ 484.00 / **TOTAL - \$ 3,146.00**

**SECRETARY:** MTG('S) MINUTES: 04/16/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.  
The Motion was made by Daley and Second by Marchese.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

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**EXTENSIONS OF TIME**

Mericle Crossroads Major LD – 90 Day Ext to expire **July 16, 2024**

Mericle Crossroads Major SD – 90 Day Ext to expire **July 16, 2024**

Butler 161 Major LD – 90 Day Ext to expire **May 29, 2024**

Crossorads XOXO – 90 Day ext of time – **July 30, 2024**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **June 18, 2024**

Hazleton Hospitality Minor Sd – 90 Day Ext of time – **May 21, 2024**

## **PLANS FOR APPROVAL**

### **MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1      ACCEPTED: 7/19/2022** **PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT      P-22-16**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 /Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

### **MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL** **MAJOR SUBDIVISION      ACCEPTED: 7/19/2022      P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer’s Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35’ front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission was** received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / **90** Day extension of time to expire 7/16/24 /

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

Steve Makstadd was present for Mericle. They are making progress on the Joint Permit, waiting on comments. The NPDES received technical comments. Sewage Facilities Planning Module – They have to work through the Agreements with the Municipal Authority, a lot has to do with upgrades to the pump station, once we get through that we can get signatures and submit. Utilities – we are working on the design with the HCA, UGI and PPL. Emergency access was discussed in the Cul-de-sac, there is a utility access road there, we would maintain that and put drives into the parcels. We did have some comments with Scott, the Fire Chief regarding Fire Hydrants, we will incorporate the Emergency access and the fire hydrants and resubmit.

Joe C – Check with the utility to see if they are ok with your plan to maintain the utility and add driveways into the parcels.

The only item outstanding for the Zubdivision is the Sewage Facilities Plan approval.

**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 .

Joe C – They asked for a time extension, I believe this is the other Development that is tying into the pump station with Mericle.

**A Motion was entertained to grant the request of North Point Development request for an additional 90 Day extension of time, to expire August 29, 2024. The Motion was made by Marchese and Second by daley.**

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

**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.**

Joe C – No one is present. He did reach out to their Engineer, he didn't have a chance to reach anyone.

**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 /

**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**

Steve Makstadd – This is a small Subdivision off of Airport Road, our Sewage Planning Module is together. We did receive the capacity approval from MAHT, 3,000 GPD for the first building & 4,000 GPD for the second, it's a little bit of unknown. We have been working on the Land Development plan, that is forthcoming.

**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 /

**Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the**

**same. New Lot is proposed for residential development, apartments or townhouses are being considered**

Joe C, They have a request for a 90 Day extension.of time. The owner is deciding if they are going for a Zoning Variance.

**A Motion was entertained to grant the request of Twin Oaks Consulting LLC for a 90 Day extension of time for Hazleton Hospitality Minor Subdivision. The Motion was made by Synoski and Second by Marchese.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / \_10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'.

/ 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 / 5/17/24 Brinkash – Request for a 90 Day extension of time /

**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter /

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C spoke to their Engineer, they are working on their Sewage Planning Module.

**A Motion was entertained to grant the request of Brinkash & Associates for a 90 Day extension of time for STTC Hazleton Major Land Development. The Motion was made by Marchese and Second by Daley**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01**

**Accepted 1/23/24 Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24 RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments / 4/10/24 Borton Lawson – 90 Day extension

of time request / 3/20/24 DEP – No Planning Module required / 90 Day ext of time to expire 7/16/24 / 4/25/24 Fire Chief review – No comment /

**Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.**

**Hazleton Endoscopy:** Joe C – They did a revised submission, they are getting close to approval. The cost estimate and the Agreements haven't been started and there's one stormwater comment. They are getting close to approval, they need to provide a cost estimate and the agreements haven't been started.

**Hazleton Area School District Lot Consolidation                      Accepted 4/16/24                      P-24-04**

**RECEIVED:** Transmittal Letter / Transmittal Letter to County / Application / Checklist / Fee - \$ 850.00 / Signed developer's Agreement to pay all fees / Signed Certificate of ownership / 3/19/24 Barry Isett – Waiver Requests – (1) 604.1 – Plan Scale 1" = 60' – request for 1" = 150' and (2) 605.2E – Contours must be shown on the Plan / Parcel ID numbers for parcels to be combined / Deeds / Plans / Corr to Zoning & RJD Eng / 4/1/24 Luzerne Cty Planning – (2) comments & 3/29/24 Luzerne Cty Eng – (1) Zoning & (9) Saldo Comments / 5/20/24 RJD Rev #1 (3) General & (7) Saldo comments

Joe C did a review, there is minor drafting to be done, the (2) waivers, I have no objections to the waivers.

**The purpose of this plan is to combine 26 existing parcels owned by HASD into one parcel for future development. The proposed new lot will be 165.66 acres.**

**A motion was entertained to grant the Waiver requests – (1) 604.1 Plan Scale 1" = 60' and (2) 605.2.F USGS contours for the HASD Lot Consolidation. The Motion was made by Daley and Second by Marchese.**

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

**A motion was entertained to approve the HASD Lot Consolidation with the condition that the applicant comply with the drafting comments of the Engineer review dated May 20,2024. The Motion was made by Marchese and Second by Daley.**

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

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**NEW PLANS SUBMITTED**

**BLOSS REVERSE SUBDIVISION                      RECEIVED: 5/3/24                      P-24-06**

**RECEIVED:** Project Narrative / Application / SD Fee - \$ 700.00 / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deeds / Plans / Corr to Zoning & RJD Eng / 5/13/24 Zoning Review – In Compliance /

**Proposed is to create one new lot from two existing parcels by removing a lot line. New lot 1 (.706 acres) has an existing house, garage and paved driveway with existing utilities**



## **Zoning Districts are (R-2) Multi Family Residential, (B-1) Neighborhood Commercial & Shopping Center, (BP) Business Park and (B-2) General Commercial**

Kevin Markle, Barry Isett was present. The HASD is proposing an Educational overlay for all the properties on the Maple Manor Campus. There are currently (4) different Zoning Districts on the property. They are proposing a future school and an athletic facility at the track, both of these buildings are different Zoning Districts. Leave all the underlying Zoning Districts in place and just propose an overall Education Overlay.

Joe C spoke to Kevin and Chuck, the current zones are (R-2), (B-1), (B-P) & (R-1), if there was a Zoning Change it wouldn't apply with what they are doing. The Overlay District would set specific standards. It was creating the need for all these Zoning Variances. The lot lines will be removed and the Zoning Districts would still be in place.

Machese: Have we ever done anything like this?

Krone – Overlays are pretty common. Butler proposed an institutional overlay instead of Education. They were grouping other Buildings in.

Markle –The 4 different underlying Districts, not one of those would stop the Zoning Approvals, even if we went to a Zoning Change. The Overlay would only apply to HASD, if they sold a property it would revert back to the current zone. He received an email from the Fire Chief, sent a work sheet formula to show the building height is accessible to the Ladder Truck. We are proposing the first building at a height of 56'.

Krone – It is not the actual height of the Building if the ladder could reach the Building. We have a 110' building in Humboldt and the Chief was in agreement with that.

Synoski: Field lighting, can you explain how this comment was addressed.

Markle What we've added is that site lights can be at 35' and sports field lighting could be up to 80', that would be for field lighting in the complex. It is Multiple use buildings in the complex.

Synoski: Educational related

Markle: Yes

Synoski: What about the parking setbacks in the residential area

Calabrese- 35' from Residential Zone or Residential use property Line. After talking with them and the fact that the lot lines will disappear they went with 20' in the Rear and 10' in the front.

Synoski: Off street parking still applies?

Calluori: We are proposing no of street parking is required and the reason is there is a lot of parking on site. We are trying to calculate parking with the different events and activities, times of the day.

Markle: It would leave it up to the District with say a new Building or facility, it would be up to the District to decide.

Synoski: What are the guidelines then for Planning & Zoning in reviewing the future applications.

Calluori: Zoning would not apply. It would be up to the School District.

Calabrese: Would it be safe to say graduation is the most need for parking?

Markle: Yes, they did not allow parking on 23<sup>rd</sup> Street

Synoski: What if you came with that Building and we believe the parking would not be enough.

Markle: We would not come in with an application that would not have parking.

Calabrese: Parking Generation calculations

Calluori: It's approach at the Land Development, you can put restrictions on at Land development such as do not have a baseball tournament as another event.

Markle: There could always be a calculator provided, many zoning ordinances are out of date with uses.

Synoski: I'm apprehensive on the Overlay when the applicant says we'll tell you what we need. Is it possible to submit it with each application.

Calabrese: As traffic is done, you can do the same with parking. The District properties would be challenging.

Krone: Weve had a large amount of variances for parking.

Synoski: It seems to me all the guidance for parking has been written out.

Calabrese: If we can provide as part of the Land Development and evaluate at that time.

Markle: Could it be something as simple as in the Overlay

Calabrese: At the time of the Land Development, the existing proposed use at the site, is the parking sufficient.

Synoski: parking review is considered in Zoning when he gets a futre Land Development he has no guidance. Seems to be too ambiguous. There's nothing to go on.

Calluori: We can work on some language and get back to you. Like Joe said the next Board 4 or 5 years down the Road can come back and say where does it say that? I'm suggesting Saldo so that you can review according to each building and the use.

Synoski: Utilities are all underground?

Markle: to the buildings, yes but we do not have control of where ppl put their lines. Ppl has to reroute existing lines and they are re routing over head. They want to f over head to the poles around the property.

Synoski: Screening has been addressed, how?

Markle: We provide screeing for Buffers and Parking. Existing, outdoor Recreation there is a 50' setback, a 10' buffer. We would have to comply with outdoor recreation.

Synoski: Our concern is adjoin property owners.

The District will go back and look at some language in the Overlay to address the Board's concerns.

