

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
MAY 18, 2026
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present

Joseph Marchese - Present

Joe Calabrese, Engineer - Present

Chuck Krone, Zoning Officer - Absent

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Absent

Nathan Favreau, Conflict Counsel - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of March 17, 2026. Motion by Marchese and Second by Daley. ROLL CALL: Marchese: Aye Daley: Aye Synoski: Not present

BILLS TO BE PAID:

ADVISORS: MAY (2) @ \$ 60.00 Each for (1) meetings

DIRECTOR: \$ 175.00 for MAY Meeting(s)

Barry Isett 4/9/26 Butler 260 LD - \$ 810.00 / Amazon AVP1 Of Site Yard - \$ 135.00 / Ridgewood Sunburst Phase 1B - \$ 590.00 / Mericle Xroads Phase 1 LD - \$ 405.00 / FW Webb - \$ 7,732.50 / Central PA Equities - \$ 540.00 / Project hazelnut - \$ 1,255.00 / Mericle Xroads Phase 1 Construction - \$ 7,485.00 / Hazleton Beltway Phase 2 Minor SD \$ 675.00 / Mericle Phase 1 Lot 1 Basin Report - \$ 1,920.00 / Hazleton Logistic Site 2 Basin Report - \$2,000.00 / Mericle 309C - \$ 1,727.50 / Mericle Lot 57 - \$ 405.00 Total - \$ 25,702.50

SOLICITORS: 3/27/26 - \$ 510.00

SECRETARY: MTG('S) MINUTES: 3/17/26 Meeting - \$ 50.00

A Motion was entertained to recommend the Supervisors pay the above bills.

Motion by Daley and Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Not present

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **May 18, 2026**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **May 18, 2026**

Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **June 16, 2026**

Mericle SR 309B Mixed Use Dev LD & SD – **July 21, 2026**

Mericle Crossroads Phase II Prelim/Final Major LD – **May 18, 2026**

Hazleton Creek Industrial Ctr – Revised – **June 16, 2026**

Amazon Offsite Yard Prelim/Final LD – **June 16 2026**

ADMINISTRATIVE ACTIONS

PUBLIC COMMENT: Public comment on agenda items only. Please sign the sign in sheet and state your first and last name, your address, and the agenda item you wish to comment on. Comment will be limited to 3 minutes per speaker.

Synoski read the above into the record. He asked if you are in a group to get your questions together so there is no repetition.

Ed Negra, 201 Big Mountain Lane, Eagle Rock – My comments are not on Agenda Items.
Synoski – At the end of the meeting we will have public comments

PLANS CONSIDERED FOR APPROVAL

PLANS UNDER REVIEW

Valery & Sofi Properties Inc Minor Subdivision Accepted: 8/20/24 P-24-12

Received: Application / Checklist / Fee schedule & summary sht / SD Fee - \$ 700.00 / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luzerne County / Plans / Corr to RJD & Zoning / 8/27/24 Luz Cty Planning – (4) comments & 8/23/24 Luz Cty Engineering – (11) comments / 9/12/24 RJD Rev # 1 – (13) comments / 9/13/24 Zoning Rev. – Not In compliance – Lot size / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire May 18, 2026

Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1 will be (8,575 SF with an existing half double home, driveway and all public utilities. New lot 2 will be (10,863 SF) with any existing half double home, garage, driveway and all public utilities.

Joe C They are waiting on additional information and the Planning Module to be sent to Dep.

A Motion was entertained to grant a 90 Day time extension for Valery & Sofi Properties Inc Minor Subdivision to expire August 18, 2026. Motion by Daley and Second by Marchese
Roll Call: Marchese: Aye Daley: Aye Synoski: Not present

Mericle Crossroads Phase 2 Preliminary/Final Major SD Accepted: 2/18/25 P-25-03

Received: Cover Letter / Application / Checklist / Fees - \$ 11,544.00 SD Fee & \$ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer / 3/4/25 Luzerne county Planning (5) comments & Engineering (89) comments / 4/7/25 Zoning Review – In compliance / 4/29/25 Revised Submission – response comments to RJD rev 4/11/25 & revised plans / 4/30/25 **Waiver request** (1) 203, 301.C & 501 – Requirement of a Preliminary Plan Submittal, & (2) 404.1 Plan Scale / 5/1/25 RJD Rev #1 – (1) General & (31) Saldo comments / 1/2/26 RJD Rev #2 – (4) comments / 12/31/25 Mericle - Revised submission & Response comments of RJD Rev dated 4/11/25, Wetland Delineation Report & Revised plans dated 11/03/25 / 5/13/26 Request for a 90 day extension of time /

Proposed is to subdivide (4) existing lots into (13) building lots, (1) roadway & (3) non-building lots

Jeff Deangelo, Mericle was present. We are requesting a 90 day extension of time. We are getting closer on the Sewage Planning Module.

Joe C – I just received a revised plan today. They are progressing, I don't see a reason not to grant the extension.

A Motion was entertained to grant a 90 Day time extension for Mericle Crossroads Phase 2 Preliminary/Final Major Subdivision to expire August 18, 2026. Motion by Daley and Second by Marchese. Roll Call: Marchese: Aye Daley: Aye Synoski: Not present

Mericle Crossroads Phase III Preliminary/Final Major SD Accepted: 3/18/2025 P-25-04

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 5,655.66 Recreation Fee - \$ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzern Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev– in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission – Response to RJD Rev of May 1, 2025 – Lot Closure Report – **Waiver requests – 203, 301.C 7 501 – Requirement of a Preliminary plan submittal & 404.1 Plan Scal 1" = 60' / 10/17/25 2nd Zoning Review – In compliance / Ext of time to expire 3/17/26 /**

This project is located directly West of 1-81, North of SR 924, East of lands of Joseph & Elizabeth Marushin and South of lands of Lineage PA Hazleton. Proposed is to create (5) building lots from (2) existing Parcels and (2) roadways. New lots 301- 48.33 Acres, 302 – 50.12 Acres, 303 – 75.41 Acres, 304– 50.61 Acres and 305-25.69 Acres. New Road A– 5.61 Acres & New Road B – 3.86 Acres.

Jeff Deangelo, Further on the agenda we have submitted the Land Development for Phase III, this goes along with the Land Development

Joe C Recommended to table this application.

Mericle Crossroads Phase IV Preliminary/Final Major SD Accepted: 3/18/2025 P-25-05

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 6,434.24 & Recreation Fee - \$ 9,585.60 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne County / 3/17/25 Mericle – Corr to HCA request for water service / 3/17/25 Corr to HTMA for sewer / 4/2/25 Luzerne Cty Planning – (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 3/17/26 /

This project is located East of I-81 and north of SR 924. Proposed is to combine and subdivide (8) existing lots into (13) individual lots, which include (6) Building Lots, (1) roadway & (6) non-building (Lots 401 thru 412 & Road A) Lot 401 – 60.97 Ac, Lot 402 – 35.56 Ac, Lot 403 – 42.97 AC, Lot 404 – 18.83 AC, Lot 404- 18.83 Ac, Lot 405-23.04 AC, Lot 406 – 17.74 Ac, Lot 407 – 11.64 AC, Lot 408 – 25.74 AC, Lot 409 – 24.42 Ac, Lot 410 – 26.86 Ac, Lot 411 – 15.31 Ac, Lot 412 – 2.74 Ac & Road A – 13.70 Ac

Mericle Crossroads Phase V Preliminary/Final Major SD Accepted: 3/18/2025 P-25-06

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$4,762.76 & Recreation - \$ 5,406.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne Cty / 3/17/25 Mericle – Corr to HCA for water service / 3/17/25 Corr to MAHT for sewer service / 4/2/25 Luzerne Cty Planning (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev– In Compliance / 90 Day ext of time to expire 3/17/26 /

The project is located off of SR 93 in New Coxeville, South of lands of NP Hazleton Logistics. The purpose of this Subdivision is to create (6) Lots from the existing parcels, (2) of these parcels are in Carbon County. New Lots: Lot 501- 36.70 Ac, Lot 502 – 37.65 Ac, Lot 503 – 37.44 Ac, Lot 504 65.91 Acres – partially in Carbon County, Lot 505 – 25.33 Ac- in Carbon County, and Road A – 10.77 Ac

Mericle SR309B LLC Proposed Mixed Use Development Prelim/Final Major Land Dev & Subdivision Accepted: 4/15/25 P-25-08

Received: Cover Letter / Application / Checklist / Stormwater Mgt Application / Airport Hazard Zone Application / Fee Schedule & Summary Sht / Signed applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all Fees / 5/2/24 HCA – water service request 7000 GPD / 3/22/24 Email to MAHT – Component 3 for review & signatures / 6/26/23 Wetland Presence/Absence Investigation / 3/25/25 Corr to Luzerne Cty / **3/25/25 Waiver Requests:**

(1) 301.A, 301.C & 302 – Requirement of a Preliminary Plan submittal (2) 811.6 Sewer Lateral slopes less than 2% 813.2.A Sidewalks along roadways – partial waiver (4) 814.2 Provide sod on slopes (10%) or greater (5) 814.7 Street trees for Lot 2 frontage (6) 814.11 Requirement to preserve steep slopes (7) 1203.2.F.8 Drainage pipes minimum 15” for roof leaders & site drainage & (8) 1203.3.O.2.f Flat bottom basin in lie of 1” slope / Stormwater Mgt Report / Plans / 4/7/25 Zoning Review – not in compliance – Variance needed for Access Driveway widths / 4/25/25 Luz Cty Planning – (7) comments & Luz Cty Engineering – (105) comments / 4/25/25 Luz Cty Planning Rev – (7) comments & Engineering (106) comments / 4/24/25 MAHT – Sewer Available – (18 EDU's) / Ext of time to 01/20/26 / 12/4/25 / 12/4/25 NPDES NOI complete & technically adequate / 12/5/25 Zoning Rev – Revised Plans – In Compliance / 12/24/25 Dep – Planning Module approval (Revision) / 1/5/26 LCD - Revised Submission 6/25/25 Response comments to RJD review of 5/14/25 / 9/30/2025 Revised Submission – Response comments to RJD Review 7/15/25 – Waiver Requests – Deeds- Probable Construction costs Erosion Potential Analysis for Chapter 102 Stormwater Management Report Revised 6/23/2025 – Plans / 90 Day Ext of time to expire 7/21, 2026

Proposed is to subdivide an existing 78.36 Acre parcel into (3) lots. Lot will be 2.59 Acre parcel for a proposed 6,000 SF Car Wash. Lot 2 will be 2.58 Acres for a proposed 6,049 SF Convenience Store and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Jeff Deangelo, we are working with another Engineer with this plan, we were hoping to have revised plans. We have the NPDES and the Sewage Planning.

