

HANOVER TOWNSHIP
ZONING HEARING BOARD
REORGANIZATION MEETING
JANUARY 18, 2022
6PM

AGENDA

ROLL CALL

REORGANIZATION OF THE BOARD

Chairman declares all offices vacant and appoints _____ as Temporary Chairman to conduct reorganization.

TEMPORARY CHAIRMAN CALLS FOR NOMINATIONS FOR CHAIRMAN

I move to nominate _____ as Chairman of the Zoning Hearing Board.

Temporary Chairman calls for any further nominations.
Nominations declared closed.

On the roll call to nominate _____ as Chairman of the Zoning Hearing Board.

Chairman _____ takes his seat as Chairman of the Zoning Hearing Board and thanks the Board.

CHAIRMAN CALLS FOR NOMINATIONS FOR VICE-CHAIRMAN

I move to nominate _____ as Vice-Chairman of the Zoning Hearing Board.

Chairman calls for any further nominations.
Nominations declared closed.

On the roll call to nominate _____ as Vice-Chairman of the Zoning Hearing Board.

Vice-Chairman _____ takes his seat as Vice-Chairman of the Zoning Hearing Board and thanks the Board.

CHAIRMAN CALLS FOR NOMINATIONS FOR SECRETARY

I move to nominate _____ as Secretary of the Zoning Hearing Board.

Chairman calls for any further nominations.
Nominations declared closed.

On the roll call to nominate _____ as Secretary of the Zoning Hearing Board.

Secretary _____ takes his seat as Secretary of the Zoning Hearing Board and thanks the Board.

MINUTES OF THE PREVIOUS MEETING

I move that the minutes of the previous meeting of November 16, 2021 be accepted and filed.

COMMUNICATIONS

None.

NEW BUSINESS

Special Exception

- 1.** Ysmael Moreno Benitez 44 Charles St. Hanover Township, Pa. 18706
James Samselski 15 W. Union St Nanticoke, Pa. 18634
Property located at 779 Hazle St., Hanover Township, PH-22-01

Section; 1410 , Hanover Township Zoning Ordinance
Request a Special Exception to allow for a Place Of Warship in a C-1 Zoning District.

2. Joseph, Michael, Daniel Delbalso 802 Sans Souci Parkway Hanover Twp. Pa.
Yalick CCJ, LLC 423 Boundary St. Williamsburg, Va. 23185

Property located at Plymouth Ave. Hanover Township, PH-22-02.

Section 1410, Hanover Township Zoning Ordinance

Request a Special Exception to allow for the construction of Multi-Family
Units in a R-3 Zoning District.

ADJOURNMENT

**HANOVER TOWNSHIP
ZONING HEARING BOARD
APPLICATION FOR APPEAL AND HEARING**

CASE NO. OF 2021

PH-22-01

1. NAME, ADDRESS, PHONE NUMBER & EMAIL ADDRESS OF APPLICANT:
Please Print

Ysmael Moreno Benitez
4 Charles St Apt #2 Hanover Twp PA 18706
5705401878/5703286355

2. NAME, ADDRESS, PHONE NUMBER & EMAIL ADDRESS OF OWNER OF THE SUBJECT PROPERTY: *Please Print*

Kim Woodrosky Property Manager James Samzelski
5708141356 15 W. Union St
813 N Washington St Wilkes-Barre PA 18705 Nanticoke PA
18634

3. ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED:
Hanover Twp (listed on your Zoning Permit Application)

4. DESCRIBE PRESENT USE OF LAND AND/OR STRUCTURE(S): *Please Print*

Office commercial

5. DESCRIBE PROPOSED USE OF LAND AND/OR STRUCTURE(S): *Please Print*

To use office space as a place of
worship.

6. TYPE OF APPEAL:

- A. A VARIANCE PER SECTION 1409 OF THE ZONING ORDINANCE.
- B. A SPECIAL EXCEPTION PER SECTION 1410 OF ZONING ORDINANCE.

- C. A REVIEW OF A DETERMINATION OF THE ZONING OFFICER PER SECTION 1408, SUBSECTIONS (B) (C), (F), (G) and/or (H).
- D. A VALIDITY CHALLENGE BASED UPON SUBSTANTIVE GROUNDS PER SECTION 1408, SUBSECTION (A).

