

**HANOVER TOWNSHIP**  
**PLANNING COMMISSION**

**REORGANIZATION MEETING**  
**FEBRUARY 1, 2022**  
**6:30PM**  
**AGENDA**

**ROLL CALL**

**REORGANIZATION OF THE BOARD**

Chairman declares all offices vacant and appoints \_\_\_\_\_, Temporary Chairman.

**TEMPORARY CHAIRMAN CALLS FOR NOMINATIONS FOR CHAIRMAN**

I, \_\_\_\_\_, move to nominate \_\_\_\_\_, as Chairman of the Planning Commission.  
Temporary Chairman calls for any further nominations.  
Nominations declared closed.

On the roll call to Elect \_\_\_\_\_ as Chairman of the Planning Commission  
\_\_\_\_\_, takes his seat as Chairman of the Planning Commission and Thanks the  
Board.

**CHAIRMAN CALLS FOR NOMINATIONS FOR VICE - CHAIRMAN**

I, \_\_\_\_\_, move to nominate \_\_\_\_\_, as Vice-Chairman of the Planning Commission.  
Chairman calls for any further nominations.  
Nominations declared closed.

On the roll call to Elect \_\_\_\_\_, Vice-Chairman of the Planning Commission.

\_\_\_\_\_, takes his seat as Vice- Chairman of the Planning Commission and Thanks the  
board.

## **CHAIRMAN CALLS FOR NOMINATIONS FOR SECRETARY**

I, \_\_\_\_\_, move to nominate \_\_\_\_\_, as Secretary of the Planning Commission.  
Chairman calls for any further nominations.  
Nominations declared closed.

On the roll call to Elect \_\_\_\_\_, as Secretary of the Planning Commission.

\_\_\_\_\_, takes his seat as Secretary of the Planning Commission and Thanks the Board.

## **MINUTES OF THE PREVIOUS MEETING**

I move that the minutes of the previous meeting of December 7, 2021, be accepted and filed.

## **COMMUNICATIONS**

None.

## **OLD BUSINESS**

### **Minor Sub-Division**

- 1.** Christopher Hacken 309 Ceader Manor Drive, Mountaintop, Pa. 18707  
Property located at 46 E. Liberty St. & 33 Solomon St. Hanover Twp. SD-21-05

The purpose of this Minor-Subdivision is to convey 5614.1 Sq. Ft. from a existing lot to another existing lot. Both lots have existing structures and utilities. No new construction is proposed at this time.

### **Preliminary Land Development**

- 1.** 1050 Hanover LLC, 100 Baltimore Drive Wilkes-Barre, Pa. 18702  
Property located at 1050 Hanover St. Hanover Twp. LD-21-05

This project will construct a 10,000Sq. Ft. Structure on a 4.34 Acre vacant site with all utilities and egress to the site.

The Hanover Township Zoning Hearing Board has Granted Variances for the project.

## **NEW BUSINESS**

### **Minor Subdivision**

1. Sam Desiderio 364 Phillips St. Hanover Township, Pa. 18706  
Property located at 312 Main Road, Hanover Twp., SD-22-01

The intention of this Minor - Subdivision is to Re-Locate the common property line between the adjoining properties. No New Construction is proposed at this time.

Total Acres 0.212

## **ADJOURNMENT**

HANOVER TOWNSHIP PLANNING COMMISSION  
MINOR SUBDIVISION

DATE: 11/16/21

FILE NO: 51-2405

Name of subdivision: HACKEN-SCHIRILLO

Location: 46 E. LIBERTY ST - 33 Solomon Street

Owner: CHRISTOPHER HACKEN

Address: 309 CEDAR MANOR DR, Mountain Top Pa. 18707 Tel No. \_\_\_\_\_

Applicant: FRANK A Grabowski, P.L.S.

Address: 1499 S.R. 239 Stillwater, Pa. 17879 Tel No. 570-466-7769

Registered engineer or surveyor: FRANK P. Grabowski, P.L.S.