Joe C – They are moving forward, recommend to table.

Mericle Crossroads Bus Park– Phase II Prelim/Final Major Land Dev. Accepted: 5/21/25 P-25-12

Received: Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 4/30/25 Corr to Luzerne County / Deeds / Stormwater Management Report / Plans / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 12/15/25 LCD – NPDES Technical Deficiencies / 1/6/26 Zoning Review – In Compliance / LCD 4/2/26 Technical Deficiency Letter, Crossroads East Phase 1 / 5/13/26 90 day extension of time request /

Proposed is to construct (13) Buildings (7,081,500 SF) and (2) Roadways to be dedicated to the Township on a 669 Acre parcel located north of Phase 1.

A Motion was entertained to grant a 90 Day time extension for Mericle Crossroads Business Park Phase II Preliminary/Final Major Land Development to expire August 18, 2026. Motion by Daley and Daley and Second by Marchese.

Roll Call: Marchese: Aye

Daley: Aye

Synoski: Not present

Hazleton Creek Proposed Industrial Center – Revised Accepted 12/15/25 P-25-28

Preliminary/Final Major Subdivision & Land Development

Received: Cover Letter / Application / Checklist / Signed Developer's Agreement / Stormwater Management Permit Application / Fee Schedule & Summary Sht / Fee - \$ 4,659.00 LD Fee & \$ 2,450.00 Rec Fee / Signed Certificate of Ownership / 10/28/25 Bohler Eng – Previous Waiver Requests – This plan does not exacerbate any of the prior approved Waivers / 4/12/24 Department – approved jurisdiction determination on US waters including jurisdictional wetlands / 1/16/24 Dep Water Obstruction & encroachment permit / Stormwater Management Report / Submittal to Luzerne County 10/30/25 / 1/6/26 Zoning Rev – In compliance / 1/7/26 Luz Cty Planning – (3) comments & Engineering – (63) Twp comments & (7) General comments / 1/20/26 Bary Isett Rev #1 – (7) General, (30) Saldo & (3) Stormwater comments / 1/22/26 Luz Cty Planning – (5) comments & 1/5/26 Eng – (21) City & (32) Twp & (5) General comments / 1/21/26 Fire Chief rev- no comments/

Proposed is to split the previously approved Bldg #3 into two new building lots. Buildings #3 & #7

Joe C – Received an email. They are requesting this to be tabled, they are working on the comments.

Amazon AVP1 Off Site Yard Preliminary/Final LD Accepted: 12/15/25 P-25-31

Received: Transmittal Letter / Application / Checklist / Fee Schedule & Summary Sht / Fees – \$ 6,069.00 Preliminary Fee & \$ 1,025.00 Final Fee / Signed Developer's Agreement to pay all fees / Stormwater Mgt Application / **Waiver Request 813.2** – Requirement of sidewalks / Wetland Absence Presence Report / Wetland Fact Sheet / Geotechnical Engineering Report / Plans / Corr to Zoning / 1/6/26 Zoning Rev – In Compliance / 1/23/26 LCD – NPDES-Incomplete / 2/4/26 Isett Rev #1 – (7) General, (47) Saldo & (8) Stw comments / 3/24/26 Revised Submission – PNDI Receipt Wetland Absence Presence Report, E&S Narrative, E&S Module 1, Erosion Analysis for Chapter 102 permits, PCSM plan Narrative, Geotechnical Evaluation Report, PCSM Module 2 & Revised Plans / 4/20/26 Barry Isett Rev #2 – (9) comments /

Proposed is to create a formal truck yard for Amazon, currently an unpaved dirt lot, on lot 40A-2, southeast of the current Amazon, in Humboldt Industrial Park. The lot will be striped for 348 truck stalls, with lighting and an 8' fence. There is a current detention pond on the site. The current driveway will be blocked off and a new access will be off of Cinnamon Oak Drive.

Joe C – Has not heard from their Engineer. Correspondence has been going back and forth between them and the Conservation District.

Hasd Grades 1-5 Elementary School & Road Access Project Preliminary/Final Major LD

Accepted: 3/17/26 P-26-01

Received: Transmittal letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees \$ 5,284.00 LD Fee & \$ 1,550.00 Recreation Fee / Signed Certificate of Ownership / Wetland Fact Sht / Stw Mgt Application / Project Cover Letter / Waiver Request 203 & 301.C Requirement of a Preliminary Plan submittal / Parking & Stacking Evaluation Narrative / Dep Planning Module Application Mailer PNDI Search / 11/2025 DCNR – No Impact Anticipated 12/4/25 Us Fish & Wildlife Service – no impact to bats / 2/19/26 Letter of Transmittal to Luzerne County, Transmittal Letter to HCA, Transmittal letter to GHJSA Individual Permit to Dep, Transmittal to Luzerne Conservation District / 10/27/25 UGI Natural Gas Available / 12/29/25 / PPL New three phase service / Deed(s) / PCSM Report / Regulated Waters Delineation Report / Transportation Impact Study / EV Wetland Anti-Degradation Analysis / Stream Crossings Report / Corr To Zoning, Fire Chief / 3/23/36

Luz Cty planning – (9) comments & 3/13/26 Luz Cty Engineering – (40) comments / 4/6/26 Benesch Rev #1 – (57) comments / 3/17/26 Zoning Rev- In Compliance / 3/12/26 GHJSA – Sanitary Sewer available / 3/23/26 LCD NPDES incomplete / 5/14/26 Dep Act 537 Planning Module Exemption Letter / **Revised submission** received 5/15/26 – Transmittal Letter, Response to Benesch comments of 4/6/26 0 FAA application and determination of no hazard to air navigation – Revised plans – Preliminary Bridge Plans – Revised PCSM – Revised Transportation Impact Study / 5/18/26 HT Fire Chief – No findings, (1) comment /

Proposed is to construct a 321,840 SF New K thru 5 Elementary School North of the existing High School with capacity for 1200 students, an additional 88 parking spaces, a new driveway from 23rd Street between the High School & Early learning Center. Construction of a new private access road connecting to Hazle Township Blvd.

Kevin Markle, Barry Isett – Last week we made a revised submission. We received the Planning module exemption. Today we received the Fire Department approval

Mericle Crossroads Phase 1 Lot 6 Prelim/Final Major SD Accepted: 4/21/2026 P-26-03

Received: Cover Letter / SD Fee - \$ 2,473.00 / Application / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County Planning & Engineering / Deed (s) / Plans / 4/7/26 Luz Cty Planning Rev – (9) comments & 3/27/26 Cty Engineering – (10) comments / 4/19/26 Zoning Rev – In Compliance / 5/13/25 Barry Isett Rev #1 – (12) comments / 5/18/26 Mericle – Response to Barry Isett Review of 5/13/26, Revised Plans & Close out Report

Proposed is to convey a small portion of Lot 6 into the existing sanitary sewer pump station

Jeff Deangelo, we responded back to the Township's comments today, maybe next month we can ask for action.

Eagle Rock EH Lots 109/110 Minor SD Accepted: 4/21/26 P-26-04

Received: Application / Checklist / SD Fee - \$800.00 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Plans / 4/19/26 Zoning Rev – In Compliance / 5/13/26 Barry Isett Rev #1 – (13) comments /

Proposed is a lot line adjustment for Lots 109 & 110 in the Eastern Hills section of Eagle Rock shifting the lot line 7 feet into lot 109 to accommodate construction on lot 110.

Joe C – We did not receive a response back to our comments

Butler 260 Bldg 6 Preliminary/Final Major Land Development Accepted: 4/1/26 P-26-05

Received: Cover Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / LD Fee - \$ 16,363.00 / Drainage Plan Application / Stormwater Mgt Application / Signed Certificate of ownership / 9/22/25 UGI – Natural Gas Available / 8/15/2025 ppl Electric available / 12/15/22 HCA – Drinking Water available / Signed Applicant Acknowledgement / 4/1/26 design BLD Waiver Requests – 203, 301.C & 501.A – Requirement of a Preliminary Plan Submittal, 813.1 & 1009 Concrete curbs along parking lot / E&S & Stormwater Probable costs / 3/31/26 Dep – Act 537 Planning – This project is exempt / Deeds / PNDI Report / Corr to Zoning & Fire Chief / E & S Control Report / PCSm Report / Wetland Report / Plans / 3/31/26

Dep Act 537 Sewage Planning – Exemption / 4/19/26 Zoning Rev – In Compliance / 5/6/26 Luz
Cty Planning – (7) comments & Engineering – (57) comments /

**Proposed is to construct one new 1,182,720 SF Industrial Facility located on Lot 3 with a
future 322,560 expansion. Parking, utility and landscaping located on SR 424, North of 424
& Conahan Drive and East of SR 309, N Church Street.**

Joe C This is under review by our office, there should be a review done later this week.