BASED UPON THE ABOVE INDICATED ITEMS, SPECIFICALLY STATE THE NATURE OF YOUR REQUEST, APPEAL AND/OR CHALLENGE TO THE ZONING HEARING BOARD; ATTACH ADDITIONAL SHEETS IF NECESSARY. STATE WHAT APPROVAL(S) YOU SEEK FROM THE BOARD.

Please Print

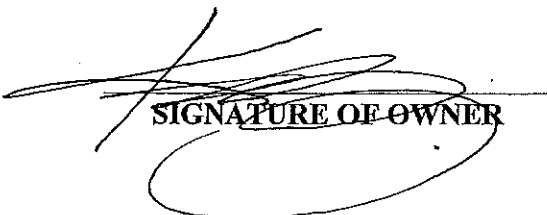
We want to use this office space as a place of worship, we are looking to obtain a special exception from the board.

- 7. A COPY OF YOUR APPLICATION FOR A ZONING PERMIT AND/OR NOTICE OF A ZONING VIOLATION (IF APPLICABLE) AND ANY RELATED INFORMATION FROM THE ZONING OFFICER MUST ACCOMPANY THIS APPLICATION.
- 8. SPECIFICALLY STATE THE GROUNDS BASED UPON THE ZONING ORDINANCE AND/OR ANY OTHER RELATED OR APPROPRIATE GROUNDS WHICH CAN SUPPORT AND/OR SUBSTANTIATE THE REQUEST, APPEAL AND/OR CHALLENGE, INCLUDING BUT NOT LIMITED TO A HARDSHIP, CONTAINED IN THIS APPLICATION; ATTACH ADDITIONAL SHEETS IF NECESSARY. *Please Print*

A special exception per section 1410 of Zoning Ordinance


SIGNATURE OF APPLICANT

12/17/21
DATE


SIGNATURE OF OWNER

12/17/2021
DATE

CODE ENFORCEMENT OFFICE

1267 SANS SOUCI PARKWAY
HANOVER TOWNSHIP, PA 18706
ZONING OFFICER – JOHN R. VARALY, AICP
(570) 574-3061
jvaraly@ptd.net

December 7, 2021

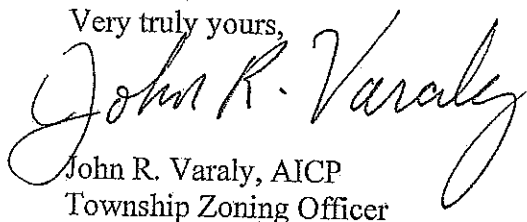
Ysmael Moveno Benitez
44 Charles Street, Apt # 2
Hanover Township PA 18706

Re: 779 Hazle Street

Dear Sir/Madam:

Please be advised that your Zoning Permit Application to utilize/occupy approximately 364 square feet of space on the first floor of the above property for a "Place of Worship" has been denied. Such a use is permitted in the C-1 District as a Special Exception Use. Please be advised that you may seek such approval from the Hanover Township Zoning Hearing Board. For your convenience In addition to your Zoning Permit Application, I have also attached a copy of the application for the Zoning Hearing Board and a copy of the standards and criteria applicable to seeking a special exception approval

Very truly yours,



John R. Varaly, AICP
Township Zoning Officer

cc: Sam Guesto, Township Manager

CONTACT INFORMATION FOR BUILDING PERMITS - CODE ENFORCEMENT OFFICE

Mr. Gary Makarczyk
Code Enforcement Clerk
1267 Sans Souci Parkway
Hanover Township, Pa 18706
(570) 825-1247
gmakarczy@hanovertownship.org

Mr. Mark Bienias
Township Building Inspector
1267 Sans Souci Parkway
Hanover Township, Pa 18706
(570) 825-1245
mbienias@hanovertownship.org

INFORMATION TO BE PROVIDED BY APPLICANT

OWNERS OF RECORD & MAILING ADDRESSES FOR
PROPERTIES WITH AN ADJOINING OR CONTIGUOUS
PROPERTY BOUNDARY.