Address: 1499 S.R. 239 Stillwater, Pa. 17879 Tel No. 570-466-7769

Date of application: \_\_\_\_\_

Total acreage: \_\_\_\_\_

No. of lots: 2

Average lot size: \_\_\_\_\_

Water supply: public system  on lot system \_\_\_\_\_

Sewerage system: public system  on lot disposal \_\_\_\_\_

Percolation test: N/A

Lineal feet of new streets: N/A

Average sales price of houses to be built N/A Townhouses \_\_\_\_\_

8 copies of the proposed layout: Yes \_\_\_\_\_ No \_\_\_\_\_

Proper fees to cover Luzerne County Planning Commission: Yes \_\_\_\_\_ No \_\_\_\_\_

Proper fees to cover Luzerne County Road & Bridge: Yes \_\_\_\_\_ No \_\_\_\_\_

Evidence of acceptance from Pennsylvania DER of soil, erosion, and sedimentation plan: \_\_\_\_\_

Submit application fees as required by Township: Yes \_\_\_\_\_ No \_\_\_\_\_

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\* PROJECT NARRATIVE

\_\_\_\_\_  
SIGNATURE

## HACKEN – SCHIRILLO SUBDIVISION

Christopher Hacken is conveying to Anthony Schirillo 5,614.1 square feet of land to be added to Anthony Schirillo existing lot to create a lot with 8,601.13 square feet. The lot retained by Christopher Hacken has 35,568.72 square feet of land.

Both lots have existing buildings with sewer, water, and gas service.



**Frank A. Grabowski, P.L.S.**

1499 State Route 239 Stillwater, PA 17878  
phone: (570)864-3758 fax: (570)864-3758-11

January 13, 2022

HANOVER TOWNSHIP PLANNING COMMISSION

LUZERNE COUNTY, PA.

I HEREBY AGREE TO REIMBURSE HANOVER TOWNSHIP FOR ENGINEERING REVIEW FEES FOR THE  
**HACKEN-SCHIRILLO MINOR SUBDIVISION.**

FRANK A. GRABOWSKI, P.L.S.



HACKIN – SCHIRILLO SUBDIVISION  
WILKES-BARRE TOWNSHIP – LUZERNE COUNTY

RESPONSE TO BORDEN LAWSON COMMENT LETTER OF NOVEMBER 30, 2021.

ITEM 1. WAITING FOR LETTER FROM LUZERNE COUNTY

ITEM 2. LEDGEN ADDED TO PLAN

ITEM 3. LINES ADDED TO PLAN

ITEM 4. WAIVER REQUESTED FOR SCALE SIZE.

ITEM 5. PLAN TO BE SIGNED AFTER APPROVAL

ITEM 6. ERROR OF CLOSURE CHANGED TO 1:10,000

ITEM 7. BEARING AND DISTANCES ADD TO TRACT MAP, AREA ADDED FOR EXISTING PARCELS

ITEM 8. NOTED

ITEM 9. NOTE ADDED BOTH PROPERTIES ARE R-2 ZONING

ITEM 10. WAIVER REQUESTED, NO CHANGE BEING MADE TO EXISTING STRUCTURES OR PARKING.

ITEM 11. DISTANCES ADD TO PLAN BUILDING TO PROPERTY LINE

ITEM 13. NOTE ADDED TO PLAN.

ITEM 14. WAIVER FOR CONTOUR LINES, NO EARTH MOVING OR GRADING BEING DONE.

ITEM 15. NOTE ADDED TO PLAN

ITEM 16. NO DEED RESTRICTION

ITEM 17. NO EASEMENTS PROPOSED

ITEM 18. LETTER TO TOWNSHIP

ITEM 19. NOTES ADDED TO PLAN

ITEM 20. PLAN WILL BE RECORDED AFTER SIGNING.

HANOVER TOWNSHIP PLANNING COMMISSION  
LAND DEVELOPMENT

LA-21-05

DATE: 11/17/2021 FILE NO. \_\_\_\_\_

NAME OF SUBDIVISION: Hanover Industrial Estates, Hanover Township

LOCATION: 1050 Hanover Street, Hanover Industrial Estates Business Park, Hanover Township, PA 18706

EQUITABLE OWNER: 1050 Hanover, LLC

ADDRESS: 100 Baltimore Drive, Wilkes-Barre, PA 18702 TEL. NO. 570) 823-1100

APPLICANT: 1050 Hanover, LLC

ADDRESS: 100 Baltimore Drive, Wilkes-Barre, PA 18702 TEL. NO. (570) 823-1100

REGISTERED ENGINEER OR SURVEYOR: Stephen Maakestad, P.E.