NEW PLANS SUBMITTED

Mericle Crossroads Phase III Prelim/Final Land Dev. Received: 4/10/26 P-26-05

Received: Cover Letter / Application / Checklist / Fee - \$ 40,018.90 / Stormwater Permit / Wetland Fact
Sht / Signed Certificate of ownership / Fee Schedule & Summary Sht / Signed Applicant
Acknowledgment / Signed Developer's Agreement to Pay all Fees / Submittal to Luz Cty Planning &
Engineering / Wetland Delineation Report /

Proposed is to construct 3 million SF of Industrial use. Northwest of SR 9234 and I -81

Jeff Deangelo, Mericle was present. This is Phase III of Crossroads East. It is located Northwest of SR
924 and I-81. Proposed is 3 million SF of Industrial use off of SR 924. CanDo will serve this for water &
sewer.

**A Motion was entertained to accept the Mericle Crossroads Phase III Preliminary/Final
Major Land Development as a complete application. Motion by Daley and Second by Marchese.
Roll Call: Daley: Aye Marchese: Aye Synoski: Not present**

Atlantic Carbon Stockton#6 Minor SD Received: 4/21/2026 P-26-06

Received: Cover Letter / Transmittal Letter to Luzerne County / Application / Property Owner Info / Fee
- \$ 1,100.00 / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Applicant Checklist /
Deeds / Plans / Corr to Zoning Officer /

**Proposed is to subdivide and annex lots to the adjoining properties. Proposed Lot 2 to be annexed
to John Graaf. Proposed Lot 3 Eric Lorah to be adjoined to Lot 1 Atlantic Carbon Group,
Proposed Lot 4 Remaining Lands of Eric Lorah located East of Stockton Mountain Road & south
of Club Forty Road & Mike Court**

**A Motion was entertained to accept the Atlantic Carbon Stockton #6 Minor Subdivision as
a complete application. Motion by Daley and Second by Marchese
Roll Call: Daley: Aye Marchese: Aye Synoski: Not present**

Jeddo Coal Company Minor Subdivision Received: 4/22/2026 P-26-07

Received: Application / Checklist / SD Fee \$ 750.00 & Rec Fee \$ 288.50 / Signed Applicant
Acknowledgement / Deed / Lot 1 & lot 2 Deed Description / Plans / Corr to Zoning Officer /

**Proposed is to Subdivide a portion of Parcel 26-S8-00A-024 to Create Lot 1 (5.04 Acres) & a
portion of parcel 26-S9-00A-011 (+/- 4.58 acres) to Create lot 2. Lots 1 & 2 will be conveyed to
Centre Stone & Lime Company for property located off of SR 940 & Stockton Mountain Road.**

Gary Ryan, WSI Engineering was present – He was not sure of the process.
Joe C – They will accept the plan tonight and that will begin the review process

A Motion was entertained to accept the Jeddo Coal Company Minor Subdivision as a complete application. Motion by Daley and Second by Marchese
Roll Call: Daley: Aye Marchese: Aye Synoski: Not present

PUBLIC COMMENT NOT ON THE AGENDA

THE ENTIRE ABOVE IS ONLY GENERAL NOTES IN REGARD TO OUR CURRENT REVIEW. MORE SPECIFIC INFORMATION OR ITEMS MAY BE REQUIRED AS PLOT PLAN(S) ARE REVIEWED

CORRESPONDENCE:

Luz Cty Planning 5/6/26 Butler 260 Bldg 6 LD – (7) comments

Luz Cty Eng 5/6/26 Butler 260 Bldg 6 LD – (57) comments

Dep 5/1/26 Project Hazlenut Act 537 Revision – approval
5/7/26 Project hazelnut NPDES Technical Deficiencies #2
5/14/26 HASD New 1 -5 Elementary School – Act 537 Planning Module – Exemption Letter

Barry Isett 5/13/26 Eagle Rock EH Lot 109&110 Minor SD Rev #1 – (13) comments
5/13/26 Mericle Crossroads Phase 1 Lot 6 Major SD Rev #1 – (12) comments

Mericle 5/13/26 90 Day extension of time request Crossroads Phase II Major Land Development
5/13/26 90 Day extension of time request Crossroads Phase II Major Subdivision
5/18/26 Response to Barry Isett Review of 5/13/26, Revised Plans & Close out Report

HT Fire Chief 5/18/26 HASD K-5 Elementary School – No Findings – (1) comment

The next regular Planning meeting will be held Tuesday June 16, 2026 at 6:00 PM

Motion to adjourn the meeting at 6:36 PM Motion by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Not present

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JUNE 16, 2026
Rescheduled to Thursday, June 25, 2026
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman
Joseph Marchese
Joe Calabrese, Engineer
Chuck Krone, Zoning Officer

Terry Daley
John Synoski
Lee Ann Kasha

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of May 18, 2026.

Motion:

Second:

ROLL CALL: Marchese:

Daley:

Synoski:

BILLS TO BE PAID:

ADVISORS: JUNE (2) @ \$ 60.00 Each for (1) meetings

DIRECTOR: \$ 175.00 for JUNE Meeting(s)

Barry Isett 5/14/26 Butler 260 LD - \$ 675.00 / Amazon AVP1 Of Site Yard - \$ 675.00
/Ridgewood Sunburst Phase 1B - \$ 2,275.00 / Mericle Xroads Phase 1 LD - \$ 270.00 / FW Construction -
\$ 7,732.50 / Central PA Equities - \$ 540.00 / Project hazelnut - \$ 1,350.00 / Mericle Xroads Phase 1
Construction - \$ 9,400.00 / Mericle 309C - \$ 1,000.00 / Hazleton Beltway Ctr Ph 2 Minor SD \$ 1,525.00/
Onvo Tuck Plaza – Sketch Plan - \$ 1,635 / Stockton #6 Minor SD \$ 437.50 Total - \$ 27,515.00

SOLICITORS: 5/28/26 - \$ 945.00

SECRETARY: MTG('S) MINUTES: 5/18/26 Meeting - \$ 50.00

Motion to recommend the Supervisors pay the above bills.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **August 18, 2026**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **August 18, 2026**

Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **June 16, 2026**

Mericle SR 309B Mixed Use Dev LD & SD – **July 21, 2026**

Mericle Crossroads Phase II Prelim/Final Major LD – **August 18, 2026**

Hazleton Creek Industrial Ctr – Revised – **June 16, 2026**

Amazon Offsite Yard Prelim/Final LD – **June 16 2026**

PUBLIC COMMENT: Public comment on agenda items only. Please sign the sign in sheet and state your first and last name, your address, and the agenda item you wish to comment on. Per Resolution #2026-13 adopted on April 13, 2026 by the Supersivers and adopted by the Planning Department as an administrative Policy on April 21, 2026. Comment by Hazle Township residents and taxpayers only and will be limited to 3 minutes per speaker.

Ed Negra, 201 Big Mountain Lane Eagle Rock – My comment is not on the Agenda.
Synoski – At the end of the meeting we will have public comment.

Received: Cover Letter / SD Fee - \$ 2,473.00 / Application / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County Planning & Engineering / Deed (s) / Plans / 4/7/26 Luz Cty Planning Rev – (9) comments & 3/27/26 Cty Engineering – (10) comments / 4/19/26 Zoning Rev – In Compliance / 5/13/25 Barry Isett Rev #1 – (12) comments / 5/18/26 Mericle – Response to Barry Isett Review of 5/13/26, Revised Plans & Close out Report / 5/21/26 Barry isett Rev #2 – (1) comment – no objection to the waiver request

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Eagle Rock EH Lots 109/110 Minor SD**Accepted: 4/21/26****P-26-04**

Received: Application / Checklist / SD Fee - \$800.00 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Plans / 4/19/26 Zoning Rev – In Compliance? 6/3/26 Brinkash – Revised Submission – 6/3/26 Response comments to Engineer Review of 5/13/26, Eagle Rock Covenants, Deeds & Revised Plans / 6/12/26 Barry Isett Rev #2 – all comments were addressed suitable for approval

Proposed is a lot line adjustment for Lots 109 & 110 in the Eastern Hills section of Eagle Rock shifting the lot line 7 feet into lot 109 to accommodate construction on lot 110.

Joe C This is a lot line adjustment they are moving the line over a few feet to allow for construction on the one lot. This is suitable for action all our comments have been addressed.

A Motion was entertained to grant approval for the Eagle Rock EH Lots 109/110 Minor Subdivision. Motion by Marchese and Second by Daley

Roll Call: Daley: Aye**Marchese: Aye****Synoski: Aye****PREVIOUSLY APPROVED PLAN – REVISED****Hazleton Beltway Center West – Revised Major Land Development Received: 5/20/26 P-26-09**

Received: Cover Letter / Application / Checklist / Wetland Fact Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Application to Luzerne County / Deed(s) / Plans / Corr to Zoning Officer & Fire Chief / 6/10/26 Zoning Rev – In Compliance / 6/22/26 HT Fire Chief review on revisions – No comment / 6/12/26 Luz Cty planning Rev – (7) comments & Engineering (57) comments / 6/16/26 Rev #2 (2) comments /

Previously approved plans proposed a 1,016,478 SF building on Lot 1 and a 2 Million SF building on Lot 2. The proposed changes are two warehouse Buildings, additional parking areas and the reduction of proposed impervious on Lots 2 & 3. Lot 2, Warehouse #2 proposed 1,004,400 SF building with a future expansion 301,320 SF & Lot 3 – Warehouse #3 proposed 736,560 SF building. Lot 1 remains the same. Located on the West side of S Church Street (SR309) and the Schuylkill County Line.

Joe C – they want to make one building into (2) buildings with parking inbetween. Our office did 93) reviews. All comments have been addressed. There are existing Agreements, how would these have to be modified, this is a Supervisor issue.