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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:**

Zoning 5/13/24 Hazle Auto Parts Rezoning – Not in compliance

5/13/24 HASD Lot Consolidation – In Compliance

5/13/24 HASD Educational Overlay – In Compliance

5/13/24 Bloss Reverse SD – In compliance

**Luz. Cty Planning** 4/22/24 Hazle Auto parts Rezoning – No Comment

**LCD** 5/15/24 Eagle Rock Mountain View – Expired NPDES Permit/Municipal notification

**Borton Lawson** 5/15/24 Hazleton Endoscopy LD – Response comments to RJD Rev of 1/31/24 and revised submission

**Design BLD** 5/2/24 Request for a 90 day extension of time for Butler 161 LD

**Brinkash & Assoc** 5/17/24 90 Day extension of time request – STTC Hazleton

**Twin Oaks Consulting LLC** 5/17/24 Request for a 90 day extension of time – Hazleton hospitality Minor Subdivision

**RJD** 5/20/24 HASD Minor SD Rev #1 – (3) General comments, (7) Saldo comments

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

A MOTION WAS ENTERTAINED TO ADJOURN THE MEETING AT APPROXIMATELY 7:50 PM. THE MOTION WAS MADE BY DALEY AND SECOND BY MARCHESE. ROLL CALL: DALEY: AYE MARCHESE: AYE SYNOSKI: AYE

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
JUNE 18, 2024  
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 - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Absent

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of May 21, 2024. The motion was made by Daley and second by Marchese.**

**ROLL CALL: Marchese: Aye**

**Daley: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** June (2) @ \$ 60.00 Each for (2) meetings

**DIRECTOR:** \$ 175.00 for May1 Meeting(s)

**SOLICITORS:** \$

RJD: 5/31/24 Forbo LD - \$ 440.00 / Tractor Supply - \$ 3,652.00 / HASD Lot Consolidation - \$ 660.00 / Hazle Auto Parts Rezone - \$ 495.00 / Hazleton Endoscopy LD & Stw - \$ 605.00 / STTC LD - \$ 220.00 / Ridgewood Phase 1 - \$ 825.00 / HASD Field House Sketch Plan - \$ 605.00 / Northpoint Butler 95 LD - \$ 2,156.00 / **TOTAL - \$ 9,658.00**

**SECRETARY:** MTG('S) MINUTES: 04/16/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.**

**The Motion was made by Daley and Second by Marchese**

**Roll Call: Daley: Aye**

**Marchese: Aye**

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**EXTENSIONS OF TIME**

Mericle Crossroads Major LD – 90 Day Ext to expire **July 16, 2024**

Mericle Crossroads Major SD – 90 Day Ext to expire **July 16, 2024**

Butler 161 Major LD – 90 Day Ext to expire August 29, 2024  
Crossroads XOXO – 90 Day ext of time – **July 30, 2024**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **June 18, 2024**  
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **August 20, 2024**  
STTC Hazleton LD – 90 Day Ext of Time – **August 20, 2024**

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## **PLANS FOR APPROVAL**

### **MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1      ACCEPTED: 7/19/2022** **PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT      P-22-16**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

### **MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL** **MAJOR SUBDIVISION      ACCEPTED: 7/19/2022      P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer’s Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35’ front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23

Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / 90 Day extension of time to expire 7/16/24 /

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

Steve Makstadd was present for Mericle. A brief update on the Land Development, The joint permit is in Technical review. Received the NPDES Permit today. They met with the MAHT, they are still working through that with them. We are looking at the pump stations on our property to relieve some of the demand. Sign off was received from the GHJSA. We did revise a plan due to the Fire Chiefs comments. There was also a plan for Emergency Access. The Subdivision, all items are addressed except for the Sewage facilities Planning Module.

**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 .**

No one was present. Joe C – They are facing some of the same issues as Mericle is facing. They had a meeting with the Municipal authority. They are making progress but they are not there yet.

**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.**

Jim Vozar with JVI was present – Developer for the project. They have run into a little bit of a problem with a bat hit. They will submit the NPDES Permit in July. Chapter 102 & 105 are currently going through. They are doing an archaeological study on the site due to a PNDI hit. They expect to be back in August, submit a revised plan in July.

**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

**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**

Steve Makstadd – They are working with MAHT for Sewage Planning. GHJSA – sewage capacity letter.

Joe C – We are doing Technical Review on Modules.

**A Motion was entertained to grant the request of Mericle for a 90 day extension of time for SR 309B, LLC Preliminary/Final Major Subdivision to expire September 17, 2024.**

**The Motion was made by Daley and Second by Marchese.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**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 /

**Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the same. New Lot is proposed for residential development, apartments or townhouses are being considered**

No one is present. Joe C will reach out and ask for an update.

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / 10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 / 5/17/24 Brinkash – Request for a 90 Day extension of time /

**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter / 6/14/24 RJD Sewage Planning Module Review

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C – spoke to mike Brinkash. They submitted the Planning Module to the township. He did a technical review, they are addressing the comments

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01**

**Accepted 1/23/24 Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24 RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments / 4/10/24 Borton Lawson – 90 Day extension of time request / 3/20/24 DEP – No Planning Module required / 90 Day ext of time to expire 7/16/24 / 4/25/24 Fire Chief review – No comment / 6/13/24 Borton Lawson – Cost Estimate

**Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.**

**BLOSS REVERSE SUBDIVISION RECEIVED: 5/3/24 P-24-06**

**RECEIVED:** Project Narrative / Application / SD Fee - \$ 700.00 / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deeds / Plans / Corr to Zoning & RJD Eng / 5/13/24 Zoning Review – In Compliance / 6/14/24 RJD Rev #1 – (3) comments /

**Proposed is to create one new lot from two existing parcels by removing a lot line. New lot 1 (.706 acres) has an existing house, garage and paved driveway with existing utilities**

Joe C – They are taking 2 parcels and combining them. The County had one minor comment. My opinion is this is ready for approval.

**A Motion was entertained to approve the Bloss Minor Subdivision. The Motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye**

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## **NEW PLANS SUBMITTED**

### **NEW AGE DEV. MINOR SD RECEIVED: 5/22/24 P-24-07**

**Received:** Cover Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 1,198.00 / Signed Developer's Agreement to Pay all Fees / Signed Certificate of Ownership / Signed Applicant Acknowledgement / Corr to Luzerne County / 5/20/24 CanDo – adequate capacity for water / Corr to Zoning / Deed / Plans Component 2 Submission to Bill Brior SEO / 6/3/24 Luz Cty Planning – (1) comment & 6/3/24 Luzerne Cty Eng – (12) comments /

Tyler Kotch, Peters Consultants was present. They are cutting a 2 Acre piece of a 72 Acre piece along SR 924. There is going to be proposed future development. Land Development will be submitted at a later time. The access will be of a Twp Route, Chestnut Hill drive. They submitted the Sewage Planning Module.

**A Motion was entertained to accept the New Age Development Minor Subdivision as a complete application. The Motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye**

## **REZONING**

### **Hazle Auto Parts Inc Rezoning request (M-1) & (B-1) to (I-1)**

**RECEIVED:** Application / Rezoning Fee - \$ 2,500.00 / Exhibit A – Parcels / Property owners within 300' / Transmittal Letter to Luzerne Cty / Deeds / Plans / Corr to Zoning & RJD / 5/13/24 Zoning Review – Not in Compliance – The Entercom Lot remaining as it is currently zoned, may be considered spot zoning / 4/22/24 Luz Cty Planning – No comment /

The request is to rezone:

**Parcel B-2 (26-U7-00A-023)** which is currently zoned (B-2) General Commercial to (I-1) Industrial (1.10 Acres +/-)

**Parcel A (26-U7-00A-021)** which is currently zoned (B-2) General Commercial to (I-1) Industrial. (11.70 Acres +/-)

**Parcel B-3 (26-U7-00A-04A)** which is currently zoned (B-2) General Commercial and (M-1) Mining to (I-1) Industrial (68.584 Acres +/-)

The total acreage is (78) Acres +/-

The applicant requested a 30 day Extension of time.

**A motion was entertained to grant the request of Hazle Auto Parts Inc Rezoning application for a 30 day extension of time. The motion was made by Daley and second by Marchese. Roll Call: Daley: Aye Marchese: Aye**

**Hazleton Area School District Education Overlay District – Maple Manor Campus**

**Received:** Transmittal Letter / Application / 4/19/24 HASD – Proposed Educational Overlay Zoning Amendment / Draft Educational Overlay District / Educational District Overlay Map / Educational District Overlay Zoning Boundary Map / Campus Master Plan / Deeds / Corr to RJD & Zoning Office /4/25/24 Submission to Luzerne County / 5/13/24 Zoning Review – In Compliance / 5/29/24 Draft revised Educational Overlay District /

**Proposed is to create Educational Overlay District on the overall Campus of the Hazleton Area School District Maple Manor Campus. Approximately 218 Acres. The Current Zoning Districts are (R-2) Multi Family Residential, (B-1) Neighborhood Commercial & Shopping Center, (BP) Business Park and (B-2) General Commercial**

Kevin Markle of Barry isett Assoc was present. There were a couple of comments regarding the parking, we did go back and revise that. We clarified underground utilities, if PPI wants overhead for the the transmission lines, we have to comply with what they want.

**A Motion was entertained to recommend approval of the Hazleton Area School District Education Overlay District to the Supervisors. The Motion was made by Daley and Second by Marchese.**

**Roll Call: Daley: Aye Marchese: Aye**

Steve Makstadd, Mericle – They will have a new submission for the parcel on Oak Ridge Road. They constructed on 57A years ago, we had trailer storage on the back lot. We will provide a utility access easement along the Road. They will ask East Union Township to defer to hazle.. Proposed is a 248,000 SF Building on lot 57B. A complete submission is coming shortly.

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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:**

**Mericle** 5/31/24 Response to Fire Chief Review of 5/15/24  
6/14/24 90 Day Ext of time Request for SR 309B Subdivision

**Luz. Cty Planning** 6/3/24 New Age SD – (1) comment

**Luz Cty Eng** 6/3/24 New Age SD – (12) comments

**RJD** 6/13/24 Forbo Planning Module B Review  
6/14/24 Bloss Minor SD Rev #1 – (3) comments  
6/14/24 STTC Sewage Planning Module Review – Forbo Ld

**Borton Lawson** 6/13/24 Cost Estimate for Hazleton endoscopy/Dr Yoo

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**The next regular Planning meeting will be held Tuesday July 16, 2024 at 6:00 PM**

**A MOTION WAS ENTERTAINED TO ADJOURN THE MEETING AT 6:34 PM.  
THE MOTION WAS MADE BY DALEY AND SECOND BY MARCHES  
ROLL CALL: DALEY: AYE            MARCHESE: AYE**

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
JULY 16, 2024  
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 - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Absent

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of June 18, 2024. The motion was made by Marchese and Second by Daley.**

**Roll Call: Marchese: Aye**

**Daley: Aye**

**Synoski: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** July (2) @ \$ 60.00 Each for (2) meetings

**DIRECTOR:** \$ 175.00 for July Meeting(s)

**SOLICITORS:** \$ 342.00 June 2024

**RJD:** 6/30/24 – Forbo - \$ 275.00 / Northpoint Butler 95 - \$ 4,004.00 / Ridgewood

Phase 1 - \$ 319.00 / Hazleton Logistics - \$ 319.00 / 360 Maplewood - \$ 319.00 / Tractor Supply - \$

1,144.00 / Mericle Crossroads LD - \$ 220.00 / Bloss Minor SD - \$ 495.00 / STTC LD - \$ 275.00 /

Crossroads XOXO - \$ 275.00 / Hazleton Endoscopy - \$ 275.00 / Total - \$ 7,920

**SECRETARY:** MTG('S) MINUTES: 06/18/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.**

**The Motion was made by Daley and Second by Marchese**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

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**EXTENSIONS OF TIME**

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Mericle Crossroads Major LD – 90 Day Ext to expire **July 16, 2024**  
Mericle Crossroads Major SD – 90 Day Ext to expire **July 16, 2024**  
Butler 161 Major LD – 90 Day Ext to expire **August 29, 2024**  
Crossroads XOXO – 90 Day ext of time – **July 30, 2024**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **September 17, 2024**  
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **August 20, 2024**  
STTC Hazleton LD – 90 Day Ext of Time – **August 20, 2024**

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## **PLANS FOR APPROVAL**

### **MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1      ACCEPTED: 7/19/2022** **PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT                      P-22-16**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/23 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

Steve Makstadd was present for Mericle. The key thing they are working on now is the details for the Sewage Planning Module. They need to work through a few details with HCA for the water lines. They received the NPDES Permit. The Joint Permit is in technical review, they should hear back any day. They are on their 3<sup>rd</sup> submission for the HOP Permit. On the Township end they need to work through the Land Development agreements. Today they are asking for a 90 day extension of time.

