

**AGENDA
APRIL 18, 2023
WRIGHT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

CALL TO ORDER

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

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

CORRESPONDENCE: None

STANDING COMMITTEE REPORTS: Environmental Advisory Committee
Zoning Hearing Board

BUSINESS:

WILLIAM L. DAVIS, JR. – Minor Subdivision

WAIVER #1

Motion to approve a waiver from Section 131-505.A of the Code of the Township of Wright, Chapter 131, Subdivision and Land Development.

The site detail is shown sufficiently at a scale of 1" = 8', as opposed to the Ordinance requirement of not more than 1" = 50', which would require an additional sheet and match lines.

Having met all requirements, motion to approve the William L. Davis, Jr. – Minor Subdivision on the condition the Wright Township Planning Commission receives the waiver letter from the Rice Township Planning Commission giving the Wright Township Planning Commission the authority to vote on the entire parcel.

PATRICK AND MARIJO MUNLEY – Lot Consolidation

Motion to approve the lot consolidation and signature of Waiver letter to Luzerne County for Patrick and Marijo Munley, 21 Red Maple Dr., Mountain Top, PA 18707.

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, May 2, 2023 at 7:00 PM
6:30 PM Executive Session

NEXT REGULAR MEETING

Wednesday, May 17, 2023 at 7:00 PM
6:30 PM Executive Session

ADJOURNMENT

BURKE LAND SURVEYING

Emmet Burke, P.L.S.

168 Austin Avenue Wilkes-Barre, Penna. 18705
Phone/Fax: (570) 822-4643 email: burkelandsurveying@ptd.net

March 10, 2023

Wright Township Planning Commission
321 South Mountain Boulevard
Mountain Top, Pa. 18707

Re: Bill Davis
Minor Subdivision

Dear Planning Commission Members:

On behalf of my client, Bill Davis, I would like to request a waiver from Section 131-505.A of the Code of the Township of Wright, Chapter 131, Subdivision and Land Development.

The site detail is shown sufficiently at a scale of 1" = 80', as opposed to the Ordinance requirement of not more than 1" = 50', which would require an additional sheet and match lines.

Thank you for your consideration.

Sincerely,



Emmet Burke, P.L.S.

WRIGHT TOWNSHIP PLANNING COMMISSION

321 South Mountain Boulevard

Mountaintop, PA 18707

Telephone 570-474-9067 Fax 570-474-2722

April 18, 2023

To whom it may concern:

Wright Township, Luzerne County waives the requirement of reverse-subdivision* approval on this specific instrument (consisting of the following PIN #s and/or Current Deed Book & Pages):

N8/S2-2-3 and N8/S2-2-4

DB 3002, PG 15698 and DB 3010, PG 187058

for the purpose of a combination of contiguous, adjacent parcels which results in the negation or removal (i.e. change) of previous existing lot lines.

Should you require additional information please contact Wright Township.

WRIGHT TOWNSHIP PLANNING COMMISSION

(sign)

Anthony D'Angio (print)

Chairman

*(as defined by the Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805, No. 247 as reenacted and amended.)

REGULAR MEETING – MARCH 21, 2023 The regular monthly meeting of the Wright Township Planning Commission was held on 3/21/2023 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 February 21, 2023 regular meeting was made by Mr. Hollock, seconded by Dr. Urosevich. Roll call vote: unanimous.

CORRESPONDENCE: None

STANDING COMMITTEE REPORTS: **Environmental Advisory Council** – Mr. D’Angio advised they will hold an Earth Day in April, 2023 similar to the last one held.

Zoning Hearing Board – Nothing to report.

BUSINESS:

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

WAIVER #1:

Motion was made by Dr. Urosevich 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, seconded by Mr. D’Angio. Roll call vote: unanimous.

WAIVER #2:

Motion was made by Dr. Urosevich 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, seconded by Mr. Hollock. Roll call vote: unanimous.

WAIVER #3:

Motion was made by Mr. Hollock 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, seconded by Dr. Urosevich. Roll call vote: unanimous.

Having met all requirements, motion was made by Dr. Urosevich to approve the Bruce Fine – Third Ave. and Blytheburn Rd. Minor Subdivision, seconded by Mr. D’Angio. Roll call vote: unanimous.

BARBARA BIAGO 456 LARCHMONT WAY - Minor Subdivision

Motion was made by Mr. Hollock to place on Agenda to include Biago Minor Subdivision for final approval, seconded by Dr. Urosevich. Roll call vote: unanimous.

WAIVER #1:

Motion was made by Mr. D’Angio 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 exiting 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, seconded by Mr. Hollock. Roll call vote: unanimous.

WAIVER #2:

Motion was made by Dr. Urosevich 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, seconded by Mr. Hollock. Roll call vote: unanimous.

WAIVER #3:

Motion was made by Mr. D'Angio 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, seconded by Dr. Urosevich. Roll call vote: unanimous.

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: Emmet Burke provided an update for the William L. Davis, Jr. Minor Subdivision.

Mr. D'Angio announced the Planning Commission's next regular work session will be Tuesday, 4/4/23 at 7:00 PM via in-person at the Township building, and the next regular monthly meeting will be Tuesday, 4/18/22 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. D'Angio. Roll call vote: unanimous.

Respectfully submitted,

David Hollock, Assistant Secretary