A Motion was entertained to recommend approval for the Hazleton Beltway Center West Revised Major Land Development to the Supervisors with the condition they comply with any changes in the Agreements the Township Solicitor would require. Motion by Daley and Second by Marchese.

Roll Call: Daley: Aye**Marchese: Aye****Synoski: Aye**

PLANS UNDER REVIEW**Valery & Sofi Properties Inc Minor Subdivision Accepted: 8/20/24 P-24-12**

Received: Application / Checklist / Fee schedule & summary sht / SD Fee - \$ 700.00 / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luzerne County / Plans / Corr to RJD & Zoning / 8/27/24 Luz Cty Planning – (4) comments & 8/23/24 Luz Cty Engineering – (11) comments / 9/12/24 RJD Rev # 1 – (13) comments / 9/13/24 Zoning Rev. – Not In compliance – Lot size / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire August 18, 2026

Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1 will be (8,575 SF with an existing half double home, driveway and all public utilities. New lot 2 will be (10,863 SF) with any existing half double home, garage, driveway and all public utilities.

Mericle Crossroads Phase 2 Preliminary/Final Major SD Accepted: 2/18/25 P-25-03

Received: Cover Letter / Application / Checklist / Fees - \$ 11,544.00 SD Fee & \$ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer / 3/4/25 Luzerne county Planning (5) comments & Engineering (89) comments / 4/7/25 Zoning Review – In compliance / 4/29/25 Revised Submission – response comments to RJD rev 4/11/25 & revised plans / 4/30/25 **Waiver request** (1) 203, 301.C & 501 – Requirement of a Preliminary Plan Submittal, & (2) 404.1 Plan Scale / 5/1/25 RJD Rev #1 – (1) General & (31) Saldo comments / 1/2/26 RJD Rev #2 – (4) comments / 12/31/25 Mericle - Revised submission & Response comments of RJD Rev dated 4/11/25, Wetland Delineation Report & Revised plans dated 11/03/25 / 90 day extension of time expires 8/18/26 /

Proposed is to subdivide (4) existing lots into (13) building lots, (1) roadway & (3) non-building lots

Jeff Deangelo, Mericle was present. The Subdivisions goes along with the Land Development. The next Three Phase III, IV & V we are requesting an extension of time.

Mericle Crossroads Phase III Preliminary/Final Major SD Accepted: 3/18/2025 P-25-04

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 5,655.66 Recreation Fee - \$ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzern Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev– in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission – Response to RJD Rev of May 1, 2025 – Lot Closure Report – **Waiver requests – 203, 301.C 7 501 – Requirement of a Preliminary plan submittal & 404.1 Plan Scal 1" = 60' / 10/17/25 2nd** Zoning Review – In compliance / Ext of time to expire 3/17/26 / 6/3/26 Mericle Revised Submission – Response comments to RJD Review of 11/18/25, Wetland Delineation Report & revised Plans with a revision date of 5/21/26 / 6/14/26 Barry Isett Rev #3 – (5) comments

This project is located directly West of 1-81, North of SR 924, East of lands of Joseph & Elizabeth Marushin and South of lands of Lineage PA Hazleton. Proposed is to create (5) building lots from (2) existing Parcels and (2) roadways. New lots 301- 48.33 Acres, 302 – 50.12 Acres, 303 – 75.41 Acres, 304– 50.61 Acres and 305-25.69 Acres. New Road A– 5.61 Acres & New Road B – 3.86 Acres.

Mericle Crossroads Phase IV Preliminary/Final Major SD Accepted: 3/18/2025 P-25-05

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 6,434.24 & Recreation Fee - \$ 9,585.60 /Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne County / 3/17/25 Mericle – Corr to HCA request for water service / 3/17/25 Corr to HTMA for sewer / 4/2/25 Luzerne Cty Planning – (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 3/17/26 /

This project is located East of I-81 and north of SR 924. Proposed is to combine and subdivide (8) existing lots into (13) individual lots, which include (6) Building Lots, (1) roadway & (6) non-building (Lots 401 thru 412 & Road A)Lot 401 – 60.97 Ac, Lot 402 – 35.56 Ac, Lot 403 – 42.97 AC, Lot 404 – 18.83 AC, Lot 404- 18.83 Ac, Lot 405-23.04 AC, Lot 406 – 17.74 Ac, Lot 407 – 11.64 AC, Lot 408 – 25.74 AC, Lot 409 – 24.42 Ac, Lot 410 – 26.86 Ac, Lot 411 – 15.31 Ac, Lot 412 – 2.74 Ac & Road A – 13.70 Ac

Mericle Crossroads Phase V Preliminary/Final Major SD Accepted: 3/18/2025 P-25-06

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$4,762.76 & Recreation - \$ 5,406.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne Cty / 3/17/25 Mericle – Corr to HCA for water service / 3/17/25 Corr to MAHT for sewer service / 4/2/25 Luzerne Cty Planning (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev– In Compliance / 90 Day ext of time to expire 3/17/26 /

The project is located off of SR 93 in New Coxeville, South of lands of NP Hazleton Logistics. The purpose of this Subdivision is to create (6) Lots from the existing parcels, (2) of these parcels are in Carbon County. New Lots: Lot 501- 36.70 Ac, Lot 502 – 37.65 Ac, Lot 503 – 37.44 Ac, Lot 504 65.91 Acres – partially in Carbon County, Lot 505 – 25.33 Ac- in Carbon County, and Road A – 10.77 Ac

John S – Can you give this Board an update on the hurdles

Deangelo - The Subdivision plans go along with the Land Development, There are overlapping designs on both the Subdivision and Land Development.

A Motion was entertained to grant the request of Mericle for a 90 Day Extension of time for Mericle Crossroads Phases III, IV & V Preliminary/Final Major Subdivision applications to expire Septemeber 15, 2026. Motion by Daley and Second by Marchese

Roll Call: Daley: Aye Marchese: Aye Synoski; Aye

Mericle SR309B LLC Proposed Mixed Use Development Prelim/Final Major Land Dev & Subdivision Accepted: 4/15/25 P-25-08

Received: Cover Letter / Application / Checklist / Stormwater Mgt Application / Airport Hazard Zone Application / Fee Schedule & Summary Sht / Signed applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all Fees / 5/2/24 HCA – water service request 7000 GPD / 3/22/24 Email to MAHT – Component 3 for review & signatures / 6/26/23 Wetland Presence/Absence Investigation / 3/25/25 Corr to Luzerne Cty /3/25/25 **Waiver Requests:**

(1) 301.A, 301.C & 302 – Requirement of a Preliminary Plan submittal (2) 811.6 Sewer Lateral slopes less than 2% 813.2.A Sidewalks along roadways – partial waiver (4) 814.2 Provide sod on slopes (10%) or greater (5) 814.7 Street trees for Lot 2 frontage (6) 814.11 Requirement to preserve steep slopes (7) 1203.2.F.8

Drainage pipes minimum 15" for roof leaders & site drainage & (8) 1203.3.O.2.f Flat bottom basin in lie of 1" slope / Stormwater Mgt Report / Plans / 4/7/25 Zoning Review – not in compliance – Variance needed for Access Driveway widths / 4/25/25 Luz Cty Planning – (7) comments & Luz Cty Engineering – (105) comments / 4/25/25 Luz Cty Planning Rev – (7) comments & Engineering (106) comments / 4/24/25 MAHT – Sewer Available – (18 EDU's) / Ext of time to 01/20/26 / 12/4/25 / 12/4/25 NPDES NOI complete & technically adequate / 12/5/25 Zoning Rev – Revised Plans – In Compliance / 12/24/25 Dep – Planning Module approval (Revision) / 1/5/26 LCD - Revised Submission 6/25/25 Response comments to RJD review of 5/14/25 / 9/30/2025 Revised Submission – Response comments to RJD Review 7/15/25 – Waiver Requests – Deeds- Probable Construction costs Erosion Potential Analysis for Chapter 102 Stormwater Management Report Revised 6/23/2025 – Plans / 90 Day Ext of time to expire 7/21, 2026
5/26/26 Revised Submission – Bohler Engineering – Response comment to RJD Rev of 10/15/25 – (2) Waiver Requests- 12/24/25 Revised Planning Module Approval – 4/22/26 NOPDES Approval – 6/4/25 Geo Technical Report – 3/4/26 Penn Dot TIS approval 5/21/26 Revised Stormwater Mgt Report – Revised Plans / 12/12/26 Barry Isett Rev #4 – (8) comments /

Proposed is to subdivide an existing 78.36 Acre parcel into (3) lots. Lot will be 2.59 Acre parcel for a proposed 6,000 SF Car Wash. Lot 2 will be 2.58 Acres for a proposed 6,049 SF Convenience Store and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Joe C We did an updated review on June 12, 2026. The only items holding this up are the existing easements on the parcels need to be extinguished to build.

Mericle Crossroads Bus Park– Phase II Prelim/Final Major Land Dev. Accepted: 5/21/25 P-25-12 Received: Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 4/30/25 Corr to Luzerne County / Deeds / Stormwater Management Report / Plans / Waiver Requests 813 & 1009 Concrete curbs along parking lots & 813.2 – Concrete sidewalks along proposed road frontage / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 12/15/25 LCD – NPDES Technical Deficiencies / 1/6/26 Zoning Review – In Compliance / LCD 4/2/26 Technical Deficiency Letter, Crossroads East Phase 1 / 5/13/26 90 day extension of time request / 6/19/26 Barry Isett Rev #2 – (25) comments /

Proposed is to construct (13) Buildings (7,081,500 SF) and (2) Roadways to be dedicated to the Township on a 669 Acre parcel located north of Phase 1.

Joe C This is the Land Development associated with the Subdivision. We did do Rev #2 . A lot of the comments have been addressed by the applicant. They are making progress.