The owner of record of any property which has an adjoining or contiguous property boundary with the subject property subject property before the Board is required to receive written notice for the Township. An adjoining or contiguous property boundary shall be deemed to also include such properties which have any amount of opposite front, rear or side yard areas including those properties that are separated from the subject property before the Board by a public or private street, road, alley and/or similar right-of-way. In cases of a corner property subject to a hearing before the Board, in addition to the owners of record with an adjoining or contiguous property boundary, notice shall also be given to any owner of record of any property which has frontage along the intersection of the public or private streets or roads in question.

Address of Adjoining or Contiguous Property	Name of Property Owner	Mailing Address of Property Owner
773 Hazle st Hanover Twp PA 18706	Guaman Angel R Quizhpi	128 Hanover st Wilkesbame PA 18702
774 Hazle st Hanover Twp PA 18706	Hoang Thanh Lieu	774 Hazle st Hanover TWP PA 18706
778 Hazle st Hanover Twp PA 18706	chinshiva John Diane	18 E liberty st Hanover Twp PA 18706
780 Hazle st Hanover Twp PA 18706	chinshiva John Diane	18 E liberty st Hanover Twp PA 18706
785 Hazle st Hanover Twp PA 18706	Paulus Ronald Laura	785 Hazle st Wilkesbarre PA 18706
2 W Germania st Hanover Twp PA 18706	Padro Angel L	2 W Germania st Hanover Twp PA 18706

FOR TOWNSHIP USE ONLY

- A. Zoning Permit Application Number: _____
- B. Date of Written Request for Hearing: _____
- C. Publication Dates of Public Notice: _____
- D. Date of Hearing: _____
- E. Decision of Board: _____
- F. Date Decision Rendered: _____

CODE ENFORCEMENT OFFICE

1267 SANS SOUCI PARKWAY
HANOVER TOWNSHIP, PA 18706
ZONING OFFICER – JOHN R. VARALY, AICP
(570) 574-3061
jvaraly@ptd.net

December 7, 2021

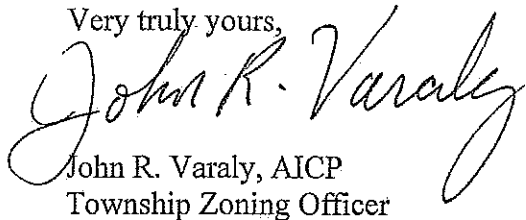
Ysmael Moveno Benitez
44 Charles Street, Apt # 2
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Re: 779 Hazle Street

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Very truly yours,



John R. Varaly, AICP
Township Zoning Officer

cc: Sam Guesto, Township Manager

CONTACT INFORMATION FOR BUILDING PERMITS - CODE ENFORCEMENT OFFICE

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Code Enforcement Clerk
1267 Sans Souci Parkway
Hanover Township, Pa 18706
(570) 825-1247
gmakarczy@hanovertownship.org

Mr. Mark Bienias
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1267 Sans Souci Parkway
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(570) 825-1245
mbienias@hanovertownship.org

**HANOVER TOWNSHIP
ZONING HEARING BOARD
APPLICATION FOR APPEAL AND HEARING**

CASE NO. OF 2021

2022-02

1. NAME, ADDRESS, PHONE NUMBER & EMAIL ADDRESS OF APPLICANT:
Please Print

YALICK CCJ, LLC

423 BOUNDARY STREET, WILLIAMSBURG, VA 23185 570-690-6632

PDCBUILDER@YAHOO.COM tim.connolly@tetrattech.com

2. NAME, ADDRESS, PHONE NUMBER & EMAIL ADDRESS OF OWNER OF THE SUBJECT PROPERTY: Please Print

JOSEPH, MICHAEL & DANIEL DELBALSO

802 SAN SOUCI PARKWAY, HANOVER TOWNSHIP, PA. 18706

570-905-6009 DELBALSOREALTY@VERIZON.NET

3. ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED:
R-2 AND R-3 (listed on your Zoning Permit Application)

4. DESCRIBE PRESENT USE OF LAND AND/OR STRUCTURE(S): Please Print

NO STRUCTURES ON PROPERTY. FORMER DURKEE FARMS AT THE REAR OF HALF CIRCLE BBQ.