**A Motion was entertained to grant the request of Mericle for a 90 day extension of time for Crossroads east Business Park Preliminary/Final Major Land Development & Subdivision to expire October 15, 2024. The Motion was made by Marchese and Second by Daley.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION      ACCEPTED: 7/19/2022      P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer's Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35' front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / 90 Day extension of time to expire 7/16/24 /

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

**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 .

Tom Williams was present for North Point Development. They are still making progress with traffic and sewer. NPDES was authorized on July 3<sup>rd</sup> with conditions. They're moving forward and hope to have a better update next month.

**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.**

Jim Vozar, JVI was present. This is located on the South side of the Tomhicken Raod. They are working on an archaeological and bat hit, we've cleared that hit. They are finishing up the stormwater and they hope to have the NPDES Permit by the end of the year. We're on our 3<sup>rd</sup> or 4<sup>th</sup> submission with the HOP. Working their way through design, the retaining wall requirement is 8', we are proposing to go up 8' and step it back with rain gardens then go up another 8'. The total wall is 25' so about 3 – 8' walls.  
Joe C – It's usually a 4' level clearance I'd be careful with the rain garden seeping through the wall.  
John S – There's a lot going on we ask you to keep updating with Joe C.

**A Motion was entertained to grant the request of JVI for a 90 day extension of time for Crossroads XOXO Major Land Development to expire October 31, 2024. The Motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**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

**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**

Steve Makstadd, Mericle was present. It's in our court to execute the reservation of capacity with the Municipal Authority.

**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 /

Joe C – Received an update from John Ackerman. The owners made a decision on the Subdivision, instead of dividing one lot into 2 parcels, they're dividing one lot into 3 parcels. Does the board think they can do that as a revision.

John S – It would require more details.

**Proposed is to Create (1) new lot from the parent parcel 9.47 Acres. New Lot 1 will be (4.55 acres). The residual tract Lot 2 will be (4.92 Acres). The intended use of the residual tract will remain the same. New Lot is proposed for residential development, apartments or townhouses are being considered**

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / 10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 / 5/17/24 Brinkash – Request for a 90 Day extension of time – extended to August 20, 2024 /

**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter / 6/14/24 RJD Sewage Planning Module Review

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C spoke to Mike Brinkash, Engineer he expects to have a revised plan in by next month.

**Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Dev P-24-01**

**Accepted 1/23/24 Received:** Transmittal Letter / Application / Checklist / LD Fee - \$ 3,011.00 (2,811.00 LD Fee & \$ 200.00 Rec Fee / Project Narrative / Level 4 Stormwater Permit App / Wetland Fact Sht / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all Fees / Transmittal Letter to Luz Cty Planning / Waiver Request – 203 & 301.C – Requirement of Preliminary Plan Submittal / Wetland Investigation / E&S Calculations Report / Deeds / Plans / Deed(s) / Corr to RJD, Zoning & Fire Chief / 1/11/24 Zoning Rev.- No comment, relief was given to operate a surgery ctr. / 1/10/24 Luz Cty Planning – (1) comment 1/9/24 Luz Cty Engineer – (16) Saldo & (8) General comment / 1/31/24 RJD Rev #1 – (2) General, (35) Saldo & (3) Stw comments / 4/10/24 Borton Lawson – 90 Day extension of time request / 3/20/24 DEP – No Planning Module required / 90

Day ext of time to expire 7/16/24 / 4/25/24 Fire Chief review – No comment / 6/13/24 Borton Lawson – Cost Estimate / 7/16/24 RJD Rev #3- (5) comments /

**Proposed is to add and 8,500 SF Addition onto the existing 4,300 SF Medical Office building with additional parking, utility upgrades, Stormwater Management Facilities and other site improvements.**

Aaron Sissler, Borton Lawson was present. We've been through a couple reviews. They have submitted to THE Sewer and water authorities. They received a letter from Dep granting the waiver of the Planning module. They submitted the cost estimate, Joe C reviewed and approved it. We requested a waiver for relief for Preliminary/Final approval. The NPDES stated it was complete in April, they are waiting on a letter from them on Stormwater. Sewer is approved, they are waiting on the owner to pay the sewer tap on fee. HCA – Aaron followed up a few times, we did not receive a will serve letter.

Joe C – The agreements have been started by Atty Rockman, the cost estimate has been approved.

**A Motion was entertained to Grant the the Waiver Request of Section 203 & 301.C requirement of a Preliminary Plan submittal. The Motion was made by Marchese and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**A Motion was entertained to recommend approval of the Hazleton Endoscopy Center Expansion Preliminary/Final Major Land Development to the Supervisors with the following conditions: Sewer & water approval, the NPDES Permit is completed and the legal Agreements are executed and approved and the fees are paid. The Motion was made by Daley and second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**NEW AGE DEV. MINOR SD ACCEPTED: 6/18/24 P-24-07**

**Received:** Cover Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 1,198.00 / Signed Developer's Agreement to Pay all Fees / Signed Certificate of Ownership / Signed Applicant Acknowledgement / Corr to Luzerne County / 5/20/24 CanDo – adequate capacity for water / Corr to Zoning / Deed / Plans Component 2 Submission to Bill Brior SEO / 6/3/24 Luz Cty Planning – (1) comment & 6/3/24 Luzerne Cty Eng – (12) comments / 7/12/24 RJD Rev #1 New Age Minor Sd – Rev #1 (5) General & (11) Saldo comments / 7/16/24 LP innovation – Request to pull this application from the Agenda

Joe C did a review on this plan. We received a letter today requesting to cancel this plan.

**A Motion was entertained to remove the New Age Minor Subdivision from the Agenda at the request of the Applicant/Developer LP Innovations. The Motion was made by Daley and Second by Marchese.**

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

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**NEW PLANS SUBMITTED**

**HCA Mt Pleasant Water Tank Received: 6/14/24 P-24-08**

**Received:** Cover Letter / Application / Checklist / Fee Schedule / LD Fee \$ 1,474.00 & Stw Fee - \$ 1,500.00 – Rec Fee - \$ 50.00 / Signed Applicant Acknowledgement / Signed Owner's Certificate / Signed Developer's Agreement to pay all Fees / LCD E& S Application / Public Water Supply Permit

Application / Waiver Requests – **813.2.A** Requirement of Sidewalks, **301.C** Requirement of a Preliminary Plan, **405.6** – Total Tract Boundaries being subdivided – **405.7-** Requirement of adjoining landowners , Parcel #'s / Deed(s) / Environmental Review Report / PCSM Report / Plans / Corr to Zoning / Electronic submittal to RJD Engineering / 7/3/24 LCD – E&S approval / 7/11/24 Zoning comment – Not subject to Zoning Rev but required to get permits /

Joe C – This is a very simple project. They have E&S approved, the plan is administratively complete, recommends accepting the plan and start the review process.

**A Motion was entertained to accept the HCA Mt Pleasant Water Tank Preliminary/Final Major Land Development as a complete application. The Motion was made by Marchese and Second by Daley**

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

**Hip Lot 57B / Mericle Preliminary/Final Major LD Received: 6/21/2024 P-24-09**

**Received:** 6/18/24 Mericle Cover Letter / Application / Checklist / Fees - \$ 3,609.00 LD Fee, \$ 1,87.00 STW Fee, \$ 694.50 Rec Fee / Stormwater Permit Application / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all Fees / 6/18/24 Mericle – Application to Luzerne County Planning & Engineering / 6/24/24 Intent to serve letter request to CanDo for Sewer & Water / 10/10/19 CanDo – Water & Sanitary Sewer (9200 GPD) Service available / 2/19/24 Component 3 Planning Module approval / 6/25/24 Email from Mericle – applying for a revision to previous approval for the Sewage Planning Module/ Deed / 6/18/24 Revised Stormwater Management Report / Plans / 6/26/24 Corr to Twp Engineer, Fire Chief & Zoning / 7/11/24 Zoning Review – meets the requirements of the Zoning Ordinance /

**Proposed is a 248,000 SF Building on HIP Lot 57B. This building (17%) and parking (34%) is Partially in East Union Township, Schuylkill County, a submittal has been sent to them.**

Steve Makstadd was present for Mericle – This is a new Land Development project in Humboldt Industrial Park. A while ago we had a plan for tractor parking, now we are proposing a 248,000 SF building on a 21 acre parcel, this does partially fall in East Union Township.

Joe C – Did they give any indication if they're going to review or defer to Hazle?

Makstadd – Previously we went through a full review with East Union Twp and Schuylkill County. Jo C will touch base with East Union Twp.

**A Motion was entertained to accept the Mericle HIP Lot 57B Preliminary/Final Major Land Development as a complete application. The Motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye      Marchese: Aye                      Synoski: Aye**

**HASD Indoor Athletic Facility Prelim/Final Major LD rec: 6/21/24 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 /

**Waiver Requests: 203 & 301.C** – Requirement of a Preliminary Plan Submittal  
**307, 408.2, 505.11 & 701** – Relief of Financial Security,  
**404.1** Plan Scale 1” = 60’

**805.8.D** Access Drive – Request to allow a width of 24’ opposed to the required 34’  
Curve Radius – Request minimum radius @ curve of 37’ opposed to required 215’ Site Distance  
@ vertical curve – Request 221’ opposed to 240’ required – **This is an interior driveway**  
**813.1 & 1009** Requirement of concrete curbing in parking lots – **This request only applies to the parking lot at the Early Learning Center**

**1203.3.O.2.f** minimum bottom slope of 1% toward the primary outlet – **The reason they are requesting this is it’s an underground basin and will be used for our water.**

**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**

Kevin Markle, Barry Isett & Associates was present. They are asking for acceptance tonight. They are proposing a 120,000 SF indoor athletic facility located north of the existing track. They are proposing access from Peace Street near their garage, the driveway will loop through to the school. The building will have locker rooms, rest rooms, a concession stand that will serve track & field events. The NPDES is administratively complete. They have been in touch with the Municipal Authority, the planning module mailer has been sent to Dep. They submitted to HCA, PPL, UGI and they went through the Bureau of Aviation process.