A Motion was entertained to grant a 90 Day time extension for Mericle Crossroads Business Park Phase II Preliminary/Final Major Land Development to expire September 15, 2026. Motion by Daley and Second by Marchese

Roll Call: Marchese: Aye

Daley: Aye

Synoski: Aye

Hazleton Creek Proposed Industrial Center – Revised Accepted 12/15/25 P-25-28 Preliminary/Final Major Subbdivision & Land Development

Received: Cover Letter / Application / Checklist / Signed Developer's Agreement / Stormwater Management Permit Application / Fee Schedule & Summary Sht / Fee - \$ 4,659.00 LD Fee & \$ 2,450.00 Rec Fee / Signed Certificate of Ownership / 10/28/25 Bohler Eng – Previous Waiver Requests – This plan does not exacerbate any of the prior approved Waivers / 4/12/24 Department – approved jurisdiction determination on US waters including jurisdictional wetlands / 1/16/24 Dep Water Obstruction & encroachment permit / Stormwater Management Report / Submittal to Luzerne County 10/30/25 / 1/6/26 Zoning Rev – In compliance / 1/7/26 Luz Cty Planning – (3) comments & Engineering – (63) Twp

comments & (7) General comments / 1/20/26 Bary Isett Rev #1 – (7) General, (30) Saldo & (3) Stormwater comments / 1/22/26 Luz Cty Planning – (5) comments & 1/5/26 Eng – (21) City & (32) Twp & (5) General comments / 1/21/26 Fire Chief rev- no comments/

Proposed is to split the previously approved Bldg #3 into two new building lots. Buildings #3 & #7

Joe C – This is an Amended Land Development Plan. They are still working on the comments.

Synoski: Have you been working with them and have they been making progress.

Joe C – They have, it's been a little slow process.

A Motion was entertained to grant a 90 day extension of time request for Hazleton Creek Proposed Industrial Center Revised application to expire September 15, 2026. Motion by Marchese and Second by Daley Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Amazon AVP1 Off Site Yard Preliminary/Final LD Accepted: 12/15/25 P-25-31
Received: Transmittal Letter / Application / Checklist / Fee Schedule & Summary Sht / Fees – \$ 6,069.00 Preliminary Fee & \$ 1,025.00 Final Fee / Signed Developer's Agreement to pay all fees / Stormwater Mgt Application / **Waiver Request 813.2** – Requirement of sidewalks / Wetland Absence Presence Report / Wetland Fact Sheet / Geotechnical Engineering Report / Plans / Corr to Zoning / 1/6/26 Zoning Rev – In Compliance / 1/23/26 LCD – NPDES-Incomplete / 2/4/26 Isett Rev #1 – (7) General, (47) Saldo & (8) Stw comments / 3/24/26 Revised Submission – PNDI Receipt Wetland Absence Presence Report, E& S Narrative, E&S Module 1, Erosion Analysis for Chapter 102 permits, PCSM plan Narrative, Geotechnical Evaluation Report, PCSM Module 2 & Revised Plans / 4/20/26 Barry Isett Rev #2 – (9) comments / 6/1/26 HT Fire Chief Review (2) comments / 6/5/26 Magellan Architects – Request for 90 day extension of time /

Proposed is to create a formal truck yard for Amazon, currently an unpaved dirt lot, on lot 40A-2, southeast of the current Amazon, in Humboldt Industrial Park. The lot will be striped for 348 truck stalls, with lighting and an 8' fence. There is a current detention pond on the site. The current driveway will be blocked off and a new access will be off of Cinnamon Oak Drive.

Joe C – this an existing Stone Lot they're looking to pave it to make truck spots. They have been working on the comments.

Motion to grant the request of Magellan Architects for a 90 day extension of time for Amazon AVP1 Offsite Yard preliminary/Final Major Land Development to expire September 15, 2026. Motion by Daley and Second by Marchese.

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Hasd Grades 1-5 Elementary School & Road Access Project Preliminary/Final Major LD

Accepted: 3/17/26 P-26-01

Received: Transmittal letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees \$ 5,284.00 LD Fee & \$ 1,550.00 Recreation Fee / Signed Certificate of Ownership / Wetland Fact Sht / Stw Mgt Application / Project Cover Letter / Waiver Request 203 & 301.C Requirement of a Preliminary Plan submittal / Parking & Stacking Evaluation Narrative / Dep Planning Module Application Mailer PNDI Search / 11/2025 DCNR – No Impact Anticipated 12/4/25 Us Fish & Wildlife Service – no impact to bats / 2/19/26 Letter of Transmittal to Luzerne County, Transmittal Letter to HCA, Transmittal letter to GHJSA Individual Permit to Dep, Transmittal to Luzerne Conservation District / 10/27/25 UGI Natural Gas Available / 12/29/25 / PPL New three phase service / Deed(s) / PCSM Report / Regulated Waters Delineation Report / Transportation Impact Study / EV Wetland Anti-Degradation Analysis / Stream Crossings Report / Corr To Zoning, Fire Chief / 3/23/36

Incompleteness letter – NPDES / Zoning Rev – Parking Variance Required / 6/12/26 Barry Isett Rev #1 – (134) comments /

Proposed is over 3,000,000 SF of Commercial & industrial Facilities with all improvements, including parking, loading areas, ingress & egress point and internal access roadways located North of SR 924 and West of I81

Jeff Deangelo, Mericle was present. This is associated with the Phase III Subdivision. This was our First review on June 12th, We received Administrative completeness with the Chapter 102 and we are working with the Municipal Authority for the Planning Module

Atlantic Carbon Stockton#6 Minor SD Accepted: 5/18/2026 P-26-07

Received: Cover Letter / Transmittal Letter to Luzerne County / Application / Property Owner Info / Fee - \$ 1,100.00 / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Applicant Checklist / Deeds / Plans / Corr to Zoning Officer / 5/13/26 Luzerne County Planning – (7) comments & Engineering (3) Zoning & (8) Saldo comments / 6/10/26 Zoning Rev – In compliance / 6/10/26 Barry Isett Rev #1 – (20) comments /

Proposed is to subdivide and annex lots to the adjoining properties. Proposed Lot 2 to be annexed to John Graaf. Proposed Lot 3 Eric Lorah to be adjoined to Lot 1 Atlantic Carbon Group, Proposed Lot 4 Remaining Lands of Eric Lorah located East of Stockton Mountain Road & south of Club Forty Road & Mike Court

Joe C – We did a Review on June 10th, spoke to their Engineer. They hope to resubmit prior to the next meeting.

Jeddo Coal Company Minor Subdivision Accepted: 5/18/2026 P-26-08

Received: Application / Checklist / SD Fee \$ 750.00 & Rec Fee \$ 288.50 / Signed Applicant Acknowledgement / Deed / Lot 1 & lot 2 Deed Description / Plans / Corr to Zoning Officer / 5/18/26 Luz Cty Planning – (12) comments & 5/13/26 Engineering – (1) General, (4) Zoning & (14) Saldo comments / 6/10/26 Zoning Rev – (1) comment zoning districts are incorrect on plan

Proposed is to Subdivide a portion of Parcel 26-S8-00A-024 to Create Lot 1 (5.04 Acres) & a portion of parcel 26-S9-00A-011 (+/- 4.58 acres) to Create lot 2. Lots 1 & 2 will be conveyed to Centre Stone & Lime Company for property located off of SR 940 & Stockton Mountain Road

Joe C – This review was just issued by our office today

NEW PLANS SUBMITTED

McDonald's Preliminary/Final Major Land Development Received: 5/22/26 P-26-10

Received: Cover Letter / Application / Checklist / Fees - \$ 1,695.00 LD - \$ 1,275.00 Stw & \$ 65.00 Rec Fee / Signed Developer's Agreement to pay all fees / Stormwater Application / Wetland Fact Sht / Fee Schedule & Summary sht / Signed Applicant Acknowledgement / Assistant Secretary's Certificate / Waiver Request(s) 301.C & 501.A Requirement of a Preliminary Plan Submittal & 1203.2.F.8 –

Requirement for Drainage Pipes Less than 15" / Corr to Cando / Corr to Luzerne County / Stormwater Mgt Report / Architectural Elevations / Land Title Survey / Plans / 6/10/26 Zoning Rev – No board review is necessary / 6/10/26 Luzerne Cty planning – (11) comments & 6/4/26 Engineering – (51) comments /

Proposed is to construct a 4,181 SF McDonald's Restaurant on Lot "D" in Humboldt Station

Tom Kriebel, Bohler Engineering was present. This is adjacent to the Dunkin Donuts in Humboldt Station. Located at 58 Station Circle, Lot D. 1.3 Acre lot. There will be a side by side Drive thru, 44 – 50 Seats, 45 Parking Spaces, 12 are required. They are providing a sidewalk on the frontage. 70 – 75% of the business is drive thru. The lot was planning for 80% coverage. This is well below that at 67.3% lot coverage

A Motion was entertained to accept the McDonald's Preliminary/Final Major Land Development as a complete application. Motion by Daley and Second by Marchese
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

PUBLIC COMMENT NOT ON THE AGENDA

Ed Negra, 201 Big Mountain Lane Eagle Rock, In reference to the Ordinance being prepared for Data Centers.

Synoski – We haven't seen it yet.

Negra Who is submitting it

Synoski – We don't know.

Calabrese – The Consultant that's preparing this is from Pittsburgh. The Supervisors need to sign off on the initial proposal before it comes to Planning.

Negra – How does the Community have input

Calabrese – During Planning comments. It will be sent to Planning and Luzerne County, there will also be a public hearing.

Janet Korinchock, 604 Birch Road – Who is the first group that will get it

Fabrea – The Supervisors will get it first and look at it and make a decision if it's ready to go on the Agenda. It probably won't be available until after the Supervisors meeting.

