

DALLAS TOWNSHIP ZONING HEARING BOARD
SCHEDULED MEETING
FEBRUARY 19, 2024
****MINUTES****

The Dallas Township Zoning Hearing Board held their monthly meeting on Monday, February 19, 2024 at 6:30 pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

PRESENT: Vice Chairman; Mary Rodriguez, **Board Member;** Mary Barbara Gilligan, **Alternate;** Olin Smith, **Zoning Officer;** Russell Coolbaugh, **Solicitor;** Donald G. Karpowich, **Twp. Manager;** Martin Barry, **Secretary/Treasurer;** Tammy Miller, **Court Reporter** from Sargent’s Court Reporting Service, Inc., and Interested Parties.

ABSENT: Chairman; Robert Bayer

Approval of Minutes and Treasurer’s Report

Vice Chairman, M. Rodriguez opened the February meeting followed by the pledge of allegiance. M.B. Gilligan made a motion to approve the minutes and treasurer’s report from January, 2024 seconded by O. Smith. Motion Carried.

Dallas Development Partners, LLC – 201 South Maple St. Suite 100 Ambler, Pa. 19002, is filing for:
Special Exceptions for Proposed Lot A:

1. Section 509.2 (A): To permit a cumulative earth disturbance in excess of 80,000 sq. ft., in area for a non-residential use.
2. Section 509.2 (B): To permit construction of a building and impervious surfaces in excess of 25,000 sq. ft., in area for a non-residential use.

Variances Requested for Proposed Lot A:

1. Section 1105: To permit a non-residential driveway in excess of thirty (30’) ft., in width; whereas a maximum width of thirty feet (30 FT) is otherwise required.
2. Section 1108(C): To permit less than five percent (5%) of an off-street parking and loading area to be landscaped; whereas a minimum of five percent (5%) of the parking and loading area is otherwise required to provide landscaping.
3. Section 1004(B): To permit business signs twenty feet (20 FT) in height; whereas the maximum business sign shall not exceed eighteen feet (18 FT) in height.
4. Section 1004(F): To permit on-site directional signs 6.25 square feet (6.25 SF) in area; whereas the maximum directional sign area is six square feet (6 SF).
5. Section 1004(J): To permit a total of seven (7) signs excluding on-site directional and/or information signs; whereas three (3) signs are permitted on a corner lot.

Counsel for Wawa was represented by Samuel Falcone, Esquire of Wetzel & Falcone. Witness: Justin Geonnotti from Dynamic Engineering is the regional manager and principal of Dynamic engineering.

(SEE TRANSCRIPT)

O. Smith made a motion to grant the special exceptions and variances. Chair: M. Rodrigues stated it would be conditioned on two things: A highway occupancy permit and land development, under section 320. Seconded by M.B. Gilligan. Motion carried.

ADJOURNMENT

M. B. Gilligan made a motion to adjourn the meeting. Seconded by M. Rodriguez. Motion Carried.
The Meeting adjourned at 7:04pm.

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller,
Secretary/Treasurer