ADDRESS: 100 Baltimore Drive, Wilkes-Barre, PA 18702 TEL. NO. (570) 823-1100

DATE OF APPLICATION: 11/17/2021

TOTAL ACREAGE: 4.34 acres NO. OF LOTS: 1

AVERAGE LOT SIZE \_\_\_\_\_

WATER SUPPLY: PUBLIC SYSTEM  ON LOT SYSTEM \_\_\_\_\_

SEWERAGE SYSTEM: PUBLIC  ON LOT DISPOSAL \_\_\_\_\_

PERCOLATION TEST: \_\_\_\_\_

LINEAL FEET OF NEW STREETS: \_\_\_\_\_

AVERAGE SALE PRICE OF HOUSES TO BE BUILT: \_\_\_\_\_ TOWNHOUSES \_\_\_\_\_

8 COPIES OF THE PROPOSED LAYOUT: YES  NO \_\_\_\_\_

FEE TO LUZERNE COUNTY PLANNING COMMISSION: YES  NO \_\_\_\_\_

FEE TO LUZERNE COUNTY ROAD & BRIDGE: YES  NO \_\_\_\_\_

EVIDENCE OF ACCEPTANCE FROM PA DER OF SOIL, EROSION AND SEDIMENTATION PLAN:  
\_\_\_\_\_

APPLICATION FEE AS REQUIRED BY TOWNSHIP: YES  NO \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Stephen Maakestad  
Signature

11/17/2021  
Date



## PROJECT NARRATIVE

Application is made for Preliminary Land Development approval for a proposed project located in the Hanover Industrial Estates as owned by 1050 Hanover, LLC.

The property is approximately 4.34 acres in size and is currently a vacant piece of land. This project contemplates a 10,000 square foot facility with applicable ingress and egress per the attached plans.

# HANOVER TOWNSHIP ZONING HEARING BOARD

1267 Sans Souci Parkway • Hanover Township, Pennsylvania 18706

November 19, 2021

1050 Hanover LLC  
100 Baltimore Drive  
Wilkes-Barre, PA 18702

Re: **Zoning Hearing Board Application for Variances**

To Whom It May Concern:

This will confirm that the Hanover Township Zoning Hearing Board ("Zoning Hearing Board") granted your application seeking two variances at its meeting on November 16, 2021.

Specifically, the Zoning Hearing Board approved the following requests:

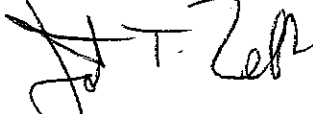
A use variance to allow for the proposed use of a truck repair and storage in an I-1 Zoning District.

A variance from the required 50 off street parking spaces to 18 parking spaces.

Any party alleging to be aggrieved by the Zoning Hearing Board's decision has the right to appeal to the Luzerne County Court of Common Pleas within thirty (30) days from the date of this letter. Accordingly, any work performed in reliance on the Board's approval may be subject to an appeal if one is filed.

Thank you for your consideration. Should you have any questions, please feel free to contact me.

Sincerely yours,



JOHN T. ZELINKA

*Solicitor*



**Borton  
Lawson**  
ENGINEERING  
ARCHITECTURE

January 12, 2022

Mr. Mark Bienias  
Code Enforcement Officer  
Hanover Township Planning Commission  
1267 Sans Souci Parkway  
Hanover Township, PA 18706

**RE: 1050 Hanover Street, Hanover Industrial Estates Business Park, Preliminary Major Land Development**

BL No.: 2021-5016-001 / 300-010

Dear Planning Commission Members:

We are in receipt of plans and support documents, dated November 17, 2021 (per the application), received by our office via email on December 7, 2021. As requested, we have reviewed the plan in accordance with the Hanover Township Subdivision and Land Development Ordinances dated 2017. Below is a summary of the application:

**Plan Name:** Parcel 3B, 1050 Hanover Street, Hanover Industrial Estates Business Park  
**App. Type:** Submitted as: Major Land Development Preliminary Plan.  
**Location:** 1050 Hanover Street, Hanover Twp., PA. 18706.  
**Equitable Owner (per application):** 1050 Hanover, LLC, East Mountain Corporate Center, 100 Baltimore Drive, Wilkes-Barre, PA 18702  
**Applicant/Developer (per application):** 1050 Hanover, LLC, East Mountain Corporate Center, 100 Baltimore Drive, Wilkes-Barre, PA 18702  
**Plan Preparer:** Mericle Commercial Real Estate Services, 100 Baltimore Drive, Wilkes-Barre, PA 18702  
**Present Use:** 4.34± Acre Reclaimed Earth and Vacant Parcel  
**Zoning District:** I-1 General Industrial.

Based upon our review, we offer the following comments for your consideration:

1. General Comment – Please revise the year in the “Hanover Township Planning Commission” signature block to 2022.
2. General Comment – Please provide a copy of the approved zoning permit.
3. General Comment – All required certifications, including the Owner’s Statement of Acknowledgement and the Notary Certification, should be signed and notarized by the Owner accordingly prior to submitting plans for final approval/signatures. Additionally, the plans need to be signed/sealed by a licensed professional engineer.
4. General Comment – Please revise to “Hanover Township” in General Note 13.
5. §304.2. and §305 – Any comments received from the Luzerne County Planning Commission and the Luzerne County Engineer’s Office should be addressed accordingly unless otherwise directed by the Hanover Township Planning Commission.

Bethlehem  
Pittsburgh  
State College  
Wilkes-Barre

**WILKES-BARRE**  
613 Baltimore Drive  
Suite 300  
Wilkes-Barre, PA 18702

Voice: 570.821.1999  
Fax: 570.821.1990

6. §402.1.F - Include all features on the plan in the legend.
7. §402.2.G, §402.3.H.1, §402.3.H.2, and §624 - Provide a copy of the approved Sewage Facilities Planning Module for the project. It is acknowledged that a Sewage Planning Exemption will be requested.
8. §402.2.I - Show the Limit of Disturbance line for the overall development.
9. §402.2.O - The approximate location of proposed shade trades, plus locations of existing vegetation to be retained, have not been shown on the Plans.
10. §402.2.T - The address of all current adjoining landowners should be included on the plan sheets.
11. §402.3.F - Provide a copy of existing Deed of Record.
12. §402.3.J, §405.J and §621 - An approved Erosion and Sediment Pollution Control Plan and NPDES permit is required.
13. §402.3.L - The approval date of any requested modifications should be noted on the plans, if applicable.
14. §402.3.M - It should be determined if there are any restrictions over the existing UGI electric ROW.
15. §402.3.N - Please provide an approved HOP from Luzerne County for the proposed driveway.
16. §402.3.U - A letter from the applicable utility company which provides electric service, water, or gas service indicating said company can and shall adequately serve the proposed land development should be provided.
17. §402.3.X and §717 - Provide agreement for reimbursement to Township for all review fees incurred.
18. §603.G - A copy of the Pennsylvania Natural Inventory Search Receipt should be provided to confirm there will be no negative impacts to endangered plants or animals associated with the land development.
19. §604 - Please provide Monuments and Markers per this Section.
20. §616 - A copy of the plans shall be submitted to the Hanover Township Fire Chief for review and comment.
21. §618.3 - Clear sight triangles at the proposed driveway that accesses Hanover Street should be included on the plans.
22. §623.3 - The Fire Chief should determine if the location of the existing fire hydrant is acceptable to serve the site.
23. §627 - Provide easements for all utilities per this Section.

24. §628.2.b – Sidewalks are required to be constructed with concrete having a minimum strength of 3,750 PSI at twenty-eight (28) days. The "Typical Sidewalk Section" specifies use of 3,500 PSI concrete. Additionally, sidewalks are required to be five (5) inches in thickness. The "Typical Sidewalk Section" specifies four (4) inch thickness. Please revise as required.