Korinchock Can we make suggestions

Fabrea That's up to the Supervisors. After that it will go to Planning for review and possibly make revisions.

Marguerite Woelfel How long does this Township let projects sit on the agenda, I'm looking at one from 2022

Synoski We do not have a hard set rule. Each application is different. That one is a small mom & pop and may not have the funds. We do go out of our way to make the applicant aware

Marguerite Woelfel – Hazleton Beltway Center, are they still warehouse of something else

Calabrese – No they are Warehouses

Woelfel If I have a building and I want to change the use do I have to come back

Calabrese That would be Zoning.

Woelfel We have Hazlenut getting it's encroachment permit and Final NPDES Permit, they are in court so how do they get those permits.

Favreu That's all directed to Dep

Nate Eachus – You have a project HASD, that affects all taxpayers. I should be able to speak as a Butler Township Resident. You have the Jeddo Mine Tunnel and where does that run – to Butler Twp. They held a public meeting the same night you had a meeting so you couldn't go to the meeting. I just want to point out that you are wrong.

THE ENTIRE ABOVE IS ONLY GENERAL NOTES IN REGARD TO OUR CURRENT REVIEW. MORE SPECIFIC INFORMATION OR ITEMS MAY BE REQUIRED AS PLOT PLAN(S) ARE REVIEWED

CORRESPONDENCE:

Luz Cty Planning 5/13/26 Stockton #6 Minor SD – (7) comments

5/18/26 Jeddo Coal Co – (12) comments

6/12/26 Hazleton Beltway Center Revision LD – (7) comments

6/10/26

Luz Cty Eng 5/13/26 Stockton #6 Minor SD – (3) Zoning & (8) Saldo comments

5/13/26 Jeddo Coal Co Minor SD – (1) General, (4) Zoning & (14) Saldo Comments

6/12/26 Hazleton Beltway Centr Revision LD – (57) comments

6/4/26 McDonald's Humboldt Station LD – (51) comments

Magellan Architects 6/5/26 Request for a 90 day extension of time for Amazon AVP1 Offsite yard

6/8/26 Cost Estimate for Amazon AVP1 cost estimate

Barry Isett 5/28/26 90 Day extension of time request for HASD K – 5 Elementary School

5/19/26 Butler 260 Rev #1 – (64) Saldo, (4) Stormwater, (6) Zoning & (19) General **comments**

5/21/26 Lot 6 Crossroads Business Park Phase 1 Major Subdivision Rev #2 – (1) comments

6/5/26 New Age Dev Level 4 Stw – Review #1 (26) comments

6/10/26 Atlantic Carbon SD Rev #1 – (20) comments

6/12/26 Eagle Rock EH 109/110 Minor SD

6/12/26 Mericle SR 309 b Mixed US Major LD – Rev #4 (8) comments

6/14/26 Crossroads Phase III Major SD – Rev #3 – (5) comments

6/16/26 Hazleton Beltway Ctr West Amended LD – (2) comments

6/19/26 Crossroads east Phase II Land Development Rev #2 – (25) comments

Mericle 6/3/26 Response comments to RJD Review of 11/18/25 for CR East Phase III Major SD

6/4/26 Crossroads East Phase 1 – Plans for signing

6/12/26 Crossroads E. Business Park Phase III Rev #1 – (134) comments

6/12/26 Mericle SR309B Mixed use – (8) comments

HT Fire Chief 6/1/26 Amazon Offsite Yard LD Review – (2) comments

6/22/26 – Review on revision – No comments

Brinkash 6/3/26 Eagle Rock EH Lots 109 & 110 Minor SD – Response comments to Isett Rev dated 5/13/26

LCD 5/20/26 NPDES approval Mericle Crossroads East Business Park Phase 1

5/21/26 Hazle Blue bldg./Blue Cup – Permit transfer acknowledgement water system extension

5/21/26 HIP North Lot 107 New Industrial bldg. NPDES incomplete
6/16/26 Brookie Lightpath E&S Plan Incomplete

GHJSA 5/21/26 HASD New 1-5 Elementary School – Sewage approval

Ecological Solutions 5/21/26 Project Hazlenut Water Obstruction & Encroachment Permit – Major
Amendement – municipal notification

HT Zoning 6/10/26 Jeddo Coal Co.(pagnotti Ent.) Minor SD – Zoning districts are incorrect on plans
6/10/26 Atlantic Carbon Stockton 6 Minor SD – in Compliance
6/10/26 Hazleton Beltway Ctr Revised – In compliance
6/10/26 Mericle CRE Phase III LD – Requires a parking variance
6/10/26 McDonald's LD – No board review is deemed necessary

Dep 6/18/26 Project hazelnut – Final NPDES Permit approval
6/18/26 Project Hazlenut – Issuance of Water Obstruction & Encroachment Permit

Benesch 6/23/26 HASD New 1-5 Elementary School Rev #2 – (16) comments

The next regular Planning meeting will be held Tuesday July 21, 2026 at 6:00 PM

Synoski: Thanks everyone for attending, we do appreciate the input. We do take it seriously. We reach out to our Attorney's and Consultants that we do things legally. As was mentioned

**A Motion was entertained to adjourn the meeting at 6:52 PM Motion by Daley
and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JULY 21, 2026
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present	Terry Daley - Present
Joseph Marchese - Present	John Synoski - Present
Joe Calabrese, Engineer - Present	Lee Ann Kasha - Present
Chuck Krone, Zoning Officer - Present	Atty Sean Logsdon - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of June 16, 2026. Motion by Marchese and Second by Daley

ROLL CALL: Marchese: Aye	Daley: Aye	Synoski: Aye
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BILLS TO BE PAID:

ADVISORS: JULY (2) @ \$ 60.00 Each for (1) meetings
DIRECTOR: \$ 175.00 for JULY Meeting(s)
Barry Isett 7/7/26 Butler 260 BLG 5 LD - \$ 1005.00 / Northpoint Butler 260 Bldg 6 LD -\$260 / Ridgewood Sunburst Phase 1B - \$ 2,300.00 / Ridgewood Stw Plan - \$ 540.00 / Mericle Xroads Phase 1 LD - \$ 270.00 / FW Webb Construction - \$ 10,800 / Project Hazelnut - \$ 540.00 / Mericle Xroads Phase 1 Construction - \$ 15,100.00 / Mericle 309C - \$ 135.00 / Hazleton Beltway West Revised - \$ 1,485.00 / Stockton #6 Minor SD \$ 260.00 / Jeddo Coal co Sd - \$ 885.00 / Eagle Rock EH Lots 109/110 Sd / McDonalds's Humboldt Station LD - \$ 1,750.00 / Mericle Phase III LD - \$ 540.00 / Mericle SR 309B - \$ 405.00 / Mericle Xroads Phase III \$ 270.00 / Mericle Xroads Phase II LD - \$ 945.00 Total - \$ 35,190.00
Alfred Benesch: HASD New School \$ 4,175.00 / Atlas Construction Rev - \$ 1,500.00
SOLICITORS: 6/26/26 - \$ 1,125.00
SECRETARY: MTG('S) MINUTES: 5/18/26 Meeting - \$ 50.00

A Motion was entertained to recommend the Supervisors pay the above bills.

Motion by Daley and Second by Marchese

Roll Call: Daley: Aye	Marchese: Aye	Synoski: Aye
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EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **August 18, 2026**
Mericle Crossroads Phase 2 Preliminary/Final Major SD – **August 18, 2026**
Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **September 15, 2026**
Mericle SR 309B Mixed Use Dev LD & SD – **July 21, 2026**
Mericle Crossroads Phase II Prelim/Final Major LD – **August 18, 2026**
Hazleton Creek Industrial Ctr – Revised – **September 15, 2026**
Amazon Offsite Yard Prelim/Final LD – **September 15, 2026**
HASD New Elementary School Prelim/Final Major LD – **September 15, 2026**

ADMINISTRATIVE ACTIONS

PUBLIC COMMENT: Public comment on agenda items only. Please sign the sign in sheet and state your first and last name, your address, and the agenda item you wish to comment on. Per Resolution #2026-13 adopted on April 13, 2026 by the Supervisors and adopted by the Planning Department as an administrative Policy on April 21, 2026. Comment by Hazle Township residents and taxpayers only and will be limited to 3 minutes per speaker.

Mary Robinson, Drifton – HASD School Grades 1-5. – What is being done with the wetlands in the area

Mericle Crossroads Business Park – It states they are going to accept the roads for dedication. I don't think we should do that. I don't want to pay for it, I don't think any taxpayer wants to pay for it for any development.

Butler 260 – Why would we approve future expansion when we don't know what it's going to be.

PLANS CONSIDERED FOR APPROVAL

Atlantic Carbon Stockton#6 Minor SD **Accepted: 5/18/2026** **P-26-07**

Received: Cover Letter / Transmittal Letter to Luzerne County / Application / Property Owner Info / Fee - \$ 1,100.00 / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Applicant Checklist / Deeds / Plans / Corr to Zoning Officer / 5/13/26 Luzerne County Planning – (7) comments & Engineering (3) Zoning & (8) Saldo comments / 6/10/26 Zoning Rev – In compliance / 6/10/26 Barry Isett Rev #1 – (20) comments / 7/7/26 WJP Engineers – Response to Twp Engineer letter date 6/10/26 / 7/9/26 Barry Isett Rev #2 – All comments were addressed /

Proposed is to subdivide and annex lots to the adjoining properties. Proposed Lot 2 to be annexed to John Graaf. Proposed Lot 3 Eric Lorah to be adjoined to Lot 1 Atlantic Carbon Group, Proposed Lot 4 Remaining Lands of Eric Lorah located East of Stockton Mountain Road & south of Club Forty Road & Mike Court

Joe C – Our office did two reviews all our comments have been addressed. It is suitable for approval.