**A Motion was entertained to accept the Hazleton Area School District Indoor Athletic Facility Preliminary/Final Major Land Development as a complete application.**

**The Motion was made by Marchese and Second by Daley**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

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## **REZONING**

### **Hazle Auto Parts Inc Rezoning request (M-1) & (B-1) to (I-1) P-RZ-01**

**RECEIVED:** Application / Rezoning Fee - \$ 2,500.00 / Exhibit A – Parcels / Property owners within 300 ‘ / Transmittal Letter to Luzerne Cty / Deeds / Plans / Corr to Zoning & RJD / 5/13/24 Zoning Review – Not in Compliance – The Entercom Lot remaining as it is currently zoned, may be considered spot zoning / 4/22/24 Luz Cty Planning – No comment /

The request is to rezone:

**Parcel B-2 (26-U7-00A-023)** which is currently zoned (B-2) General Commercial to (I-1) Industrial (1.10 Acres +/-)

**Parcel A (26-U7-00A-021)** which is currently zoned (B-2) General Commercial to (I-1) Industrial. (11.70 Acres +/-)

**Parcel B-3 (26-U7-00A-04A)** which is currently zoned (B-2) General Commercial and (M-1) Mining to (I-1) Industrial (68.584 Acres +/-) The total acreage is (78) Acres +/-

**7/1/2024 Atty Seach** – Request to amend the application to include a fourth contiguous lot, Parcel 26-U7-00A-04B-000 – (M-1) TO (I-1) / Original application & Deed

**7/9/2024 Atty Seach** – Amended application & Case law on spot Zoning

Jason Antolick, property owner was present.

Joe C – They are adding a lot to the North that is adjacent to primarily Industrial Zones. Atty Seach did draft a letter on spot Zoning. The Entercomm parcel isn't changing it's zone.

Basically what the courts have decided is the Township does have the right to rezone as they see fit. Someone would have to challenge the decision on spot zone. Basically spot zoning is if you have a parcel and change the zone that doesn't fit with the adjoining zones in the area.

John S asked if Atty Rockman was in agreement with the addition of the 4<sup>th</sup> parcel.

Rockman: yes

**A motion was entertained to recommend the Supervisors grant the request of Hazle Auto Parts to amend the Zoning Ordinance and map for (4) of their parcels as listed from (M-1) Mining & (B-1) Neighborhood commercial to (I-1) Industrial. The motion was made by Daley and second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

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## **SKETCH PLAN**

### **Hazleton North Campus Sketch Plan**

**Sub:** Cover Letter / Checklist / Application / Fee - \$ 1,150.00 / Project Narrative / Airport Airspace Exhibit / Sketch Plan (2 shts) Existing Conditions & Sketch Plan / Submitted electronically – Soils Report & Special Warranty Deed / 7/16/24 RJD Review – (23) General, (13) Zoning, (117) Saldo & (13) Stw comments /

**Proposed are 11 Storage Buildings, 2 security gates, 3 ancillary buildings, an electric yard and stormwater detention with a total building area of 2,884,000 SF. Located between Black & Stoney Creeks, west of I-81& East of Weston Road**

Tom Williams, North Point Development on behalf of the sketch plan subdivision. This is a campus plan north of Humboldt Industrial Park North. The entire property is north of Eagle rock as well. This project looks to have 12 buildings as of right now, an electric yard. Primary access is planned to be an extension off North Park Drive into the site. Secondary access is still being planned we are in the early planning stages. It is a vacant wooded lot at this time.

John S – Do you have parking, I don't see parking.

Williams – There is parking it's small on this plan. It's car parking only. Each building will have its own parking.

Synoski – What is the use?

Williams – A windows technology campus

Synoski – There was concern on the length of the cul de sac when Humboldt North was constructed. We are going to ask for another access.

Marchese – Who's property is this?

Williams – North Point has purchased the property, it was Butler property.

Joe C – Myself, zoning officer & fire chief met with them & discussed access. Your proposing the access as being private, private lands.

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Williams – We’re still figuring that out.  
John S – Keep in touch with Joe, keep him updated  
Joe M – Explain the electric yard  
Williams – There is planned to be a substation on the property, (2) possibly.

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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:**

**Mericle** 5/31/24 Response to Fire Chief Review of 5/15/24  
6/14/24 90 Day Ext of time Request for SR 309B Subdivision  
7/9/24 90 Day Ext of time request for Crossroads East Major LD & SD

**Luz. Cty Planning** 6/3/24 New Age SD – (1) comment  
6/7/24 Bloss Minor Sd – (1) comment

**Luz Cty Eng** 6/3/24 New Age SD – (12) comments

**RJD** 6/13/24 Forbo Planning Module B Review  
6/14/24 Bloss Minor SD Rev #1 – (3) comments  
6/14/24 STTC Sewage Planning Module Review – Forbo Ld  
7/7/24 STTC Hazleton Planning Module review  
7/12/24 New Age Minor Sd – Rev #1 (5) General & (11) Saldo comments  
7/12/24 HASD Minor SD Rev #2 – All comments have been addressed  
7/16/24 Hazleton Endoscopy Rev #3 – (5) comments  
7/16/24 RJD Sketch Plan Review – Hazleton North Campus (23) General, (13) Zoning, (117) Saldo & (13) Stw comments

**LCD** 6/26/24 Hilton Tru ( Humboldt Station Lot F) NPDES minor modification approval  
6/26/24 Withdrawal of NOI for HIPN- North Park Drive Phase III  
7/1/24 Tractor Supply – Minor Modification approval E&S & PCSM  
7/3/24 E&S approval Mt Pleasant Water Storage Tank  
7/10/24 Crossroads East Business Park – Approval of Minor amendment  
7/11/24 HASD Indoor Athletic Facility – Completeness Letter  
7/11/24 Pitt Ohio – Approval of Minor Amendment NPDES

**Borton Lawson** 6/13/24 Cost Estimate for Hazleton Endoscopy/Dr Yoo

**Barry Isett** 6/13/24 HASD Indoor Athletic Facility – Project Narrative

**Dep** 6/24/24 Draft Individual NPDES Permit – Intent to issue HCA Dreck Creek Pump Station  
7/2/24 Pitt Ohio – Final Report – Remediation Styrene Spill  
7/3/24 Diplomat Investment Partners NPDES & E&S approval  
7/3/24 Forbo Addition – Planning Module approval

**Atty Seach**

7/1/24 Request to amend the application of Hazle Auto Parts Rezoning to include a fourth contiguous lot, Parcel 26-U7-00A-04B-000 – (M-1) TO (I-1) / Original application & Deed  
7/8/2024 Amended application & Case law on spot Zoning – Hazle Auto Rezoning

**JVI** 7/13/24 Request for 90 Day Ext of time for Crossroads XOXO

**LP Innovations** 7/16/24 Request to pull the New Age Subdivision application

**Zoning** 7/11/24 Mericle Lot 57B – Meets requirements of Zoning Ordinance  
7/11/24 Mt pleasant Water Tank – Doesn't require Zoning Rev. – must get Bldg Permits

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**The next regular Planning meeting will be held Tuesday August, 20 2024 at 6:00 PM**

A motion was entertained to adjourn the meeting at 6:50 PM. The motion was made by Synoski and second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
AUGUST 20, 2024  
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 - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of July 16, 2024. The motion was made by Marchese and second by Daley.**

**Roll Call: Marchese: Aye**

**Daley: Aye**

**Synoski: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** August (2) @ \$ 60.00 Each for (2) meetings

**DIRECTOR:** \$ 175.00 for August Meeting(s)

**SOLICITORS:** \$ 450.00 August 2024

**RJD:** 6/30/24 – Forbo - \$ 220.00 / Northpoint Butler 95 - \$ 5,456.00 / 360 Maplewood - \$ 2,068.00 / Mericle Crossroads LD - \$ 330.00 / Hazleton Endoscopy - \$ 440.00 / North Campus Sketch Plan - \$ 770.00 / HASD Lot Consolidation - \$ 165.00 / New Age Minor SD **Total** - \$ 9,999.00

**SECRETARY:** MTG('S) MINUTES: 07/16/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.  
The Motion was made by Daley and Second by Marchese.**

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

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### EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **October 15, 2024**  
Mericle Crossroads Major SD – 90 Day Ext to expire **October 15, 2024**  
Butler 161 Major LD – 90 Day Ext to expire **August 29, 2024**  
Crossroads XOXO – 90 Day ext of time – **October 30, 2024**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **September 17, 2024**  
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **August 20, 2024**  
STTC Hazleton LD – 90 Day Ext of Time – **August 20, 2024**

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### PLANS FOR APPROVAL

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 ACCEPTED: 7/19/2022**  
**PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT P-22-16**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/23 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 /Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 / 90 Day extension of time granted to expire 10/15/24

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION ACCEPTED: 7/19/2022 P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer's Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35' front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23 / 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / 90 Day extension of time to expire 7/16/24 / 90 day extension of time to expire 10/15/24

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

Steve Makstadd was present for Mericle. The Sewage Planning Module, we had a good meeting with the Municipal Authority we are going to send them the reservation of capacity request and then they can sign the module. We have the stormwater & grading permit. We have the NPDES Permit. We're moving forward on the HOP we are looking at a 2 -3 month timeline for the permit issuance based on Penn Dot's comments. The joint permit is still in technical review. Joe looked at our cost estimate maybe we can start the review process. Joe C will send some baseline comments to assist in the Agreements.

**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 .

Vince, Surveyor with Design BLD was present. They are just asking ffor an extension of time tonight. They met with the Municipal Authority and hopefully they're moving forward on this.

A Motion was entertained to approve the request of designBLD for a 90 Day extension of time for Butler 161/Diplomat Investment Partners for a 90 day extension of time to expire November 21, 2024. The Motion was made by Marchese and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

**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.**

**Joe C spoke to the Developer, James Vozar, he was at our last couple meetings giving us updates. They are working through the comments and outside agencies.**

**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

**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**

Steve Makstadd was present for Mericle. Our Key outstanding item is our reservation of capacity letter, our legal looked at that.

**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 / 5/19/24 90 day extension of time request /

Joe C – This will be 3 lots instead of 2 lots.

C Krone – He spoke to the owner, he wants (3) lots, (10 back wooded lot, then the Lobby back to the Hotel and he wanted to divide off the Ballroom, he advised the owner he needs to talk to John Ackerman and Planning.

**A Motion was entertained to grant the request of Hazleton Hospitality Minor Subdivision for a 90 day extension of time. The Motion was made by Daley and Second by Marchese.**

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

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / 10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 /5/17/24 Brinkash – Request for a 90 Day extension of time – extended to August 20, 2024  
**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter / 6/14/24 RJD Sewage Planning Module Review

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C – They are continuing to work on the outside Agency permits.

