

**AMENDED AGENDA
MARCH 21, 2023
WRIGHT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

CALL TO ORDER

ROLL CALL: D'ANGIO, HANSEN, HOLLOCK, UROSEVICH

MINUTES OF THE FEBRUARY 21, 2023 REGULAR MEETING. Motion to approve.

CORRESPONDENCE: None

STANDING COMMITTEE REPORTS: Environmental Advisory Committee
Zoning Hearing Board

BUSINESS: BRUCE FINE Third Ave./Blytheburn Rd. – Minor Subdivision –

WAIVER #1:

Motion to approve a waiver from Section 131-605.N of the Code of the Township of Wright, Chapter 131, Subdivision and Land development.

Applicant is requesting relief from the cartway width requirements in this section. It is doubtful the County would agree to widening the cartway for a small section along Blytheburn Rd. Third Ave. could end up with 240' of thirty foot wide pavement within the current forty foot wide right-of-way, as well as a jog in the cartway.

WAIVER #2:

Motion to approve a waiver of Section 131-614.A of the Code of the Township of Wright, Chapter 131, Subdivision and Land development.

Final lot 2 has virtually no trees on site, other than a few not very healthy ones along the Downey property line.

Final lot 1 has a number of piles and humps interspersed with not very healthy trees within the buildable area, which would need to be graded. Some healthier trees exit along the Downey property and the Blytheburn Rd., setback area which could be saved, although a good many of these are also not healthy.

WAIVER #3:

Motion to approve a waiver of Section 131-614.H of the Code of the Township of Wright, Chapter 131, Subdivision and Land development.

There are very few existing trees along either of the street rights-of-way. There are some trees in the neighborhood located in the front yards of the houses, but not along the street. The driveway and building locations have not been determined as yet.

Having met all requirements, motion to approve the Bruce Fine – Third Ave. and Blytheburn Rd. Minor Subdivision.

BARBARA BIAGO 456 LARCHMONT WAY - Minor Subdivision

Motion to place on Agenda to include Biago Minor Subdivision for final approval.

WAIVER #1:

Motion to approve waiver of Section 131-614.A whenever possible, trees six (6) inches or more in diameter as measured four and one-half (4.5) feet above grade shall not be removed unless they are located within the proposed building area, or within utility locations and driveway access areas. The locations of existing trees should be shown on the plan. A waiver has been requested for showing trees 6 inches in diameter or greater, since no new construction is proposed.

WAIVER #2:

Motion to approve waiver of Section 131-505.A(8) significant topographic and physical features of the area. The applicant has requested a waiver of this section. The waiver request should be in writing, in the proper format as the Township requires. The waiver request shall also be on the plan, including the date of approval from the Township Planning Commission.

All physical features have been shown. We ask to not show contour lines since no new or additional construction is proposed.

WAIVER #3:

Motion to approve waiver of Section 131-605.N The minimum cartway width for the local street is 30 feet. The plans indicate that the exiting cartway is 20 feet. Road widening should be provided along the site frontages to provide the minimum required half cartway widths.

A waiver has been requested for widening Larchmont Way since it is an existing, approved, and accepted road in Wright Township.

WILLIAM L. DAVIS, JR. – Minor Subdivision This remains a work in progress. The current expiration date is May 19, 2023.

ECUMENICAL ENTERPRISES, INC. 378 South Mountain Blvd. Multi-Family Dwelling – Sketch Plan Carolyn received an email from Phillip Malitsch from Tuskes Homes who advised that “they are proceeding with detailed design of the site consistent with the Sketch Plan that the PC previously reviewed in September and anticipated submission to the PC within the next 30 days for review of the Preliminary/Final Plan”.

COMMENTS FROM THE PUBLIC:

NEXT REGULAR WORK SESSION

Tuesday, April 4, 2023 at 7:00 PM
6:30 PM Executive Session

NEXT REGULAR MEETING

Tuesday, April 18, 2023 at 7:00 PM
6:30 PM Executive Session

ADJOURNMENT

REGULAR MEETING – FEBRUARY 21, 2023 The regular monthly meeting of the Wright Township Planning Commission was held on 2/21/2023 via Zoom platform. Carolyn Sromoski conducted the meeting from the Township building to accommodate any walk-ins. Mr. D’Angio called the meeting to order at 7:00 PM. Mr. Hollands called the roll: Anthony D’Angio, Brett Hansen, Dave Hollock and Tom Urosevich were present. Motion to accept the Minutes of the January 17, 2023 regular meeting was made by Mr. Hollock, seconded by Dr. Urosevich. Roll call vote: unanimous.

CORRESPONDENCE: None

STANDING COMMITTEE REPORTS: **Environmental Advisory Council** – Nothing to report.

Zoning Hearing Board – Nothing to report.

BUSINESS:

ELENA VAN ZORGE-MARTINEZ – 6 Orchard St. Lot Consolidation Motion was made by Dr. Urosevich to approve the Lot Consolidation application and signature of Waiver letter to Luzerne County, seconded by Mr. Hollock. Roll call vote: unanimous.

BRUCE FINE Third Ave./Blytheburn Rd. – Minor Subdivision – Received and processed for reviews. Received responses from our Engineer as well as from Luzerne County Planning Commission and Engineering. These have been forwarded to Mr. Burke for response. The current expiration is April 24, 2023.

WILLIAM L. DAVIS, JR. – Minor Subdivision This remains a work in progress. The current expiration date is May 19, 2023.

ECUMENICAL ENTERPRISES, INC. 378 South Mountain Blvd., Multi-Family Dwelling – Sketch Plan Our Administrator emailed a letter dated January 19, 2023 to David F. Wilson of Civitas Regio seeking an Amended Application updating the “Owner(s) of Record” as well as to respond with their interest in continuing with the sketch plan submission.

COMMENTS FROM THE PUBLIC: None

Mr. D’Angio announced the Planning Commission’s next regular work session will be Tuesday, 3/7/23 at 7:00 PM via in-person at the Township building, and the next regular monthly meeting will be Tuesday, 3/21/22 at 7:00 PM via Zoom with a 6:30 PM Executive Session. The Planning Commission Administrator will attend Zoom meetings from the Township building to accommodate any public interested in attending.

Dr. Urosevich made a motion to adjourn, seconded by Mr. Hollock. Roll call vote: unanimous.

Respectfully submitted,

David Hollock, Assistant Secretary