

DOCKET

LUZERNE COUNTY PLANNING COMMISSION

August 12, 2021

MINUTES

Action of the minutes of June 10, 2021.

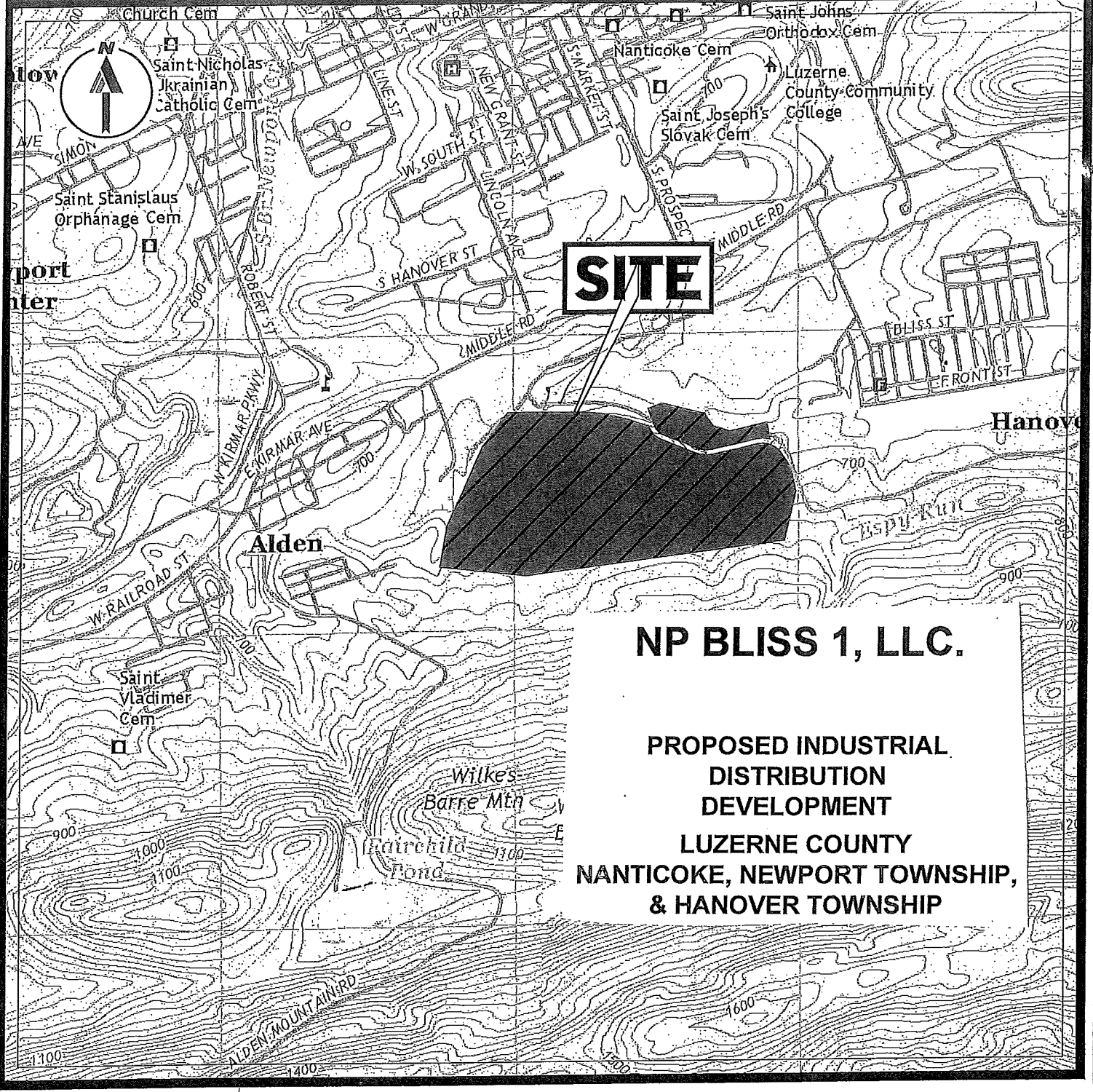
SUBDIVISION/LAND DEVELOPMENT.