**A Motion was entertained to grant the request of Brinkash & Assoc. Inc. for a 90 Day extension of time for STTC Hazleton to expire November 19, 2024. The Motion was made by Marchese and Second by Daley**

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

**HCA Mt Pleasant Water Tank Accepted: 7/16/24 P-24-08**

**Received:** Cover Letter / Application / Checklist / Fee Schedule / LD Fee \$ 1,474.00 & Stw Fee - \$ 1,500.00 – Rec Fee - \$ 50.00 / Signed Applicant Acknowledgement / Signed Owner's Certificate / Signed Developer's Agreement to pay all Fees / LCD E& S Application / Public Water Supply Permit Application / Waiver Requests – **813.2.A** Requirement of Sidewalks, **203 & 301.C** Requirement of a Preliminary Plan, **405.6, 405.18 & 405.19** – Total Tract Boundaries being subdivided – **405.7-** Requirement of adjoining landowners , Parcel #'s / Deed(s) / Environmental Review Report / PCSM Report / Plans / Corr to Zoning / Electronic submittal to RJD Engineering / 7/3/24 LCD – E&S approval / 7/11/24 Zoning comment – Not subject to Zoning Rev but required to get permits / 7/31/24 Luzerne County Planning – (3) comments & Engineering – (11) Saldo & (7) General comments / 8/2/24 RJD Rev #1 – (11) General, (3) Zoning & (27) Saldo comments / 8/15/24 RJD Rev #2 – (5) comments /

**Proposed is to construct a 3,000,000 gallon water storage tank on a 325+/- acre site located south of White Birch Road and SR 424 in an M-1 Zone.**

Joe C – A second review was done on the revised plans. They have addressed all comments. They have requested (4) waivers and the Agreements are outstanding. Considering the nature of the project and justification, he recommends the waivers.

**A motion was entertained to recommend the Supervisors grant the following waiver requests for the HCA Mt Pleasant Water Tank Preliminary/Final Major Land Development. (1) 813.2.A Requirements of sidewalks, (2) 203 & 301.C – Requirement of a Preliminary plan submittal, (3) Requirement of surveying the entire tract, (4) Requirement of listing adjoining land owners. The motion was made by Daley and second by Marchese.**

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

**Hip Lot 57B / Mericle Preliminary/Final Major LD Accepted: 7/16/2024 P-24-09**

**Received:** 6/18/24 Mericle Cover Letter / Application / Checklist / Fees - \$ 3,609.00 LD Fee, \$ 1,87.00 STW Fee, \$ 694.50 Rec Fee / Stormwater Permit Application / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all Fees / 6/18/24 Mericle – Application to Luzerne County Planning & Engineering / 6/24/24 Intent to serve letter request to CanDo for Sewer & Water / 10/10/19 CanDo – Water & Sanitary Sewer (9200 GPD) Service available / 2/19/24 Component 3 Planning Module approval / 6/25/24 Email from Mericle – applying for a revision to previous approval for the Sewage Planning Module/ Deed / 6/18/24 Revised Stormwater Management Report / Plans / 6/26/24 Corr to Twp Engineer, Fire Chief & Zoning / 7/11/24 Zoning Review – meets the requirements of the Zoning Ordinance / 8/20/24 RJD Rev #1 – (20) General, (5) Zoning, (39) Saldo & (6) Stw comments

**Proposed is a 248,000 SF Building on HIP Lot 57B. This building (17%) and parking (34%) is Partially in East Union Township, Schuylkill County, a submittal has been sent to them.**

Steve Makstadd, Mericle was present. This is behind lot 57A which we previously built on. The NPDES is under review. The Planning Module is in process, we had this approved on both lots before, we are asking for additional Edu's. This project contains work on 4 different parcels so we are going to have to have easements, all parcel are owned by Mericle. We are requesting (4) waivers. (1) 813 & 1009 – Curbing – Internal to Land Development. All of our designs contain sheet drainage& vegetated swales. Synoski – Is this internal. Makstadd – Yes, curbing is required along Oak Ridge. (2) 813.2 Sidewalks along roadways – This is in Humboldt Industrial Park where there are no sidewalks (3) Slope of 1% in Basins – Dep recommends a flat bottom (4) 1204.3.b.1.9 Swale profiles to include longitude of slopes – we don't find too much value in that.

Joe C If you put the Longitude on the slope now it's all a 3D model right on the site. The pipe profiles do have a benefit. Recommends waivers as presented.

**A motion was entertained to recommend the Supervisors grant the following waivers for Mericle HIP Lot 57B (1) 813 & 1009 Curbing (2) 813.2 Sidewalks along roads (3) Slope of 1% in basins (4) 1204.3.b.1.9 Swale profiles to include longitude of slope. The motion was made by daley and second by Marchese. Roll Call; Daley: Aye                      Marchese:Aye                      Synoski: Aye**

**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 /

**Waiver Requests: 203 & 301.C** – Requirement of a Preliminary Plan Submittal  
**307, 408.2, 505.11 & 701** – Relief of Financial Security, / **404.1** Plan Scale 1” = 60’  
**805.8.D** Access Drive – Request to allow a width of 24’ opposed to the required 34’  
Curve Radius – Request minimum radius @ curve of 37’ opposed to required 215’  
Site Distance @ vertical curve – Request 221’ opposed to 240’ required

**813.1 & 1009** Requirement of concrete curbing in parking lots

**1203.3.O.2.f** minimum bottom slope of 1% toward the primary outlet

**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**

Kevin Markle, Barry Isett was present. GHJSA & HCA approvals in place. MAHT we are still working with them on Planning Modules, Aviation clearances have been received, NPDES is in technical review. We received Joe Calabrese review letter, really simple to address with Joey. 24’ for travel lanes all the way threw, in front of bthe building(s) will be 36’.

Joe C – concerned about the 24’ with emergency vehicles

John S – That Emergency lane will not be gated, then people can get threw.

Markle – No

John S – I’m apprehensive of lowering that with parents, students, etc.

Joe C – I’m asking them t do an auto turn.

Markle – We have done that. We can submit that and document that. All the other drives in the campus are 24’

Joe C: maybe there is an opportunity for another turn off.

Markle – At the fence line it drops off.

John S – You have the land. I’d like you to work with Joe C a little more on the pull offs.

Markle: We are providing sidewalks from Peace Street along the buildings over to the school.

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## **NEW PLANS SUBMITTED**

### **Fellin Self Storage Units Minor Land Dev. Received: 7/22/24 P-24-11**

**Received:** Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Fee \$ 2,336.00 / Signed Developer’s Agreement to pay all fees / Airport Hazard Zone Application / Signed applicant acknowledgement / Wetland fact Sheet / Wetlands Investigation / PCSM / Deed / Plans /

**A Motion was entertained to accept the Fellin Self Storage Units Minor Land Development as a complete application. The Motion was made by Marchese and Second by Daley**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**



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The next regular Planning meeting will be held Tuesday September 17, 2024 at 6:00 PM

A motion was entertained to adjourn the meeting at 6:52 the motion was made by Marchese and second by Daley. Roll Call: Daley: Aye                      Marchese: Aye                      Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
SEPTEMBER 17, 2024  
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 - Present           | Terry Daley - Present   |
| Joseph Marchese - Present             | Lee Ann Kasha - Present |
| Joe Calabrese, RJD Eng - Present      | John Synoski - Present  |
| Chuck Krone, Zoning Officer - Present |                         |

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was to Approve the Minutes of August 20, 2024. The motion was entertained by Marchese and second by Daley.**

**ROLL CALL: Marchese: Aye                      Daley: Aye                      Synoski: Aye**

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**BILLS TO BE PAID:**

|                    |   |
|--------------------|---|
| <b>ADVISORS:</b>   | <b>September (2) @ \$ 60.00 Each for (2) meetings</b> |
| <b>DIRECTOR:</b>   | <b>\$ 175.00 for September Meeting(s)</b>             |
| <b>SOLICITORS:</b> | <b>\$450.00 August 2024</b>                           |

RJD: 8/31/24 – Northpoint Butler 95 - \$ 5,764.00 / Mericle Crossroads LD - \$ 2,552.00  
HASD Field House LD & STW - \$ 2,420.00 / HIP Lot 57B LD - \$ 2,145.00 / HCA Mt Pleasant LD  
& SW - \$ 1,870.00 **Total - \$ 14,751.00**  
**SECRETARY:** MTG(S) MINUTES: 08/20/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.  
The Motion was made by Daley and Second by Marchese.  
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

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### EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **October 15, 2024**  
Mericle Crossroads Major SD – 90 Day Ext to expire **October 15, 2024**  
Butler 161 Major LD – 90 Day Ext to expire **November 21, 2024**  
Crossroads XOXO – 90 Day ext of time – **October 30, 2024**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **September 19, 2024**  
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **November 21, 2024**  
STTC Hazleton LD – 90 Day Ext of Time – **November 21, 2024**

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### PLANS FOR APPROVAL

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1** **ACCEPTED: 7/19/2022**  
**PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT** **P-22-16**

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**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/23 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission** received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / **12/12/23 Waiver Request Section 203 & 301.C** – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 / 90 Day extension of time granted to expire 10/15/24

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION**      **ACCEPTED: 7/19/2022**      **P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer's Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35' front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / 90 Day extension of time to expire 7/16/24 / 90 day extension of time to expire 10/15/24

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

Brian McManus was present for Mericle. They submitted the Sewage Planning module to the Municipal Authority with flexibility to design with virtually no effect on their system. The HOP is in the second cycle now, they have not heard back yet. The water obstruction permit is in progress, the 90 day for Dep is October 10<sup>th</sup>. The Municipal Authority is not signed off yet, they have everything. We changed our system a few times to basically we don't have any impact on their system.

**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 .

Joe C – They are in the same position as Mericle, they are waiting on the Municipal Authority and the HOP

**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.**

Joe C spoke with Jim Vozar Developer today. They are still working on some outside agencies. They may have revised plans by next month.

**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

**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**

**A Motion was entertained to grant the request of Mericle for a 90 Day extension of time for SR 309B LLC Preliminary/Final Major Subdivision. The Motion was made by Marchese and Second by Daley.**

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

**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 / 5/19/24 90 day extension of time request /

Joe C, nothing new on this plan, they didn't submit for Zoning yet.

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / 10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 /5/17/24 Brinkash – Request for a 90 Day extension of time – extended to August 20, 2024  
**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter / 6/14/24 RJD Sewage Planning Module Review / 8/21/24 LCD NPDES approval /

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

Joe C spoke to their Engineer today, the Planning Module is in process. They are waiting on technical comments on the NPDES.

