

RESOLUTION 2023-18

A RESOLUTION OF THE TOWN COUNCIL OF THE MUNICIPALITY OF KINGSTON, LUZERNE COUNTY, PENNSYLVANIA, A HOME RULE MUNICIPALITY, APPROVING MODIFICATION/WAIVERS AND CONDITIONAL APPROVAL FOR THE HAFEY PROPERTIES, LLC, MINOR SUBDIVISION PRELIMINARY/FINAL PLAN PROPOSED FOR 37 WEST DORRANCE STREET

WHEREAS, Chapter 158 of the Municipality of Kingston Code, titled “SUBDIVISION OF LAND” and known as the “Subdivision and Land Development Ordinance (SALDO)” Regulations, provides standards for the subdivision of land within the Municipality of Kingston, and;

WHEREAS, Hafey Properties, LLC, 212 Church Road, Mountaintop, PA 18707, and Crossin Holdings, LLC, 694 Wyoming Avenue, Kingston, PA 18704, have applied for certain modifications and/or waivers relating to a minor subdivision proposed for 37 West Dorrance Street and the adjoining vacant lot on the easterly side of 37 West Dorrance Street, currently improved as a private parking lot, located within the Municipality of Kingston and have furthermore requested preliminary/final plan approval for said subdivision, and;

WHEREAS, the Town Council approved modifications/waivers be granted as follows:

1. §158-8.A(2) and §158-8.B(2) to allow a plan scale of 1” = 20 feet in lieu of the required 1” = 50 or 100 feet.
2. §158-8.B(2) to allow a plan size of 24” x 36” in lieu of the required 18” x 23”.
3. §158-8.A(2)(1) Waive the requirement to show contours where slopes are less than 10% as the grade of the site is generally flat and there is no construction and/or grading associated with this minor subdivision.
4. §158-8(A)(p) Waive the requirement to provide/show underground utilities within the plan coverage area as surface features have been shown and there is no construction and/or grading associated with this minor subdivision.

WHEREAS, in addition to the granting of the above requested modification/waivers, the Town Council conditionally approved the said Preliminary/Final Minor Subdivision Plan, as recommended by the Planning Commission of the Municipality of Kingston, contingent upon the following:

- (a) That a receipt from the Luzerne County Planning Commission must be provided showing that they have received the plan and application for their review. This is necessary to establish the County's 30-day review period.
- (b) Confirmation that the property corner markers and/or monumentation have/had been set in the field.
- (c) Receipt of Luzerne County's review comment correspondence and addressing the comments accordingly, as applicable.
- (d) Granting of the requested modification/waivers by Council.
- (e) The expiration of the 30-day review period following the date of the written decision issued by the Zoning Hearing Board in which the requested zoning relief was granted by the Zoning Hearing Board.

ENACTED AS A RESOLUTION at a regular meeting of the Town Council of the Municipality of Kingston, Luzerne County, Pennsylvania, held this 5th day of September, 2023. This Resolution shall take effect immediately.

FOR THE TOWN COUNCIL

BY: _____
Robert Jacobs, President

ATTEST:

Angela Sallemi, Municipal Secretary

APPROVED:

Jeffrey R. Coslett, Mayor

Date: _____