1. Eric Watts, Director of Development, acting on behalf of NP Bliss 1, LLC (NP BGO Tradeport Industrial, LLC) Subdivision and Land Development in Newport Township is seeking Final Plan Approval. The Major Subdivision proposes to create two (2) parcels (1) in Newport Township and (1) in Hanover Township on Dziak Drive, a private road off a roundabout on Middle Road (SR 2008) in Nanticoke City.

The Land Development project involves the construction of two warehouses/industrial buildings. Lot #1 - 1,229,136 sq. ft. building in Newport Township with parking area, utilities and stormwater management. Lot #2 is in (Hanover Township). The project on Lot #1 is an 87.63-acre parcel in Newport Township located on Dziak Drive (a private road off a roundabout on Middle Road) in a (MI) Mining District. (2-3)

Waivers are being requested for both the Subdivision (4) and Land Development (8). (Enclosed) (4-5)

A Financial Security Guarantee acceptable to the Planning Commission Solicitor will be required.



SITE

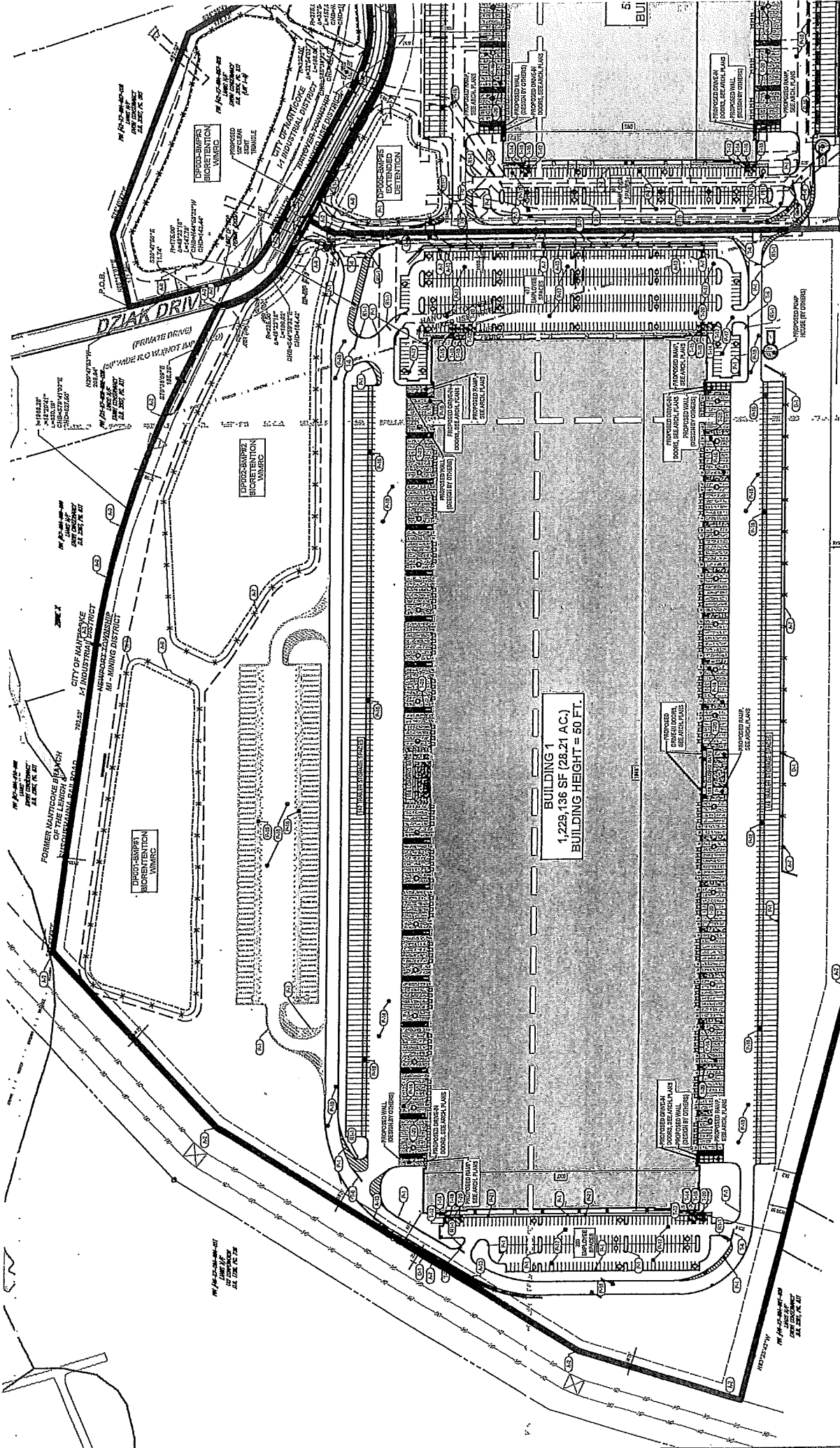
NP BLISS 1, LLC.

