

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
FEBRUARY 18, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

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

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of January 21, 2025.

| | | |
|-----------------------------|----------------|-----------------|
| MOTION: | SECOND: | |
| ROLL CALL: MARCHESE: | DALEY: | SYNOSKI: |

BILLS TO BE PAID:

ADVISORS: February(2) @ \$ 60.00 Each for (2) meetings
DIRECTOR: \$ 175.00 for February Meeting(s)
SOLICITORS: 1/28/2025 \$ 840.00
RJD: 1/31/25 Fellin Self Storage - \$ 3,519.00 / Valeri & Sofi Minor SD - \$ 165.00 / 2101 Barletta SW Level 4 - \$ 345.00 / HASD Field House - \$ 805.00 / Metovic Minor SD - \$ 517.50 / Hazleton Endoscopy – Yoo \$ 2,334.50 / Mericle Crossroads LD - \$ 2,645.00 / Central PA Equities LD - \$ 805.00 / STTC LD - \$ 230.00 / Northpoint Data Center - \$ 1,265.00 / Lot 14/HCA Minor SD - \$ 172.50 / Tractor Supply - \$ 908.50 / Church Hill Mall Taco Bell - \$ 736.00 / Umbriac STW – 287.50
Total - \$ 14,735.00
SECRETARY: MTG('S) MINUTES: 1/21/25 Meeting - \$ 50.00

Motion to recommend the Supervisors pay the above bills.

| | | |
|--------------------------|------------------|-----------------|
| Motion: | Second: | |
| Roll Call: Daley: | Marchese: | Synoski: |

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **April 15, 2025**
Mericle Crossroads Major SD – 90 Day Ext to expire **April 15,, 2025**
Butler 161 Major LD – 90 Day Ext to expire **February 18, 2025**
Crossorads XOXO – 90 Day ext of time – **April 30, 2025**
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 18, 2025**
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**

PLANS FOR APPROVAL

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

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT P-22-16

RECEIVED: 90 Day Ext of time to expire January April 15, 2025 / Major outstanding items: Sewage Planning Module, PennDot HOP approval, Hazleton City Water & MAHT Sewer approval, NPDES approval, Final Land Dev Agreements & Fees

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: 90 Day extension of time to expire April 15, 2025

All items have been addressed

BUTLER 161/DIPLOMAT INVESTMENT PARTNERS MAJOR LD Accepted: 8/16/22 P-22-24

RECEIVED: **Revised Submission** received on 2/5/2025 in response to 3/12/24 RJD Rev #4 – (1) Zoning & (9) Saldo comments / **Waiver Requests recommended to Supervisors** 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 & (3) 813.2.A – Concrete sidewalks along SR 424. / 11/14 24 design BLD – 90 Day ext of time request – **granted to expire 2/18/2025 / Parking variance granted by ZHB on 2/3/2025** / The applicant is coordinating with MAHT for Sewer & HCA for water – items Outstanding / 1/31/25 Sewage Facilities Planning Module has been submitted to Hazle Township & Hazleton City for approval – Dep Planning Module approval - Outstanding / Penn Dot HOP application has been submitted – HOP Outstanding / NPDES Permit approval received 7/3/2024 – Currently the applicant has submitted a Minor Amendment / Agreements & Final Fees are outstanding / Partial Cost Estimate Submitted /

Motion to grant the request for a 90 day extension of time for Butler 161 Preliminary/Final Major Land Development to expire May, 2025.

Motion: **Second:**

Roll Call: Daley:

Marchese:

Synoski

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34

Accepted 11/15/22 **RECEIVED:** Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance – Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 – (27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni – Revised submission- Transmittal Letter / Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request

for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks, access roads in excess of 25', screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25' buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20' in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan.
Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

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 – expires 3/18/25 /

Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot – Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments / 12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Engineering – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / 90 Day extension of time to expire 5/21/24 / 90 Day extension of time to august 20, 2024 / 90 day extension of time to expire 2/18/2025 / ZHB approval – 2/3/25 for zero lot line setback /

Motion to grant the request for a 60 day extension of time for Hazleton Hospitality Minor Subdivision to expire May, 2025.

Roll Call: Daley:

Marchese:

Motion:

Second:

Synoski

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 23rd 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 / 1/21/25 RJD Rev #2 – (5) comments /

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

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

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

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

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

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

NEW PLANS SUBMITTED

SKETCH PLAN = Mericle Proposed Mixed Use Development P-25-01

Received: Cover Letter / Application / Fee - \$ 600.00 / Plans

Proposed is to subdivide an existin 78.36 Acre parcel into (3) lots. Lot will be 2.59 Acre parcel for a proposed 6,000 SF Car Wash. Lot 2 will be 2.58 Acres for a proposed Wawa and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Crossroads XOXO Final Major SD Sub: 1/30/25 P-25-02

Received: Transmittal Letter / Transmittal letter to Luzerne county / Application / Fee - \$ 6,128.00 / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Purchase & Sale Agreement / Wetland Delineation / Plans

Proposed is to subdivide Parcel 58-S6-00A-28A, into (2) separate tracts North & South of the Tomhicken Road. And also to show lot line adjustments on Parcel

Motion to accept the Crossroads XOXO Final Major Subdivision as a complete application.

Motion: _____ **Second:** _____
Roll Call: Daley: _____ **Marchese:** _____ **Synoski:** _____

Mericle Crossroads Phase 2 Preliminary/Final Major SD P-25-02

Received: Cover Letter / Application / Checklist / Fees - \$ 11,544.00 SD Fee & \$ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer /

Motion to accept the Mericle Crossroad Phase 2 Preliminary/Final Major Subdivision as a complete application.

Motion: _____ **Second:** _____
Roll Call: Daley: _____ **Marchese:** _____ **Synoski:** _____

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

CORRESPONDENCE:

Luz Cty Planning 2/23/25 Metovic Minor SD – No comments

Luz Cty Engineering 2/22/25 Metovic Minor SD – (15) comments

LCD 1/22/25 E&S Approval – Barletta Road Improvmens
2/12/25 Project Hazlenut NPDES Completeness notification
2/14/25 Humboldt Station Lot G& H – NPDES Minor modification approval
2/14/25 Humboldt Station – NPDES renewal to expire 12/7/2029

RJD 1/29/25 Metovic Minor SD Rev #1 – (3) comments
2/10/25 Butler 161 – Sewage Planning Module Review #1
2/17/25 Central PA Equities LD – Rev #3 – (2) comments

designBLD 2/5/25 Revised submission for Butler 161
2/10/25 Buler 161 – Request for a 90 Day ext of time

The next regular Planning meeting will be held Tuesday March 18, 2025 at 6:00 PM

Motion to adjourn the meeting at _____ PM Motion: _____ **Second:** _____
Roll Call: Daley: _____ **Marchese:** _____ **Synoski:** _____