#### **Stormwater Management SALDO Comments**

25. General Comment – Please provide clarification for DS-1 and DS-2. They do not appear to be tied into the proposed stormwater system.
26. §626.1. – The stormwater plans and narrative shall be signed and sealed by licensed professional engineer.
27. §626.3.d – All pipes are to have a minimum grade of 1%. P-2 has a grade of 0.50%. Please note, this comment is not in reference to piping used in Underground Detention System #3 and only for pipe P-2.
28. §626.3.F. – Inlet gutter spread calculations should be provided.
29. §626.4.j – Please provide pipe velocities for all stormwater pipes to ensure that the minimum velocities are greater or equal to 2.5 ft/sec.
30. §626.5.h. – Please provide stormwater profiles for the stormwater system.
31. §626.5.h. – Specify the type of stone bedding that will be used for Underground Detention System #3.
32. §626.7.h, §626.25.b.3., and §626.13 – Drainage easements are to be provided per the requirements of these Sections.
33. §626.25.b.8 – A fence should be provided around the entirety of Infiltration Basin #2. Additionally, gates and their associated detail should be shown on the plans for both Infiltration Basin #1 and Infiltration Basin #2.
34. §626.25.b.7 – Side slopes shall be a maximum of three feet horizontal to one foot vertical (3:1), unless the design slopes are less than three feet, in which case 4:1 side slopes are required. The design engineer may propose steeper side slopes if justifiable evidence is submitted.
35. §626.28 – Following the completion of construction, the developer shall submit as-built drawings of the improvements within the scope of the stormwater management plan to the Planning Commission.
36. General Comment – Proposed berm widths should be provided on the infiltration basin detail.

#### **Stormwater Management Ordinance Comments**

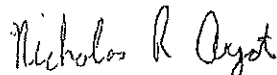
37. §301.A. – Provide a copy of the completed Stormwater Management Permit Application per the requirements of this Section

38. §401.C – Provisions for permanent access and/or maintenance easements as necessary to implement Operation and Maintenance needed to be included in the Plan.
39. §401.E.5 – The soil erosion and sediment control plan and its approval shall be included in the submission.
40. §401.E.10.d – The drainage area maps need to include the time of concentration paths.
41. §401.E.10.J. – The qualifications of the individual preparing the plans shall be included.
42. §401.E.10.k – Proposed easements need to be shown on the plans.
43. §407 – An as-built plan and completion certificate will be required for the completion of the site and must be signed by a qualified professional as part of the Final Land Development Plan approval submission. It is recommended that the Township complete a final inspection upon completion of construction.
44. §502 – An Operation and Maintenance Agreement shall be executed with the Township prior to Final Plan approval.

The above comments may not represent all of the deficiencies of the referenced Land Development Preliminary Plan, but are based on the requirements of the Hanover Township Subdivision and Land Development Ordinance and our interpretation of the same.

Should you have any questions concerning the above comments, please do not hesitate to contact me at (570) 821-1994, ext. 1285.

Sincerely,



Nicholas R. Argot, PE  
Civil Service Leader

- c: Stephen Maakestad, P.E. (via email)  
Jack Varaly, Hanover Township Zoning Officer (via email)  
Gary Makarczyk, Hanover Township (via email)

## Gary Makarczyk

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**From:** Nicholas R. Argot <NArgot@borton-lawson.com>  
**Sent:** Wednesday, January 12, 2022 8:18 AM  
**To:** Mark Bienias; Gary Makarczyk; Sam Guesto; Louis S. Spaciano, PE; jvaraly; Stephen Maakestad; Jeff DeAngelo  
**Subject:** 1050 Hanover Street Preliminary Major Land Development  
**Attachments:** 2022-01-12\_LTR\_NRA\_LD Review Comments.pdf

Good Morning Mark,

Attached please find our SALDO review comment letter for the 1050 Hanover Street Preliminary Land Development and Minor Subdivision.

If you have any questions please do not hesitate to contact me.

