

AGENDA
JUNE 20, 2023
WRIGHT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

CALL TO ORDER

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

MINUTES OF THE MAY 16, 2023 REGULAR MEETING. Motion to approve.

CORRESPONDENCE: None

STANDING COMMITTEE REPORTS: Environmental Advisory Committee
Zoning Hearing Board

BUSINESS:

M&F WALDEN PARK, LLC – Major Subdivision Remaining Land in Walden Park – Having spoken to the developer, Mr. Bruce Fine, on Thursday, June 15, 2023, motion to remove this matter from the agenda. Mr. Fine is not proceeding with the project.

HAINES & SIGMON – Minor Subdivision –

Motion to approve:

WAIVER REQUEST §131-605.N – Comments: The minimum cartway width for a local street is 30 feet. The plans indicate that the existing cartway of Larchmont Way is 22 feet. If the Applicant does not intend to widen Larchmont Way to the minimum cartway width as part of this project, then a SALDO waiver should be requested from this ordinance section.

Response: Note #36 states that the subdivision doesn't create any new lots.

WAIVER REQUEST §131-605.N – Comments: The minimum cartway width for a collector street is 34 feet. The plans indicate that the existing cartway of Church Road is 22 feet. If the Applicant does not intend to widen Church Road to the minimum cartway width as part of this project, then a SALDO waiver should be requested from this ordinance section.

Response: Note #36 states that the subdivision doesn't create any new lots.

WAIVER REQUEST §131-605.N – Comments: The minimum right-of-way width for a collector street is 60 feet. The plans indicate that the exiting right-of-way is 50 feet. Right-of-way should be provided along the site frontages to provide the minimum required half right-of-way widths. The Applicant may wish to request a SALDO waiver from this ordinance section.

Response: Note #36 states that the subdivision doesn't create any new lots. A five (5) foot widening easement has been added along Church Road and Note #38 has been added to the plan stating the purpose of the added easement.

WAIVER REQUEST §131-614.A – Comments: Whenever possible, trees six (6) inches or more in diameter as measured four and one-half (4 ½) 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.

Response: Note #37 states that no construction or improvements are planned at this time.

Having met all requirements, motion to approve Haines & Sigmon Minor Subdivision.

EDWARD AND CYNTHIA HOLLOCK – Minor Subdivision Blytheburn Rd. – This remains a work in progress. Provide Emmet Burke with the Luzerne County Planning Commission and Engineering reviews. The current expiration date is Monday, July 17, 2023.

WALDEN PARK, INC./JOE THOMAS – EAGLE ROAD Minor Subdivision –

WAIVER REQUEST: Motion to approve waiver request of §131-614.A of The code of the Township of Wright, Chapter 131, Subdivision and Land Development.

The entire site is wooded, and the vast majority of existing trees will remain undisturbed. The building sites, driveway locations, and utility service locations have yet to be determined.

WAIVER REQUEST: Motion to approve waiver request of §131-614.H of the Code of the Township of Wright, Chapter 131, Subdivision and Land Development.

There are no existing trees within the right-of-way of Eagle Road now. Also planting street trees would interfere with the sanitary sewer which is located along the entire frontage of the final lots.

Motion to conditionally approve the Walden Park, Inc./Joe Thomas – Eagle Road Minor Subdivision pending Mr. Burke meeting the remaining minor corrections of the Planning Commission engineer.

THE GROVE AT MOUNTAINTOP, 378 South Mountain Blvd. – Preliminary/Final Minor Subdivision/Land Development – Received and processed for reviews. Provided Mr. Heckman with our engineer’s review as well as the Luzerne County Planning Commission and Engineering reviews. The current expiration date is Monday, August 21, 2023.

COMMENTS FROM THE PUBLIC:

NEXT REGULAR WORK SESSION

Wednesday, July 5, 2023 at 7:00 PM
6:30 PM Executive Session

NEXT REGULAR MEETING

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

ADJOURNMENT

WAVEIR REQUEST

HAINES & SIGMON FINAL MINOR/REVERSE SUBDIVISION

COMMENTS:

(10) §131-605.N – The minimum cartway width for a local street is 30 feet. The plans indicate that the existing cartway of Larchmont Way is 22 feet. If the Applicant does not intend to widen Larchmont Way to the minimum cartway width as part of this project, then a SALDO waiver should be requested from this ordinance section.

RESPONSE:

Note # 36 states that the subdivision doesn't create any new lots.