**Hip Lot 57B / Mericle Preliminary/Final Major LD Accepted: 7/16/2024 P-24-09**

**Received:** 6/18/24 Mericle Cover Letter / Application / Checklist / Fees - \$ 3,609.00 LD Fee, \$ 1,875.00 STW Fee, \$ 694.50 Rec Fee / Stormwater Permit Application / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all Fees / 6/18/24 Mericle – Application to Luzerne County Planning & Engineering / 6/24/24 Intent to serve letter request to CanDo for Sewer & Water / 10/10/19 CanDo – Water & Sanitary Sewer (9200 GPD) Service available / 2/19/24 Component 3 Planning Module approval / 6/25/24 Email from Mericle – applying for a revision to previous approval for the Sewage Planning Module/ Deed / 6/18/24 Revised Stormwater Management Report / Plans / 6/26/24 Corr to Twp Engineer, Fire Chief & Zoning / 7/11/24 Zoning Review – meets the requirements of the Zoning Ordinance / 8/20/24 RJD Rev #1 – (20) General, (5) Zoning, (39) Saldo & (6) Stw comments / 9/6/24 RJD Sewage Planning Module Rev. / 9/10/24 Fire Chief (4) comments – concerns / **9/16/24** Mericle revised submission response comments to RJD rev of 8/20/2024, 7/2/24 CanDo adequate water & sewer available, 6/26/18 ppl intent to provide electric, 6/21/18 UGI natural gas available, 11/10/22Mid Atlantic Eng – grading & excavation inspection, site lighting plan, Revised LD plans / 9/16/24 RJD rev #2 – (1) General, (2) Zoning, (13) Saldo & (2) STW / 9/17/24 Mericle Response comments to RJD review of 9/16/24 / 9/17/24 RJD Rev #3 – (2) Zoning & (11) Saldo comments /

**Proposed is a 248,000 SF Building on HIP Lot 57B. This building (17%) and parking (34%) is Partially in East Union Township, Schuylkill County, a submittal has been sent to them.**

**Waiver requests granted on 8/20/24** 813.1 & 1009 Concrete curbs along parking lot, 813.2 Concrete sidewalks along existing roadway, 1203.3.O.2.f minimum slope of detention basin bottom must be 1% toward primary outlet, 1204.3.B.19 centerline profiles of proposed drainage pipe & swales are required.

Joe c – They’ve addressed the comments. The Planning Module has been sent to Dep. They are requesting a waiver of Preliminary/Final submission. NPDES is in process.

Brian Mcmanus, Mericle was present. They will have a meeting with the fire chief to address his concerns. They have conditional Final approval from East Union Township.

**A motion was entertained to recommend the Supervisors grant the waiver request of 203 & 301.C – Requirement of a Preliminary Plan Submittal for Mericle Hip Lot 57B Preliminary/Final Major Land Development. The motion was made by Daley and second by Marchese.**

**A motion was entertained to recommend approval to the Supervisors for the Mericle HIP Lot 57B Preliminary/Final Major Land Development with the following conditions: (1) Dep Sewage Planning Module Approval, (2) All easements are executed, (3) Approval of the Hazle Township Fire Chief, (4) NPDES approval & (5) All Land Development Agreements are executed and final fees are paid. The Motion was made by Marchese and second by Daley. Roll Call: Daley: Aye Marchese:Aye Synoski: Aye**

**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

**Waiver Requests: 203 & 301.C – Requirement of a Preliminary Plan Submittal**

**307, 408.2, 505.11 & 701 – Relief of Financial Security, / 404.1 Plan Scale 1” = 60’**

**805.8.D Access Drive – Request to allow a width of 24’ opposed to the required 34’**

Curve Radius – Request minimum radius @ curve of 37’ opposed to required 215’

Site Distance @ vertical curve – Request 221’ opposed to 240’ required

**813.1 & 1009 Requirement of concrete curbing in parking lots**

**1203.3.O.2.f minimum bottom slope of 1% toward the primary outlet**

**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**

Joe C met with the Engineer Regarding waiver requests we discussed last moth with the Roadway, we believe we came up with a solution to the roadway. Their Engineer met with the District and they were agreeable to a one way roadway.

John S – The solution of the one way certainly helps with pedestrian safety.

**Fellin Self Storage Units Minor Land Dev. Accepted: 8/20/24 P-24-11**

**Received:** Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Fee \$ 2,336.00 / Signed Developer’s Agreement to pay all fees / Airport Hazard Zone Application / Signed applicant acknowledgement / Wetland fact Sheet / Wetlands Investigation / PCSM / Deed / Plans / 8/26/24 LCD – E&S Plan inadequate / 9/4/2024 RJD Rev #1 –(7) General, (4) Zoning, (17) Saldo & (3) Stw / 9/10/2024 Zoning Rev – (2) comments / 9/17/24 benesch - Revised Submission via email, Response comments to RJD Rev of 9/4/24 , (2) Waiver Requests, Cost Estimate, LCD Resubmission – Revised plans / 9/17/24 RJD Rev #2 – (5) Saldo comments /

Joe C – Reviewed revised plans today. They did a good job addressing comments.

**A motion was entertained to grant the Waiver Requests of Saldo section 813.1 & 1009 Curbs along parking areas & 813.2 Concrete Sidewalks along existing roadway for Fellin Self Storage Units Minor Land Development. The motion was made by Marchese and second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**A motion was entertained to approve the Fellin Self Storage Units Minor Land Development with the following conditions, (1) Final Land Development Agreements are executed and fees are paid, (2) Luzerne Conservation District E&S approval, (3) Hazle Township Fire Chief approval & (4) Driveway Permit be obtained. The motion was made by Marchese and second by Daley.**

**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 /

**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.**

Joe C – we did a second review on 9/12/24. There is a Zoning issue, they don’t meet the minimum lot width.

Krone – They are applying for a Zoning Hearing.



**RJD** 9/4/2024 Fellin Self Storage Units Rev #1 –(7) General, (4) Zoning, (17) Saldo & (3) Stw  
9/6/24 HIP Lots 57A & 57B – Sewage Planning Module Review  
9/11/24 CanDo HIP North Lot 14 SD – (12) comments  
9/12/24 Valeri & Sofi Minor SD – (13) comments  
9/16/24 Lot57B Rev #2 – (1) General, (2) Zoning – (13) Saldo & (2) STW  
9/17/24 HIP Lot 57B – Rev #3 – (2) Zoning & (11) Saldo comments  
9/17/24 Fellin Self Storage – Rev #2 (5) Saldo comments

**LCD** 8/21/24 STTC Hazleton NPDES Approval  
8/26/24 Fellin Self Storage Units – submittal inadequate

**Dep** 8/29/2024 HIP North Lot 14 – No Sewage Planning Module needed

**Mericle** 9/6/24 90 Day extension of time request SR 309B  
9/16/24 Revised submission Lot 57B Major LD  
9/17/24 Revised submission to RJD comments of 9/16/24

**Zoning** 9/10/24 Fellin storage Sheds – (2) comments  
9/10/24 HASD Athletic Facility – In Compliance  
9/13/24 Valery & Sofi SD – Not In Compliance – Lot size  
9/17/24 CanDo HIP Lot 14 Minor Sd – In Compliance

**Fire Chief** 9/10/24 Mericle HIP Lot 57B – (4) comments / concerns  
9/10/24 HASD Athletic Facility – No comments

**Benesch** 9/17/2024 Revised plans & response comments – Fellin Self Storage

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**The next regular Planning meeting will be held Tuesday October 15, 2024 at 6:00 PM**

**A motion was entertained to adjourn the meeting at 6:30 PM. The motion was made by Daley and second by Marchese.**

**ROLL CALL: Dsley: Aye**

**Marchese: Aye**

**Synoski: Aye**

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
OCTOBER 16, 2024  
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 - Present

Terry Daley - Absent

Joseph Marchese - Present

Lee Ann Kasha - Present

Joe Calabrese, RJD Eng - Absent

John Synoski - Present

Chuck Krone, Zoning Officer - Present

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to approve the Minutes of September 17, 2024. The motion was made by Marchese and second by Synoski**

**ROLL CALL: MARCHESE: Aye**

**.DALEY: Absent**

**SYNOSKI: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** October (2) @ \$ 60.00 Each for (2) meetings

**DIRECTOR:** \$ 175.00 for October Meeting(s)

**SOLICITORS:** 10/3/24 Slusser \$345.00 & \$ 1,845.00 10/2/24 SDS - \$ 62.50

RJD: 8/31/24 – Northpoint Butler 95 - \$ 5,764.00 / Mericle Crossroads LD - \$ 2,552.00  
HASD Field House LD & STW - \$ 2,420.00 / HIP Lot 57B LD - \$ 2,145.00 / HCA Mt Pleasant LD  
& SW - \$ 1,870.00 **Total** - \$ 14,751.00  
**SECRETARY:** MTG(S) MINUTES: 09/17/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.  
The Motion was made by Synoski and Second by Marchese.  
Roll Call: Daley: Absent Marchese: Aye Synoski: Aye**

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### EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **October 15, 2024**  
Mericle Crossroads Major SD – 90 Day Ext to expire **October 15, 2024**  
Butler 161 Major LD – 90 Day Ext to expire **November 21, 2024**  
Crossroads XOXO – 90 Day ext of time – **October 30, 2024**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **December 10, 2024**  
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **November 21, 2024**  
STTC Hazleton LD – 90 Day Ext of Time – **November 21, 2024**

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### PLANS FOR APPROVAL

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1** **ACCEPTED: 7/19/2022**  
**PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT** **P-22-16**

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**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/23 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / 12/12/23 Waiver Request Section 203 & 301.C – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 / 90 Day extension of time granted to expire 10/15/24 / 10/7/24 Mericle request for an additional 90 Day extension of time – granted to expire 12/10/24 /

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

Steve Makstadd was present for Mericle. They are working on the 3<sup>rd</sup> resubmission for the HOP. They received technical comments from Dep on the Joint Permit. We have had some meetings with the Municipal Authority, we are working with Reilly & Associates on that.