Thank you,

Nick

Nicholas R. Argot, PE

*Civil Service Leader*



**Borton-Lawson**

613 Baltimore Drive, Ste. 300, Wilkes-Barre, PA 18702-7903

P: 570.821.1994 ext. 1285 | F: 570.821.1990

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**HANOVER TOWNSHIP  
MINOR SUBDIVISION APPLICATION**

APPLICATION NO. SN-22-01

**1. APPLICANT**

NAME: SAM DESIDERIO  
 ADDRESS: 309 PHILLIPS ST. HANOVER TWP. PA. 18706  
 PHONE AND EMAIL ADDRESS: 570 239 0111 SAMDES1430@GMAIL.COM

**2. OWNER OF RECORD**

NAME: SD REALTY, LLC & SAM DESIDERIO  
 ADDRESS: 309 PHILLIPS ST. HANOVER TWP. PA 18706  
 PHONE AND EMAIL ADDRESS: 570 239 0111

**3. REGISTERED SURVEYOR/ENGINEER**

NAME: EMMET BURKE, P.L.S.  
 ADDRESS: 168 AUSTIN AVE. W-B PA. 18705  
 PHONE AND EMAIL ADDRESS: 570 822 4643 BURKELANDSURVEYING@PTA.NET

**4. LOCATION/ADDRESS OF PROPERTY TO BE SUBDIVIDED:**

312 MAIN ROAD BUTTOWOOD

**5. LUZERNE COUNTY TAX MAP DESCRIPTION:**

VOLUME I852 PAGE 5A LOT NUMBER 5B  
I852 PAGE 5A LOT NUMBER 5A

ATTACH A COPY OF THE CURRENT DEED OF RECORD FOR THE SUBJECT PROPERTY.

**6. LINEAR DIMENSIONS OF LOT(S) AND TOTAL AREA (SQUARE FEET AND ACREAGE) OF LOT PRIOR TO SUBDIVISION:**

I852 - 5A - 5B 147.34 x 88.48 x 150' x 35.15' x 83.06' 15,337 sq ft 0.352 AC  
I852 - 5A - 5A 32.48' x 83.06' x 50.01' x 6.55' x 6.38' x 12' x 72.48' 3,127 sq ft 0.072 AC

**7. LINEAR DIMENSIONS OF EACH LOT AND TOTAL SQUARE FEET AND ACREAGE OF EACH LOT TO BE CREATED UPON SUBDIVISION APPROVAL**

LOT #1 88.48' x 97.97' x 108.53' x 100' 9,050 sq ft 0.222 AC



79.02' x 108.53' x 52.05' x 35.15' x 50.01' x 6.55' x 6.30' x 12' x 72.18'

LOT #2

8,814 # 0.202 AC.

LOT #3

LOT #4

- \* Lot #1 represents the remaining balance from the original lot of record to be subdivided to create the balance of new lots being proposed.  
or  
In the case of a lot line adjustment or lot unification plan, Lot # 1 shall represent the new lot size or sizes based upon lot line adjustments or lot unifications.

8. **ZONING DISTRICT(S) IN WHICH THE PROPERTY IS LOCATED:**

C-2

9. HAS THE ZONING OFFICER REVIEWED THE PROPOSED FINAL PLAN?

YES  NO PENDING

HAS THE ZONING OFFICER DETERMINED IF ANY VARIANCES ARE REQUIRED?

YES  NO PENDING

HAVE THE REQUIRED VARIANCES BEEN SECURED?

YES  NO PENDING

- \* Any waivers to regulations within the Hanover Township Zoning Ordinance require variance (s) approval from the Hanover Township Zoning Hearing Board prior to final subdivision approval.

10. **PROPOSED TYPE OF SEWAGE DISPOSAL:**

PUBLIC

APPROPRIATE SEWAGE PLANNING MODULE IS REQUIRED IN ACCORDANCE WITH THE GOVERNING REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

11. ARE ANY MODIFICATIONS FROM THE HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUESTED?

YES  NO

IF YES, SPECIFY BELOW THE REQUESTED MODIFICATIONS AND SECTIONS AND/OR PROVISIONS OF THE ORDINANCE RELATED TO SUCH REQUEST.

NO CONTOUR LINES PROVIDED

NO CONSTRUCTION PROPOSED

ATTACH ADDITIONAL SHEETS AS NECESSARY

STATE IN FULL BELOW THE GROUNDS AND/OR FACTS OF UNREASONABLENESS OR HARDSHIP TO SUPPORT THE REQUESTED MODIFICATION(S).