OFFICES:

1210 Cherry Blossom Drive, Hazle Township, PA 18202 • Phone: 570/455-9250 • Fax: 570/501-1124
P.O. Box 1550 Wilkes-Barre, PA 18703 • Phone: 570/824-7328
344 Lehman Outlet Rd. • Dallas, PA 18612 • Phone: 570/675-4017

WAVEIR REQUEST

HAINES & SIGMON FINAL MINOR/REVERSE SUBDIVISION

COMMENTS:

(11) §131-605.N – The minimum cartway width for a collector street is 34 feet. The plans indicate that the existing cartway of Church Road is 22 feet. If the Applicant does not intend to widen Church Road to the minimum cartway width as part of this project, then a SALDO waiver should be requested from this ordinance section.

RESPONSE:

Note # 36 states that the subdivision doesn't create any new lots.



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WAVEIR REQUEST

HAINES & SIGMON FINAL MINOR/REVERSE SUBDIVISION

COMMENTS:

(12) §131-605.N – The minimum right-of-way width for a collector street is 60 feet. The plans indicate that the existing right-of-way is 50 feet. Right-of-way should be provided along the site frontages to provide the minimum required half right-of-way widths. The Applicant may wish to request a SALDO waiver from this ordinance section.

RESPONSE:

Note #36 states that the subdivision doesn't create any new lots. A five (5) foot widening easement has been added along Church Road and Note #38 has also been added to the plan stating the purpose of the added easement.


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WAVEIR REQUEST

HAINES & SIGMON FINAL MINOR/REVERSE SUBDIVISION

COMMENTS:

(14) §131-614.A – Whenever possible, trees six (6) inches or more in diameter as measured four and one-half (4 1/2) 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.

RESPONSE:

Note #37 states that no construction or improvements are planned at this time.


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BURKE LAND SURVEYING

Emmet Burke, P.L.S.

168 Austin Avenue Wilkes-Barre, Penna. 18705

Phone/Fax: (570) 822-4643 email: burkelandsurveying@ptd.net

June 15, 2023

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

Re: Walden Park, Inc.
Minor Subdivision

Dear Planning Commission Members:

On behalf of my client, Walden Park, Inc., I would like to request a waiver from Section 131-614.A of the Code of the Township of Wright, Chapter 131, Subdivision and Land Development.

The entire site is wooded, and the vast majority of existing trees will remain undisturbed. The building sites, driveway locations, and utility service locations have yet to be determined.

Thank you for your consideration.

Sincerely,

Emmet Burke, P.L.S.

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Wright Township Planning Commission
321 South Mountain Boulevard
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Re: Walden Park, Inc.
Minor Subdivision

Dear Planning Commission Members:

On behalf of my client, Walden Park, Inc., I would like to request a waiver from Section 131-614.H of the Code of the Township of Wright, Chapter 131, Subdivision and Land Development.

There are no existing trees within the right-of-way of Eagle Road now. Also, planting street trees would interfere with the sanitary sewer which is located along the entire frontage of the Final Lots.

Thank you for your consideration.

Sincerely,

Emmet Burke, P.L.S.

REGULAR MEETING – MAY 16, 2023 The regular monthly meeting of the Wright Township Planning Commission was held on 5/16/2023 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 April 18, 2023 regular meeting was made by Mr. Hollock, seconded by Mr. Hansen. Roll call vote: unanimous.

CORRESPONDENCE: None

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

Zoning Hearing Board – Nothing to report.

BUSINESS:

ECUMENICAL ENTERPRISES, INC. 378 South Mountain Blvd., Multi-Family Dwelling – Sketch Plan As of the date of this regular meeting, nothing new has been received with regard to the sketch plan nor has a Preliminary Land Development Plan be submitted.

M&F WALDEN PARK, LLC – Major Subdivision Remaining Land in Walden Park – Received and processed for review. The current expiration date is Sunday, June 18, 2023. Carolyn will provide Tetra Tech, Inc. with an extension form. If a signed extension form is not received, motion was made by Mr. Hollock to deem the submission denied, seconded by Mr. D’Angio. Roll call vote: unanimous.

HAINES & SIGMON – Minor Subdivision – Received and processed for reviews. Provided Dennis Evans our engineer’s response as well as the response letters from Luzerne County Planning Commission and Engineering. Received a response from Mr. Evans to our engineer’s review. The current expiration date is Sunday, June 18, 2023. Carolyn will provide Dennis Evans with an extension form. If a signed extension form is not received, motion was made by Mr. D’Angio to deem the submission denied, seconded by Mr. Hansen. Roll call vote: unanimous.

EDWARD AND CYNTHIA HOLLOCK – Minor Subdivision Blytheburn Rd. – Received and processed for reviews. Provided Emmet Burke reviews from our engineer as well as the Mountaintop Area Joint Sanitary Authority. The current expiration date is Monday, July 17, 2023

COMMENTS FROM THE PUBLIC: None

Mr. D’Angio announced the Planning Commission’s next regular work session will be Tuesday, 6/6/23 at 7:00 PM via in-person at the Township building, and the next regular monthly meeting will be Tuesday, 6/20/22 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