**Motion to recommend the Supervisors grant a 90 day extension of time to expire January 21, 2025 for Mericle Crossroads East Business Park – Phase 1 Preliminary/Final Major Land Development and Subdivision. The Motion was made by Marchese and Second by Synoski**  
**Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION ACCEPTED: 7/19/2022 P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer's Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35' front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / 90 Day extension of time to expire 7/16/24 / 90 day extension of time to expire 10/15/24 / 10/7/24 Request for an additional 90 Day extension of time /

**Proposed is to subdivide two (2) Parcels of land into 14 Lots with Five Roads. Located on the north & south side of SR 424, West of SR 309 South lands owned by Mericle.**

**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 Extension of time / 90 Day extension of time to expire November 19, 2024 /

**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.**

**A Motion was entertained to recommend the Supervisors grant a 90 day extension of time to expire January 30, 2025 for Crossroads XOXO Black Creek Properties Preliminary/Final Major Land Development. The Motion was made by Marchese and Second by Synoski  
Roll Call: Marchese: Aye Daley: Absent Synoski: Aye**

**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 /

**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 / 5/19/24 90 day extension of time request /

**STTC Hazleton Major Land Dev. Accepted: 11/21/23 P-23-18**

**Received:** Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 3,320.00 LD Fee & \$ 300.00 Rec Fee / Airport Hazard Zone Application / Stw Permit Application / Signed Developer's Agreement to pay all Fees / Deeds / PCSM Report / Plans / Crr to Zoning, Twp Engineer & Fire Chief / \_10/20/23 Luzerne Cty Planning – (3) comments & 10/27/23 Engineering – (2) General, (6) Zoning, (39) Saldo & Stw comments / 11/5/23 Zoning Rev - 12/11/23 Zoning Review – (B-2) Maximum Driveway width is 25' Feet, variance is required for anything over 25'. / 12/18/23 RJD Rev #1 - (13) General, (6) Zoning, (53) Saldo & (8) Stormwater comments / 1/8/24 Brinkash & Assoc Revised submission – Response comments to RJD Rev of 12/18/23, Deed, Revised PCSM report dated 1/5/24 & Revised plans dated 1/4/24/ 1/11/24 RJD Rev #2 – (16) Saldo & (2) Stw comments / 2/15/24 Brinkash & Assoc. – 90 Day extension of time request / 90 Day Extension of time to expire 5/21/24 /5/17/24 Brinkash – Request for a 90 Day extension of time – extended to August 20, 2024  
**Waiver Requests :** 1) Requirement of submission of a Preliminary plan and 2) waiver for sidewalks along a state road / 3/13/24 LCD – Incompleteness letter / 6/14/24 RJD Sewage Planning Module Review / 8/21/24 LCD NPDES approval / 10/10/24 RJD Rev

Anthony, Engineer with Brinkash & Assoc was present. The NPDES was received. Sewage Planning module is very close, they had (1) technical comment and they resubmitted on 8/31/24

**A Motion was entertained to recommend the Supervisors grant the Waiver Requests: 203 & 301.C – Requirement of a Preliminary Plan Submittal & 813.2 Sidewalks required on Road Frontage for STTC Hazleton Preliminary/Final Major Land Development. The Motion was made by Synoski and second by Marchese**

**Roll Call: Daley: Absent**

**Marchese: Aye**

**Synoski: Aye**

**A Motion was entertained to recommend the Supervisors approve the STTC Hazleton Preliminary/Final Major Land Development with the conditions that Dep Planning Module is approved and the Final Fees and Land Development Agreements are executed. The Motion was made by Marchese and Second by Synoski**

**Roll Call: Daley: Absent**

**Marchese: Aye**

**Synoski: Aye**

**Proposed is to construct a 22,400 SF Building on the NW corner of Timberline Drive and CanDo Expressway for a wholesale Tire, Sales and vehicle repair business.**

**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**

**Kevin Markle with Barry isett & Assoc was present. The District put a hold on us we are waiting for direction, we are asking for a 90 day extension of time tonight.**

**A Motion was entertained to recommend the Supervisors grant a 90 day extension of time to expire January 21, 2025 for HASD Indoor Athletic Facility Preliminary/Final Major Land Development. The Motion was made by Marchese and Second by Synoski**

**Roll Call: Marchese: Aye                      Daley: Absent                      Synoski: Aye**

**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 /

**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.**

**CanDo HIP North Lot 14 Minor Subdivision Accepted: 8/20/24 P-24-13**

**Received:** Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 850.00 & \$ 1,830.00 Recreation Fee / Signed applicant acknowledgement / Signed Developer's Agreement to pay all fees / project narrative / Dep Planning application mailer / Project Narrative / Waiver Request of 604.1 – plan scale no smaller than 1" = sixty (60) feet / Deeds / Corr to Zoning & RJD / 8/29/24 Dep – No Sewage Planning Module needed / 9/11/24 RJD Rev #1 – (12) comments / 9/17/24 Zoning Rev (I-1) – In Compliance / 10/10/24 RJD Rev #2 – (1) comment / 10/10/24 RJD Rev #2 – (1) comment

**Proposed is to combine lot #14 (36.426 Acres) & Remnant lands of CanDo (24.310 Acres) in HIP North. Both parcels are zoning (I-1) Industrial. The combined lot will be (60.736 Acres)**

**A Motion was entertained to grant the Waiver Request of 604.1 – Plan Scale now smaller than 1" = 60' for CanDo HP Lot 14 Minor Subdivision. The Motion was made by Marchese and Second by Synoski**

**Roll Call: Daley: Absent                      Marchese: Aye                      Synoski: Aye**

**A Motion was entertained to approve the CanDo HP Lot 14 Minor Subdivision.**

**The Motion was made by Synoski and Second by Marchese**

**Roll Call: Daley: Absent                      Marchese: Aye                      Synoski: Aye**

**CANDO HUMBOLDT STATION LOTS G&H MINOR SD Accepted: 9/17/24 P-24-14**

**RECEIVED:** Cover Letter / Project Narrative / Application / checklist / Fees \$ 850.00 SD Fee & \$ 73.95 Rec Fee / Deed / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all fees / Corr to UGI, PPL / DEP Application Mailer / 8/27/24 CanDo Ability to provide Sewer & Water / Corr to Zoning, Electronic copy to RJD / 9/13/24 Zoning Rev – (B-2) In Compliance

Proposed is to combine Lots G (1.19 Acres) & H (1.27 Acres) in Humboldt Station to create lot G & H – (2.46 Acres)

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## **NEW PLANS SUBMITTED**

**Parise Minor Reverse SD**

**Sub: 9/30/24**

**P-24-15**

**Received:** Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 700.00 / Signed Applicant Acknowledgement / Deeds / Legal Description / Plans / Corr to Zoning & RJD Eng

Proposed is to combine (2) Residential lots with existing homes into one (1) lot. Located at 2011 State Route 940, Hazle Township.

A Motion was entertained to accept the Parise Minor Reverse Subdivision as a complete application. The Motion was made by Synoski and Second by Marchese

Roll Call: Daley: Absent

Marchese: Aye

Synoski: Aye

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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:**

**Mericle 10/4/24** Request for a 90 Day Ext of time of Mericle Crossroads Major SD & LD

**Dep 10/7/24** Intent to Issue NPDES Permit for HASD Athletic Facility – **Technical difficulties**

**RJD 10/10/24** STTC Hazleton LD – Rev #3 – (2) comments

10/10/24 Cando HIP Lot 14 – Rev #2 – (1) comments

**DesignBLD 9/25/24** Response comments to RJD Rev of 9/11/24 for HIP North Lot 14

**JVI 10/14/24** Request for a 90 day extension of time for Crossroads XOXO Major LD

**Luzerne Cty Planning 10/1/24** No comment letter for Humboldt station Lot G& H Minor Subdivision

**Luz Cty Engineering 10/1/23** Review for Humboldt Station Lot G&H minor Sd – (9) comments

**Barry Isett 10/01/24** Request for a 90 day Ext of time for HASD Athletic Facility

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**The next regular Planning meeting will be held Tuesday November 19, 2024 at 6:00 PM**

A Motion was entertained to adjourn the meeting at 6:15 PM. The Motion was made by Synoski and second by Marchese.

Roll Call: Daley: Absent

Marchese: Aye

Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
NOVEMBER 19, 2024  
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 - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of October 16, 2024. The motion was made by Marchese and Second by Daley**

**ROLL CALL: MARCHESE: Aye**

**DALEY: Aye**

**SYNOSKI: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** November (2) @ \$ 60.00 Each for (2) meetings  
**DIRECTOR:** \$ 175.00 for November Meeting(s)  
**SOLICITORS:** 10/3/24 Slusser \$345.00 & \$ 1,845.00 10/2/24 SDS - \$ 62.50  
**RJD:** 10/31/24 – Butler 161 - \$ 440.00 / Mericle Crossroads LD - \$ 3,476.00 /  
360 Maplewood LD - \$ 220.00 / HIP Lot 14 Minor Sd - \$ 165.00 /Crossroads XOXO - \$ 275.00 / Hazle  
Auto rezone - \$ 330.00 / Hazleton Logistics - \$ 330.00 / STTC LD - \$ 605.00 / Lot G&H Minor SD - \$  
660.00 / Ridgewood Phase 1 - \$ 429.00 / **Total** - \$ 6,930.00  
**SECRETARY:** MTG('S) MINUTES: 10/16/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills.  
The Motion was made by Daley and Second by Marchese**

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

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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 **November 21, 2024**  
Crossroads XOXO – 90 Day ext of time – **January 30, 2025**  
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **December 10, 2024**  
Hazleton Hospitality Minor Sd – 90 Day Ext of time – **November 21, 2024**  
HASD Athletic Facilities Major LD – 90 Day Ext of time – January 21, 2025

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**PLANS FOR APPROVAL**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1      ACCEPTED: 7/19/2022**  
**PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT      P-22-16**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees –  
Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant  
Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification  
not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management  
Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng,  
Zoning & Fire Chief / 6/30/33 Luz Cty Planning – (5) comments & Engineering – (1) General, (9)  
Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10)  
Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January  
17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day  
Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23  
**Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension  
of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to  
expire October 17, 2023 / Revised submission received 8/9/2023. Response comments to RJD Review of  
9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report  
dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise  
8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev  
#2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / 12/12/23 Waiver Request  
Section 203 & 301.C – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 /  
Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle  
Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24  
Mericle – 90 Day Extension of time Request granted to expire 7/16/24 / 90 Day extension of time granted to expire

10/15/24 / 10/7/24 Mericle request for an additional 90 Day extension of time – granted to expire 12/10/24 / 90 Day Ext of time to expire January 21, 2025

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL**

**MAJOR SUBDIVISION ACCEPTED: 7/19/2022 P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer's Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35' front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / 90 Day extension of time to expire 7/16/24 / 90 day extension of time to expire 10/15/24 / 10/7/24 Request for an additional 90 Day extension of time / 90 Day extension of time to expire January 21, 2025

Steve Makstadd, Mericle was present. They ar making improvements on the utility side. They are still working with the Municipal Authority for the Sewage Planning Module.

**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 /

Bill Letwinsky Design BLD was present. They are asking for an extension of time tonight. Joe C spoke with Tom Williams, this has been put on the front burner. They are working with the Municipal Authority

**A Motion was entertained to grant a 90 day Extension of time for Butler 161/Diplomat Investment Partners Preliminary/Final Major Land Development to expire February 18, 2025. The Motion was made by Marchese and second by Daley. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

**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**

Jim Vozar, JVI was present. The bat hits was cleared. The Army Core of Eng is done. They Submitted the Chapter 102 & 105 permits for wetlands on site. They're beyond technical review with the HOP. There is an Act 537 issue in Sugarloaf.

Joe C – The Chapter 105 permit, they redesigned the retaining walls to conform with our Ordinance.