- 
12. **ATTACH A NARRATIVE REPORT, WITH SUFFICIENT DETAIL, ON NATURE OF PROPOSED DEVELOPMENT AND INTENDED USE AND DISPOSITION OF SUBDIVIDED PROPERTY.**
  13. **SUBMISSION TO TOWNSHIP;**
    - a. Deed to the property with existing and proposed easements and deed restrictions, if any.
    - b. Five (5) prefolded copies of the plan (sketch, preliminary or final) and one electronic copy of said plans in a PDF file format.
    - c. Five (5) prefolded copies of construction plans (if applicable) and one electronic copy of said plans in a PDF file format.
    - d. A completed subdivision or land development application with original signatures and narrative and five (5) copies and one electronic copy of the same in a PDF file format.
    - e. A completed Planning Module, if applicable, as required by the Pennsylvania Department of Environmental Protection and one electronic copy of the same in a PDF file format.
    - f. If applicable, approved highway occupancy permit.
    - g. If applicable, letters of certification from subject utility companies indicating that proper water, sewage, electrical and other facilities have been installed with current available service to the subject lots and/or any conditions required for the provision of service.
  14. **SUBMIT WRITTEN DOCUMENTATION THAT REQUIRED APPLICATION, PLANS, RELATED MATERIALS AND INFORMATION HAS BEEN SUBMITTED TO THE APPLICABLE AGENCIES AND OFFICIALS AS SET FORTH IN SECTION 304.3 OF THE HANOVER TOWNSHIP SUBDIVISION**

**AND LAND DEVELOPMENT ORDINANCE.**

**CERTIFICATION OF INFORMATION AND PAYMENT OF CONSULTING FEES**

**I HEREBY CERTIFY THAT THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. I FURTHER AGREE TO REIMBURSE HANOVER TOWNSHIP FOR ALL CONSULTING AND LEGAL FEES INCURRED BY HANOVER TOWNSHIP FOR REVIEW, INSPECTION AND ADMINISTRATIVE SERVICES RELATED TO THIS APPLICATION AND ACCOMPANYING PLANS AS SO REQUIRED AND DIRECTED BY HANOVER TOWNSHIP. SAID PAYMENT WILL BE MADE IN FULL WITHIN 30 DAYS FROM BILLING DATE INDICATED UPON THE INVOICE.**

Samuel A Desiderio  
SIGNATURE OF APPLICANT/DEVELOPER

1/18/2022  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER  
(IF NOT SAME AS APPLICANT/DEVELOPER)

\_\_\_\_\_  
DATE

**THE INDIVIDUALS SIGNING THIS APPLICATION, OR THEIR DESIGNATED REPRESENTATIVE, MUST ATTEND THE APPROPRIATE HANOVER TOWNSHIP PLANNING COMMISSION MEETINGS TO RESPOND TO ANY QUESTIONS. FAILURE TO DO SO MAY RESULT IN DISAPPROVAL OF THE PROPOSED SUBDIVISION.**

**TO BE COMPLETED BY HANOVER TOWNSHIP**

- A. HANOVER TOWNSHIP APPLICATION FEE AND DATE RECEIVED: \_\_\_\_\_
- B. COUNTY REVIEW FEE: \_\_\_\_\_
- C. THE DATE PLANS AND APPLICATION WERE SUBMITTED OR MAILED TO LUZERNE COUNTY PLANNING COMMISSION. \_\_\_\_\_
- D. FIRST MEETING DATE AT WHICH THIS SUBDIVISION PLAN WAS CONSIDERED BY THE HANOVER PLANNING COMMISSION: \_\_\_\_\_
- E. ATTACH COMMENTS AND/OR RECOMMENDATIONS OF ANY CONSULTANT TO THE HANOVER TOWNSHIP PLANNING COMMISSION AND COMMENTS OF THE LUZERNE COUNTY PLANNING COMMISSION.

F. DECISION RENDERED AND DATE OF DECISION BY THE HANOVER  
TOWNSHIP PLANNING COMMISSIO L.

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G. DATE OF MAILING OF WRITTEN NOTIFICATION OF DECISION TO THE  
APPLICANT: \_\_\_\_\_