A Motion was entertained to approve the Atlantic Carbon Stockton #6 Minor Subdivision. Motion by Marchese and Second by Daley.

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

Amazon AVP1 Off Site Yard Preliminary/Final LD **Accepted: 12/15/25** **P-25-31**

Received: Transmittal Letter / Application / Checklist / Fee Schedule & Summary Sht / Fees – \$ 6,069.00 Preliminary Fee & \$ 1,025.00 Final Fee / Signed Developer's Agreement to pay all fees / Stormwater Mgt Application / **Waiver Request 813.2** – Requirement of sidewalks / Wetland Absence Presence Report / Wetland Fact Sheet / Geotechnical Engineering Report / Plans / Corr to Zoning / 1/6/26 Zoning Rev – In

Compliance / 1/23/26 LCD – NPDES-Incomplete / 2/4/26 Isett Rev #1 –(7) General, (47) Saldo & (8) Stw comments / 3/24/26 Revised Submission – PNDI ReceiptWetland Absence Presence Report, E& S Narrative, E&S Module 1, Erosion Analysis for Chapter 102 permits, PCSM plan Narrative, Geotechnical Evaluation Report, PCSM Module 2 & Revised Plans / 4/20/26 Barry Isett Rev #2 – (9) comments / 6/1/26 HT Fire Chief Review (2) comments / 6/5/26 Magellan Architects – Request for 90 day extension of time / 7/9/26 Barry Isett Rev #3 (3) comments

Proposed is to create a formal truck yard for Amazon, currently an unpaved dirt lot, on lot 40A-2, southeast of the current Amazon, in Humboldt Industrial Park. The lot will be striped for 348 truck stalls, with lighting and an 8' fence. There is a current detention pond on the site. The current driveway will be blocked off and a new access will be off of Cinnamon Oak Drive.

Joe C They are currently parking trucks there, they are planning to pave the lot and stripe for trucks. Our office did three reviews, outstanding is the NPDES Permit is, they are getting very close, the final Agreements & Fees and the waiver request for concrete sidewalks, this is the the Humboldt Industrial Park.

Atty Rockman has been in touch with them regarding final Agreements, they are in process.

A Motion was entertained to grant the Waiver Request for Amazon AVP! Offsite Yard Preliminary/Final Major Land Development of Slado Section 813.2 Requirement of concrete sidewalks along existing road frontage. Motion by Daley and Second by Marchese
Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

A Motion was entertained to recommend approval of the Amazon AVP1 Offsite Yard Preliminary/Final Major Land Development to the Supervisors with the conditions receipt of NPDES and Final Agreements be executed and final fees paid. Motion by Marchese and second by Daley. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

Hasd Grades 1-5 Elementary School & Road Access Project Preliminary/Final Major LD

Accepted: 3/17/26 P-26-01

Received: Transmittal letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees \$ 5,284.00 LD Fee & \$ 1,550.00 Recreation Fee / Signed Certificate of Ownership / Wetland Fact Sht / Stw Mgt Application / Project Cover Letter / Waiver Request 203 & 301.C Requirement of a Preliminary Plan submittal / _Parking & Stacking Evaluation Narrative / Dep Planning Module Application Mailer PNDI Search / 11/2025 DCNR – No Impact Anticipated 12/4/25 Us Fish & Wildlife Service – no impact to bats / 2/19/26 Letter of Transmittal to Luzerne County, Transmittal Letter to HCA, Transmittal letter to GHJSA Individual Permit to Dep, Transmittal to Luzerne Conservation District / 10/27/25 UGI Natural Gas Available / 12/29/25 / PPL New three phase service / Deed(s) / PCSM Report / Regulated Waters Delineation Report / Transportation Impact Study / EV Wetland Anti-Degradation Analysis / Stream Crossings Report / Corr To Zoning, Fire Chief / 3/23/36 Luz Cty planning – (9) coments & 3/13/26 Luz Cty Engineering – (40) comments / 4/6/26 Benesch Rev #1 – (57) comments / 3/17/26 Zoning Rev- In Compliance / 3/12/26 GHJSA – Sanitary Sewer available / 3/23/26 LCD NPDES incomplete / 5/14/26 Dep Act 537 Planning Module Exemption Letter / **Revised submission** received 5/15/26 – Transmittal Letter, Response to Benesch comments of 4/6/26 0 FAA application and determination of noe hazard to air navigation – Revised plans – Preliminary Bridge Plans – Revised PCSM – Revised Transportation Impact Study / 5/18/26 HT Fire Chief – No findings, (1) comment / 5/21/26 GHJSA – Sewage approval / 6/23/26 Benesch Rev #2 – (16) comments / 7/15/26 Dep – NPDES Technical Deficiencies /

Proposed is to construct a 321,840 SF New K thru 5 Elementary School North of the existing High School with capacity for 1200 students, an additional 88 parking spaces, a new driveway from 23rd Street between the High School & Early learning Center. Construction of a new private access road connecting to Hazle Township Blvd.

Kevin Markle, Barry Isett was present, they received technical review comments from Dep for the Chapter 105 water crossing, they have a meeting for the NPDES Permit, they are waiting on water approval letter from HCA, Today they received an updated letter from Alfred Benesch.

John S – Can you explain the wetland crossing

Markle – The road access is crossing the stream we're impacting 3.2 acres and creating .65 acres and a credit.

Peter Capitano, Alfred Benesch – The only outstanding items are the Dep 105 Stream crossing permit, NPDES permit and the Agreements and Final fees.

John S – Base on what you reviewed, do you recommend approval tonight.

Capitano – Yes

Mary Robinson – This is the third application you are approving without permits.

Synoski – These are third party reviews, once it goes through several reviews and are close to approval, the Township review is complete, if they do not comply with the conditions then it becomes denied.

Joe C – The plans will not be signed by Hazle Township until all conditions are met.

A Motion was entertained to recommend approval of the HASD Preliminary/Final Major Land Development to the Supervisors with the following conditions approval of Dep Chapter 105 permit, receipt of NPDES permit and final Agreements and fees are paid. Motion by Daley and Second by Marchese

Roll Call: Marchese: Aye

Daley: Aye

Synoski: Aye

PLANS UNDER REVIEW

Valery & Sofi Properties Inc Minor Subdivision Accepted: 8/20/24 P-24-12

Received: Application / Checklist / Fee schedule & summary sht / SD Fee - \$ 700.00 / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luzerne County / Plans / Corr to RJD & Zoning / 8/27/24 Luz Cty Planning – (4) comments & 8/23/24 Luz Cty Engineering – (11) comments / 9/12/24 RJD Rev # 1 – (13) comments / 9/13/24 Zoning Rev. – Not In compliance – Lot size / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire August 18, 2026

Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1 will be (8,575 SF with an existing half double home, driveway and all public utilities. New lot 2 will be (10,863 SF) with any existing half double home, garage, driveway and all public utilities.

Joe C - No one is present. We have not gotten an update. Their time will run out at the next meeting. They are down to submitting the Planning Module to Dep and they met a road block.

Mericle Crossroads Phase 2 Preliminary/Final Major SD Accepted: 2/18/25 P-25-03

Received: Cover Letter / Application / Checklist / Fees - \$ 11,544.00 SD Fee & \$ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer / 3/4/25 Luzerne county Planning (5) comments & Engineering (89) comments / 4/7/25 Zoning Review – In compliance / 4/29/25 Revised Submission – response comments to RJD rev 4/11/25 & revised plans / 4/30/25 **Waiver request** (1) 203, 301.C & 501 – Requirement of a Preliminary Plan Submittal, & (2) 404.1 Plan Scale / 5/1/25 RJD Rev #1 – (1) General & (31) Saldo comments / 1/2/26 RJD Rev #2 – (4) comments / 12/31/25 Mericle - Revised submission & Response comments of RJD Rev dated 4/11/25, Wetland Delineation Report & Revised plans dated 11/03/25 / 90 day extension of time expires 8/18/26 /

Proposed is to subdivide (4) existing lots into (13) building lots, (1) roadway & (3) non-building lots

Mericle Crossroads Phase III Preliminary/Final Major SD Accepted: 3/18/2025 P-25-04

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 5,655.66 Recreation Fee - \$ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzern Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev– in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission – Response to RJD Rev of May 1, 2025 – Lot Closure Report – **Waiver requests – 203, 301.C 7 501 – Requirement of a Preliminary plan submittal & 404.1 Plan Scal 1" = 60' / 10/17/25 2nd** Zoning Review – In compliance / Ext of time to expire 3/17/26 / 6/3/26 Mericle Revised Submission – Response comments to RJD Review of 11/18/25, Wetland Delineation Report & revised Plans with a revision date of 5/21/26 / 6/14/26 Barry Isett Rev #3 – (5) comments

This project is located directly West of 1-81, North of SR 924, East of lands of Joseph & Elizabeth Marushin and South of lands of Lineage PA Hazleton. Proposed is to create (5) building lots from (2) existing Parcels and (2) roadways. New lots 301- 48.33 Acres, 302 – 50.12 Acres, 303 – 75.41 Acres, 304– 50.61 Acres and 305-25.69 Acres. New Road A– 5.61 Acres & New Road B – 3.86 Acres.

Jeff Deangelo, Mericle – the Subdivision plans are tied to the Land Development applications. Phase 2 we are down to not too many comments, we are coordinating with the Municipal of Authority of Hazle Township. Phase 3, we received the comment letter and we're working on that.