**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 /

**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**

Steve Makstadd, Mericle was present, there is no update. The reservation of capacity Agreement is outstanding.

**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 / 5/19/24 90 day extension of time request /

Jpe C They are requesting a 90 Day extension of time. He spoke to the Engineer, they are supposed to apply for Zoning for their parking within the setback. They sent a sketch plan because they are going from a 2 lot Subdivision to a 3 lot Subdivision.

**A Motion was entertained to grant the request for a 90 Day Extension of time for Hazleton Hospitality Minor Subdivision. The Motion was made by Marchese and second by Daley. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

**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**

This plan is waiting on direction.

**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

**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.**

The Zoning Variances have been cleared, they need an extension of time to address the Sewage Planning.

**A Motion was entertained to grant a 90 day extension of time to expire February 18, 2025 for Valeri & Sofi Inc. Minor Subdivision. The Motion was made by Daley and Second by Marchese**  
**Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

**Parise Minor Reverse SD Sub: 9/30/24 P-24-15**

**Received:** Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 700.00 / Signed Applicant Acknowledgement / Deeds / Legal Description / Plans / Corr to Zoning & RJD Eng / 10/22/24 RJD Rev #1 – (6) comments / 10/22/24 Zoning Rev – Pre existing non-conforming lots – In compliance / 11/14/24 Luz Cty Planning – No Comment & Engineering – (17) comments / 11/18/24 Baer & Evans- response to County Eng & Twp Engineer comments / 11/19/24 RJD Rev #2 – All comments have been addressed.

**Proposed is to combine (2) Residential lots with existing homes into one (1) lot. Located at 2011 State Route 940, Hazle Township.**

Joe C did a second review today, they addressed all the comments.

**A Motion was entertained to approve the Parise Minor Subdivision. The Motion was made by Marchese and second by Daley Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

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**NEW PLANS SUBMITTED**

**Valmont Ind Park Lots 27 & 28 Minor SD Rec: 10/31/24 P-24-16**

**Received:** Cover Letter / Application / Checklist / Fees - \$ 890.00 SD Fee & \$ 690.00 Rec Fee / Project Narrative / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all fees / 10/29/24 Design BLD Planning Mailer exemption request / 10/25/24 Water service request / 10/25/24 PPL Electric request / 10/25/2024 UGI – Gas service request / Deeds / Plans / 11/8/24 Dep – No Planning Module needed / 11/14/24 Luz Cty Planning (1) comment & Engineering – (31) comments /

Bill Letwinsky, Design BLD was present. They are working with the applicant and CanDo and Karchner to combine an unused ROW with VIP Lots 27 & 28, so Cando to Karchner.

**A Motion was entertained to accept the Valmont Industrial Park Lots 27 & 28 Minor Subdivision as a complete application. The Motion was made by Daley and Second by Marchese.**  
**Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

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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 11/14/24 Parise Minor SD – Npo Comment**

11/14/24 Valmont Lots 27 & 28 Minor Sd – No Comment  
11/14/24 Parise Minor Sd – No Comment  
**Luz Cty Engineering** 11/14/24 Parise Minor Sd – (17) comments  
11/14/24 Valmont Lots 27 & 28 SD – (31) comments  
11/14/24 Parise Minor Sd –(17) comments

**LCD** 10/21/24 Fellin Storage Sheds E&S approval  
11/06/2024 Lot 57-B Major LD – NPDES Technical Deficiency letter

**RJD** 10/22/24 Parise Minor Sd – Rev #1 – (6) comments  
11/19/24 Parise Minor SD – Rev #2 – All comments have been addressed.

**Dep** 11/8/24 VIP Lots 27 & 28 – No Planning Module needed

**Zoning** 10/22/24 Parise Minor SD Review – Existing Non-conforming lot – In Compliance

Design bld 11/13/24 90 day Extension of time request for Butler 161 Preliminary/Final Major LD

Baer & Evans 11/12/24 90 day Extension of time request for Valeri & Sofi Minor Sd  
11/18/24 Response comments to County Eng & Twp Eng comments – Parise Minor Sd

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**The next regular Planning meeting will be held Tuesday December 10, 2024 at 6:00 PM**  
**\*Please note December meeting is held the second Tuesday of the month.**

A Motion was entertained to adjourn the meeting at 6:21 PM. The motion was made by Marchese and second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT**  
**REGULAR MEETING**  
**DECEMBER 10, 2024**  
**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 - Present          | Terry Daley - Present  |
| Joseph Marchese - Present            | Lee Ann Kasha - Absent |
| Joe Calabrese, RJD Eng - Present     | John Synoski - Present |
| Chuck Krone, Zoning Officer - Absent |                        |

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**APPROVAL OF PREVIOUS MINUTES:**

**A Motion was entertained to Approve the Minutes of November 19, 2024. The motion was made by Marchese and second by Daley.**

**Roll Call: Marchese: Aye**

**Daley: Aye**

**Synoski: Aye**

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**BILLS TO BE PAID:**

**ADVISORS:** December (2) @ \$ 60.00 Each for (2) meetings

**DIRECTOR:** \$ 175.00 for December Meeting(s)

**SOLICITORS:**

RJD: 11/30/24 – Northpoint Data Center - \$ 385.00 / Hazleton Endoscopy LD & SW - \$ 572.00 / Mericle Crossroads Construction Insp - \$ 1,463.00 / Parise Minor Sd - \$ 110.00 / 26 Station Circle - \$ 1,444.00 / Ridgewood Phase 1 - \$ 1,606.00

**SECRETARY:** MTG(S) MINUTES: 11/19/24 Meeting - \$ 50.00

**A Motion was entertained to recommend the Supervisors pay the above bills. The Motion was made by Daley and Second by Marchese.**

**Roll Call: Daley: Aye**

**Marchese: Aye**

**Synoski: Aye**

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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**

Crossroads XOXO – 90 Day ext of time – **January 30, 2025**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **December 10, 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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**PLANS FOR APPROVAL**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1      ACCEPTED: 7/19/2022**

**PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT      P-22-16**

**RECEIVED:** Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management

Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng,

Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9)

Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10)

Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January

17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day

Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23

**Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to

expire October 17, 2023 / Revised submission received 8/9/2023. Response comments to RJD Review of

9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report

dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise

8/8/2023 / Revised plans dated 8/8/23 / Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev

#2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / 12/12/23 Waiver Request

Section 203 & 301.C – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 / 90 Day extension of time granted to expire 10/15/24 / 10/7/24 Mericle request for an additional 90 Day extension of time – granted to expire 12/10/24 / 90 Day Ext of time to expire January 21, 2025

**Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)**

**MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL**

**MAJOR SUBDIVISION                      ACCEPTED: 7/19/2022                      P-22-17**

**RECEIVED:** Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer's Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35' front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission was received 8/8/23. Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / 90 Day extension of time to expire 7/16/24 / 90 day extension of time to expire 10/15/24 / 10/7/24 Request for an additional 90 Day extension of time / 90 Day extension of time to expire January 21, 2025

**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 Extension 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**

**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**

**A Motion was entertained to grant the request for a 90 day extension of time for SR 309B LLC Preliminary/Final Major Subdivision to expire March 18, 2025. The Motion was made by Marchese and second by Terry Daley**

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

**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**

**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.**

**Valmont Ind Park Lots 27 & 28 Minor SD Accepted: 11/19/24 P-24-16**

**Received:** Cover Letter / Application / Checklist / Fees - \$ 890.00 SD Fee & \$ 690.00 Rec Fee / Project Narrative / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to Pay all fees / 10/29/24 Design BLD Planning Mailer exemption request / 10/25/24 Water service request / 10/25/24 PPL Electric request / 10/25/2024 UGI – Gas service request / Deeds / Plans / 11/8/24 Dep – No Planning Module needed / 11/14/24 Luz Cty Planning (1) comment & Engineering – (31) comments / 12/3/24 Zoning Rev – In Compliance / 12/4/24 RJD Rev #1 – (6) comments / 11/14/24 Luz Cty Planning Rev – (1) comment & 11/26/24 Luz Cty Eng – (21) comments

**Proposed is to combine an existing 50 foot wide unopened roadway and combine it with lot 27/28 (22.186 Acres) to create a new lot (23.352 Acres)**

**A motion was entertained to approve Valmont Industrial Park Lots 27 & 28 Minor Subdivision. The motion was made by Daley and second by Marchese.**

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

**Final Minor Subdivision Plans for Hayden Power Group – Airport Beltway**

**A Motion was entertained to reapprove the Hayden Power Group Minor Subdivision for recording purposes. The Motion was made by Marchese and Second by Daley.**

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

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**NEW PLANS SUBMITTED**

**Central PA Equities 42 LLC Prelim/Final Major LD Rec: 11/19/24 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 /

**A Motion was entertained to accept the Central PA Equities 42 LLC Preliminary/Final Major Land Development as a complete application. The Motion was made by Marchese and Second by Daley**

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

**Lot 14/HCA Land Minor Subdivision Rec: 11/25/24 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 /

**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**

**A Motion was entertained to accept the HIP North Lot 14 Minor SD as a complete application. The motion was made by Daley and second by Marchese.**

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

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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** 11/14/24 VIP Lot 27 SD – (1) comment  
**Luz Cty Engineering** 11/26/24 VIP Lot 27 SD – (21) comments

**LCD** 11/20/24 Project X NPDES Amendment and renewal  
12/4/24 Ridgewood Sunburst Phase NPDES Renewal

**RJD** 12/4/24 VIP Lot 27 Minor SD – Rev #1 – (6) comments  
12/4/24 Hayden Minor SD – Review #1 for signing - In Compliance  
12/9/24 VIP Lot 27 Minor SD Rev #2 – (1) comment

**Mericle** 12/3/24 Request for 90 Day Extension of time for SR309B LLC Major Subdivision

**Zoning** 12/3/24 VIP Lot 27 – In Compliance  
12/3/24 Central PA Equities 42 LLC Prelim/Final Major LD – In Compliance

**Design BLD** 11/26/24 Hayden Minor SD - request for re-approval for recording

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### 2025 Planning Dept Meeting Schedule

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| January 21, 2025                                   | July 15, 2025                          |
| February 18 2025                                   | August 19, 2025                        |
| March 18, 2025                                     | September 16, 2025                     |
| April 15, 2025                                     | October 21, 2025                       |
| May 2025 – Third Tuesday is election – date needed | November 18, 2025                      |
| June 17, 2025                                      | December 9, 2025 <b>Second Tuesday</b> |

**A Motion was entertained to approve the meeting schedule for the Hazle Township Planning Department for 2025. The Motion was made by Marchese and Second by Daley.**  
**Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

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**The next regular Planning meeting will be held Tuesday January 16, 2024 at 6:00 PM**

**A Motion was entertained to adjourn the meeting at 6:23 PM The Motion was made by Daley and Second by Marchese.**  
**Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

