

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

CALL TO ORDER

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

**MINUTES OF THE JUNE 20, 2023 REGULAR MEETING.** Motion to approve.

**CORRESPONDENCE:** None

**STANDING COMMITTEE REPORTS:** Environmental Advisory Committee  
Zoning Hearing Board

**BUSINESS:**

**EDWARD AND CYNTHIA HOLLOCK – Minor Subdivision Blytheburn Rd. –**

**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, for tree preservation for Final Lots 2 and 3. It is anticipated that the only trees to be removed are those within the proposed building area and proposed utility locations and driveway access areas for the two proposed building lots (Final Lots 2 and 3).

Motion to conditionally approve the Edward and Cynthia Hollock – Blytheburn Rd. 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** – This remains a work in process. The current expiration date is Sunday, November 21, 2023.

**COMMENTS FROM THE PUBLIC:**

**NEXT REGULAR WORK SESSION**

*Wednesday, August 2, 2023 at 7:00 PM  
6:30 PM Executive Session*

**NEXT REGULAR MEETING**

*Tuesday, August 15, 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](mailto:burkelandsurveying@ptd.net)

July 5, 2023

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

Re: Edward & Cynthia Hollock  
Minor Subdivision

Dear Planning Commission Members:

On behalf of my clients, Edward and Cynthia Hollock, 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, for tree preservation for Final Lots 2 and 3.

It is anticipated that the only trees to be removed are those within the proposed building area and proposed utility locations and driveway access areas for the two proposed building lots (Final Lots 2 and 3).

Thank you for your consideration.

Sincerely,



Emmet Burke, P.L.S.

**REGULAR MEETING – JUNE 20, 2023** The regular monthly meeting of the Wright Township Planning Commission was held on 6/20/2023 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. Hollock called the roll: Anthony D’Angio, Brett Hansen, Dave Hollock and Tom Urosevich were present. Motion to accept the Minutes of the May 16, 2023 regular meeting was made by Dr. Urosevich, seconded by Mr. Hollock. Roll call vote: unanimous.

**CORRESPONDENCE:** None

**STANDING COMMITTEE REPORTS:** **Environmental Advisory Council** – No feedback received, missed meeting

**Zoning Hearing Board** – Nothing to report.

**BUSINESS:**

**M&F WALDEN PARK, LLC – Major Subdivision Remaining Land in Walden Park** – Carolyn spoke to the developer, Mr. Bruce Fine, on Thursday, June 15, 2023 stating he would not be proceeding with this project. Motion was made by Mr. Hollock to remove this matter from the agenda, seconded by Mr. Hansen. Roll call vote: unanimous.

**HAINES & SIGMON – Minor Subdivision –**

Motion was made by Dr. Urosevich to approve WAIVER REQUEST §131-605.N – Street Design Standards. Comment: 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. Motion was seconded by Mr. D’Angio. Roll call vote: unanimous.

Motion was made by Mr. Hollock to approve WAIVER REQUEST §131-605.N – Street Design Standards. Comment: 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. Motion was seconded by Mr. Hansen. Roll call vote: unanimous.

Motion was made by Dr. Urosevich to approve WAIVER REQUEST §131-605.N – Street Design Standards. Comment: 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 been added to the plan stating the purpose of the added easement. Motion was seconded by Mr. D’Angio. Roll call vote: unanimous.

Motion was made by Mr. Hollock to approve WAIVER REQUEST §131-614.A – Tree preservation. 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. Motion was seconded by Mr. Hansen. Since there is no building & merely the moving of lot lines, we voted favorably on this Waiver Request. If any building was taking place, the waiver would have been denied.

Having met all requirements, Dr. Urosevich made a motion to approve the Haines & Sigmon Minor Subdivision, seconded by Mr. D'Angio. Roll call vote: unanimous.

**EDWARD AND CYNTHIA HOLLOCK – Minor Subdivision Blytheburn Rd.** – This remains a work in progress. Provided 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 –** Motion was made by Dr. Urosevich to approve WAIVER REQUEST §131-614.A – Tree preservation. 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, seconded by Mr. D'Angio. Roll call vote: unanimous.

Motion to approve WAIVER REQUEST §131-614.H – Street Trees. 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 FAILED. The Planning Commission felt this waiver request was not applicable.

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

**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:** Mrs. Kastreva inquired how long conditional approval is good for. Dr. Urosevich advised twelve months.

Mr. D'Angio announced the Planning Commission's next regular work session will be Wednesday, 7/5/23 at 7:00 PM via in-person at the Township building, and the next regular monthly meeting will be Tuesday, 7/18/22 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