SITE IS ALL OPEN FIELD, SOME WOODED AREAS

5. DESCRIBE PROPOSED USE OF LAND AND/OR STRUCTURE(S): Please Print

ALLOW CONSTRUCTION OF SIX, MULTI FAMILY, THREE STORY BUILDINGS HOLDING

12 APARTMENTS PER BUILDING, TOTAL OF 72 APARTMENT UNITS IN 6 BUILDINGS.

THE PROJECT ALSO PROPOSES SEVEN TOWNHOUSE TYPE BUILDINGS CONTAINING FOUR UNITS PER BUILDING, TOTAL OF 28 TOWNHOUSE UNITS.

6. TYPE OF APPEAL:

A. A VARIANCE PER SECTION 1409 OF THE ZONING ORDINANCE.

B. A SPECIAL EXCEPTION PER SECTION 1410 OF ZONING ORDINANCE.

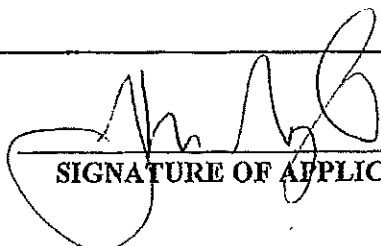
- C. A REVIEW OF A DETERMINATION OF THE ZONING OFFICER PER SECTION 1408, SUBSECTIONS (B) (C), (F), (G) and/or (H).
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SPECIAL EXCEPTION TO ALLOW MULTI-FAMILY DWELLING UNITS IN AN R-3 ZONE.

- 7. A COPY OF YOUR APPLICATION FOR A ZONING PERMIT AND/OR NOTICE OF A ZONING VIOLATION (IF APPLICABLE) AND ANY RELATED INFORMATION FROM THE ZONING OFFICER MUST ACCOMPANY THIS APPLICATION.
- 8. SPECIFICALLY STATE THE GROUNDS BASED UPON THE ZONING ORDINANCE AND/OR ANY OTHER RELATED OR APPROPRIATE GROUNDS WHICH CAN SUPPORT AND/OR SUBSTANTIATE THE REQUEST, APPEAL AND/OR CHALLENGE, INCLUDING BUT NOT LIMITED TO A HARDSHIP, CONTAINED IN THIS APPLICATION; ATTACH ADDITIONAL SHEETS IF NECESSARY. *Please Print*

SEE ATTACHMENT #2


 SIGNATURE OF APPLICANT

1-4-2022
 DATE

DocuSigned by:

 SIGNATURE OF OWNER

1/4/2022
 DATE

DocuSigned by:
 Mike DelBalso
 F270E0B4C93D4D9...

1/4/2022

DocuSigned by:
 Admin
 Patchel
 E7FE0CD04D7C44D...

1/4/2022

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Address of Adjoining or Contiguous Property	Name of Property Owner	Mailing Address of Property Owner
I9-00A-003	NORFOLK SOUTHERN RAILWAY	THREE COMMERCIAL PLACE NORFOLK, VA 23510
I9-00A-004	RED AUTH OF LUZERNE CO	239 SCHUYLER AVE KINGSTON, PA. 18704
I9NW1-004-004	FERRI CAREY AVE, LP	C/O DINO FERRI 2 ROOSEVELT AVE LAKE HIAWATHA, NJ 07034
I9NW1-004-01A	PDM COMPANY	185 FERGUSON AVE SHAVERTOWN, PA. 18708
I9NW1-017-031	MARK & KATHLEEN ROGERS	413 PLYMOUTH AVE HANOVER TWP, PA. 18706
I9NW1-017-036	WILLIAM J III & LAURA CALLAHAN	433 PLYMOUTH AVE HANOVER TWP, PA. 18706
I9NW1-017-039	FIDELIS NWOKE	445 PLYMOUTH AVE HANOVER TWP, PA. 18706
I9NW1-023-026	MICHAEL DELBALSO, ET AL	P.O. BOX 1184 WILKES-BARRE, PA. 18703
I9NW1-023-027	GLADYS A WANYO	988 E MAIN ST LARKSVILLE, PA. 18651
I9NW1-005-001	WILLIAM & CAROL CRUIKSHANK	59 SIMPSON ST WILKES-BARRE, PA. 18702
I9NW1-005-008	KENNETH & JILL MORRIS	88 SIMPSON ST WILKES-BARRE, PA. 18702