**PROPOSED INDUSTRIAL
DISTRIBUTION
DEVELOPMENT
LUZERNE COUNTY
NANTICOKE, NEWPORT TOWNSHIP,
& HANOVER TOWNSHIP**

NP BLISS 1, LLC.

PROPOSED INDUSTRIAL DISTRIBUTION DEVELOPMENT

LUZERNE COUNTY & HANOVER TOWNSHIP PENNSYLVANIA



BUILDING 1
 1,229,136 SF (28.21 AC)
 BUILDING HEIGHT = 50 FT.

PARKING REQUIREMENTS
 1. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 2. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 3. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 4. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 5. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 6. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 7. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 8. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 9. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 10. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA

OVERALL BULK REQUIREMENTS	EXISTING	PROPOSED
MINIMUM LOT AREA	2,000 SF	1,000 SF (NO CHANGE)
MINIMUM LOT FRONTAGE	100 FT	100 FT (NO CHANGE)
MINIMUM LOT DEPTH	100 FT	100 FT (NO CHANGE)
MINIMUM BUILDING COVERAGE	5%	5% (NO CHANGE)
MINIMUM BUILDING HEIGHT	10 FT	50 FT (NO CHANGE)
MINIMUM BUILDING SETBACK	10 FT	10 FT (NO CHANGE)
MINIMUM FRONT YARD SETBACK	10 FT	10 FT (NO CHANGE)
MINIMUM SIDE YARD SETBACK	10 FT	10 FT (NO CHANGE)
MINIMUM REAR YARD SETBACK	10 FT	10 FT (NO CHANGE)

ZONING REQUIREMENTS
 1. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 2. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 3. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
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 9. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 10. 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA

OVERALL BULK REQUIREMENTS	HANOVER TOWNSHIP (LOT 2)		LUZERNE COUNTY (LOT 1)		OVERALL	
	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING
MINIMUM LOT AREA	1 AC	2,000 SF	NO CHANGE	100,000 SF	NO CHANGE	100,000 SF
MINIMUM LOT FRONTAGE	50 FT	100 FT	NO CHANGE	100 FT	NO CHANGE	100 FT
MINIMUM LOT DEPTH	50 FT	100 FT	NO CHANGE	100 FT	NO CHANGE	100 FT
MINIMUM BUILDING COVERAGE	5%	5%	NO CHANGE	5%	NO CHANGE	5%
MINIMUM BUILDING HEIGHT	10 FT	10 FT	NO CHANGE	10 FT	NO CHANGE	10 FT
MINIMUM BUILDING SETBACK	10 FT	10 FT	NO CHANGE	10 FT	NO CHANGE	10 FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT	NO CHANGE	10 FT	NO CHANGE	10 FT
MINIMUM SIDE YARD SETBACK	10 FT	10 FT	NO CHANGE	10 FT	NO CHANGE	10 FT
MINIMUM REAR YARD SETBACK	10 FT	10 FT	NO CHANGE	10 FT	NO CHANGE	10 FT