FOR TOWNSHIP USE ONLY

- A. Zoning Permit Application Number: _____
- B. Date of Written Request for Hearing: _____
- C. Publication Dates of Public Notice: _____
- D. Date of Hearing: _____
- E. Decision of Board: _____
- F. Date Decision Rendered: _____

1.04.2022

Yalick CCJ – Former Durkee Farms Special Exception Request
ATTACHMENT #2

1. The parcel was formerly zoned C-2, which could have allowed a large box warehouse or retail store within a mostly residential area. The proposed project will not jeopardize any Community Development Objectives or the Township Comprehensive Plan since it will return the site to a residential use.
2. Existing roadways, sanitary sewers, domestic water and emergency services are adequate for the proposed facility.
3. All existing and proposed streets have adequate width and turning radii for emergency services vehicles.
4. The residential use of this site will not affect the public health, safety, and welfare of existing traffic conditions. If the project remained a C-2 zone, there are a number of commercial type structures and uses that would be allowed in the site as permitted uses. It is our opinion that adequate traffic conditions exist for the proposed use.
5. The proposed use is compatible with the surrounding residential neighborhood. The building clot coverage is significantly less that what could potentially be located in a R-3 zone.
6. The style of buildings and facades will not affect the neighborhood property values. The Developers have a similar project in the area known as Yalick Farms that has not decreased property values in the area of Dallas Township.
7. As the site is mostly an open field with some woods, the proposed site has less than 12% building coverage on the overall acreage. The project will conform to all DEP stormwater management regulations regarding both rate and volume control of runoff. The proposed use will not affect public health, safety and welfare regarding runoff, air quality noise and natural features. If the project remained a C-2 zone, a number of commercial type uses could move forward without any zoning board approvals.
8. The Developer is requesting a waiver of any "Impact Analysis" reports to be submitted with this special exception request. The Commissioners did not require this analysis when rezoning the property to R-3. We anticipate an adequate review of these issues to occur when the project is submitted to the Planning Commission for review.
9. All requirements of Article 8 will be fully complied with, including pedestrian circulation, trash containers, lighting, parking and landscaping.
10. We believe this project would be in the best interest of the public compared to other possible uses of the site.

CODE ENFORCEMENT OFFICE

1267 SANS SOUCI PARKWAY
HANOVER TOWNSHIP, PA 18706
ZONING OFFICER – JOHN R. VARALY, AICP

(570) 574-3061

jvaraly@ptd.net

December 30, 2021

Yalick, CCJ
423 Boundary Street, Ste 160
Williamsburg VA 23185

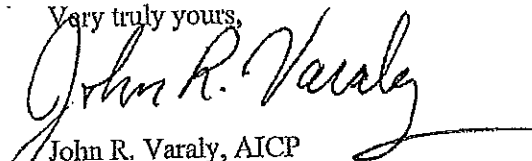
Re: Housing Project Plymouth Ave

Dear Sir/Madam:

Please be advised that your Zoning Permit Application for the proposed development of a multifamily housing project along Plymouth Ave has been denied. Your application and drawing indicate the proposed development will contain six (6) apartment buildings each containing twelve (12) dwelling units and seven (7) townhouses with each structure containing four (4) dwelling units. The property in question is zoned R-3. Multifamily housing is permitted by Special Exception approval in the R-3 District from the Zoning Hearing Board.

Please be advised that you in order to proceed with the required hearing before the Zoning Hearing Board, you must contact Gary Makarczyk, Clerk in the Code Enforcement Office who will be able to further assist you.

Very truly yours,



John R. Varaly, AICP
Township Zoning Officer

cc: Sam Guesto, Township Manager

CONTACT INFORMATION FOR BUILDING PERMITS - CODE ENFORCEMENT OFFICE

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Hanover Township, Pa 18706
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