Mericle Crossroads Phase IV Preliminary/Final Major SD Accepted: 3/18/2025 P-25-05

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 6,434.24 & Recreation Fee - \$ 9,585.60 /Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning

Mailer to Dep / Cover Letter to Luzerne County / 3/17/25 Mericle – Corr to HCA request for water service / 3/17/25 Corr to HTMA for sewer / 4/2/25 Luzerne Cty Planning – (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 3/17/26 /

This project is located East of I -81 and north of SR 924. Proposed is to combine and subdivide (8) existing lots into (13) individual lots, which include (6) Building Lots, (1) roadway & (6) non-building (Lots 401 thru 412 & Road A) Lot 401 – 60.97 Ac, Lot 402 – 35.56 Ac, Lot 403 – 42.97 AC, Lot 404 – 18.83 AC, Lot 404- 18.83 Ac, Lot 405-23.04 AC, Lot 406 – 17.74 Ac, Lot 407 – 11.64 AC, Lot 408 – 25.74 AC, Lot 409 – 24.42 Ac, Lot 410 – 26.86 Ac, Lot 411 – 15.31 Ac, Lot 412 – 2.74 Ac & Road A – 13.70 Ac

Mericle Crossroads Phase V Preliminary/Final Major SD Accepted: 3/18/2025 P-25-06

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$4,762.76 & Recreation - \$ 5,406.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne Cty / 3/17/25 Mericle – Corr to HCA for water service / 3/17/25 Corr to MAHT for sewer service / 4/2/25 Luzerne Cty Planning (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev– In Compliance / 90 Day ext of time to expire 3/17/26 /

The project is located off of SR 93 in New Coxeville, South of lands of NP Hazleton Logistics. The purpose of this Subdivision is to create (6) Lots from the existing parcels, (2) of these parcels are in Carbon County. New Lots: Lot 501- 36.70 Ac, Lot 502 – 37.65 Ac, Lot 503 – 37.44 Ac, Lot 504 65.91 Acres – partially in Carbon County, Lot 505 – 25.33 Ac- in Carbon County, and Road A – 10.77 Ac

Mericle SR309B LLC Proposed Mixed Use Development Prelim/Final Major Land Dev & Subdivision Accepted: 4/15/25 P-25-08

Received: Cover Letter / Application / Checklist / Stormwater Mgt Application / Airport Hazard Zone Application / Fee Schedule & Summary Sht / Signed applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all Fees / 5/2/24 HCA – water service request 7000 GPD / 3/22/24 Email to MAHT – Component 3 for review & signatures / 6/26/23 Wetland Presence/Absence Investigation / 3/25/25 Corr to Luzerne Cty / **3/25/25 Waiver Requests:**

(1) 301.A, 301.C & 302 – Requirement of a Preliminary Plan submittal (2) 811.6 Sewer Lateral slopes less than 2% 813.2.A Sidewalks along roadways – partial waiver (4) 814.2 Provide sod on slopes (10%) or greater (5) 814.7 Street trees for Lot 2 frontage (6) 814.11 Requirement to preserve steep slopes (7) 1203.2.F.8 Drainage pipes minimum 15” for roof leaders & site drainage & (8) 1203.3.O.2.f Flat bottom basin in lie of 1” slope / Stormwater Mgt Report / Plans / 4/7/25 Zoning Review – not in compliance – Variance needed for Access Driveway widths / 4/25/25 Luz Cty Planning – (7) comments & Luz Cty Engineering – (105) comments / 4/25/25 Luz Cty Planning Rev – (7) comments & Engineering (106) comments / 4/24/25 MAHT – Sewer Available – (18 EDU's) / Ext of time to 01/20/26 / 12/4/25 / 12/4/25 NPDES NOI complete & technically adequate / 12/5/25 Zoning Rev – Revised Plans – In Compliance / 12/24/25 Dep – Planning Module approval (Revision) / 1/5/26 LCD - Revised Submission 6/25/25 Response comments to RJD review of 5/14/25 / 9/30/2025 Revised Submission – Response comments to RJD Review 7/15/25 – Waiver Requests – Deeds- Probable Construction costs Erosion Potential Analysis for Chapter 102 Stormwater Management Report Revised 6/23/2025 – Plans / 90 Day Ext of time to expire 7/21, 2026
5/26/26 Revised Submission – Bohler Engineering – Response comment to RJD Rev of 10/15/25 – (2) Waiver Requests- 12/24/25 Revised Planning Module Approval – 4/22/26 NOPDES Approval – 6/4/25 Geo Technical Report – 3/4/26 Penn Dot TIS approval 5/21/26 Revised Stormwater Mgt Report – Revised Plans / 12/12/26 Barry Isett Rev #4 – (8) comments / 5/6/26 Mericle Request for 90 Day extension of time /

Proposed is to subdivide an existing 78.36 Acre parcel into (3) lots. Lot will be 2.59 Acre parcel for a proposed 6,000 SF Car Wash. Lot 2 will be 2.58 Acres for a proposed 6,049 SF Convenience Store and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Joe C - This project has made a lot of progress over the last few months, The extinguishing of the old easements is taking some time.

Jeff Deangel- We are working through that and I believe the Agreements are with Jeff Rockman.

Rockman – yes

Johs S – So your expecting it to be done in 90 Days.

Deangelo - Yes

A Motion was entertained to grant the request of Mericle SR 309B a 90 Day extension of time to expire October 20, 2026. Motion by Marchese and Second by Daley

Roll Call: Marchese: Aye

Daley: Aye

Synoski: Aye

Mericle Crossroads Bus Park– Phase II Prelim/Final Major Land Dev. Accepted: 5/21/25 P-25-12

Received: Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 4/30/25 Corr to Luzerne County / Deeds / Stormwater Management Report / Plans / Waiver Requests 813 & 1009 Concrete curbs along parking lots & 813.2 – Concrete sidewalks along proposed road frontage / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 12/15/25 LCD – NPDES Technical Deficiencies / 1/6/26 Zoning Review – In Compliance / LCD 4/2/26 Technical Deficiency Letter, Crossroads East Phase 1 / 5/13/26 90 day extension of time request / 6/19/26 Barry Isett Rev #2 – (25) comments /

Proposed is to construct (13) Buildings (7,081,500 SF) and (2) Roadways to be dedicated to the Township on a 669 Acre parcel located north of Phase 1.

Joe C – This is tied into the Phase 2 Subdivision. We did two reviews, this is not ready for action

Hazleton Creek Proposed Industrial Center – Revised Accepted 12/15/25 P-25-28

Preliminary/Final Major Subbdivision & Land Development

Received: Cover Letter / Application / Checklist / Signed Developer's Agreement / Stormwater Management Permit Application / Fee Schedule & Summary Sht / Fee - \$ 4,659.00 LD Fee & \$ 2,450.00 Rec Fee / Signed Certificate of Ownership / 10/28/25 Bohler Eng – Previous Waiver Requests – This plan does not exacerbate any of the prior approved Waivers / 4/12/24 Department – approved jurisdiction determination on US waters including jurisdictional wetlands / 1/16/24 Dep Water Obstruction & encroachment permit / Stormwater Management Report / Submittal to Luzerne County 10/30/25 / 1/6/26 Zoning Rev – In compliance / 1/7/26 Luz Cty Planning – (3) comments & Engineering – (63) Twp comments & (7) General comments / 1/20/26 Bary Isett Rev #1 – (7) General, (30) Saldo & (3) Stormwater comments / 1/22/26 Luz Cty Planning – (5) comments & 1/5/26 Eng – (21) City & (32) Twp & (5) General comments / 1/21/26 Fire Chief rev- no comments/

Proposed is to split the previously approved Bldg #3 into two new building lots. Buildings #3 & #7

Joe C – No update on this plan

Butler 260 Bldg 6 Preliminary/Final Major Land Development Accepted: 4/21/26 P-26-05

Received: Cover Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / LD Fee - \$ 16,363.00 / Drainage Plan Application / Stormwater Mgt Application / Signed Certificate of ownership / 9/22/25 UGI – Natural Gas Available / 8/15/2025 ppl Electric available / 12/15/22 HCA – Drinking Water available / Signed Applicant Acknowledgement / 4/1/26 design BLD Waiver Requests – 203, 301.C & 501.A – Requirement of a Preliminary Plan Submittal, 813.1 & 1009 Concrete curbs along parking lot / E&S & Stormwater Probable costs / 3/31/26 Dep – Act 537 Planning – This project is exempt / Deeds / PNDI Report / Corr to

Zoning & Fire Chief / E & S Control Report / PCSm Report / Wetland Report / Plans / 3/31/26
Dep Act 537 Sewage Planning – Exemption / 4/19/26 Zoning Rev – In Compliance / 5/6/26 Luz
Cty Planning – (7) comments & Engineering – (57) comments / 5/19/26 Barry Isett – Rev #1 –
(60) Saldo, (4) Stormwater, (6) Zoning & (19) General comments /

Proposed is to construct one new 1,182,720 SF Industrial Facility located on Lot 3 with a future 322,560 expansion. Parking, utility and landscaping located on SR 424, North of 424 & Conahan Drive and East of SR 309, N Church Street.

Joe C – Our last review was May 19th. We went through a lot of the comments with their Engineer. They are moving forward with the comments.

John S to answer the future phase question – it is not uncommon to include stormwater from Planning to the Building Permit. They need to design the entire project, water demand, Sewer design, Stormwater. Any major change for the foot print dedicated for future would have to come back.

A Motion was entertained to grant the request of Northpoint Development for a 90 Day extension of time for Butler 260 Building 6 Preliminary/Final Major Land Development to expire October 20, 2026. Motion by Daley and Second by Marchese

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

Mericle Crossroads Phase III Prelim/Final Land Dev. Accepted: 5/18/26 P-26-06

Received: Cover Letter / Application / Checklist / Fee - \$ 40,018.90 / Stormwater Permit / Wetland Fact Sht / Signed Certificate of ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgment / Signed Developer's Agreement to Pay all Fees / Submittal to Luz Cty Planning & Engineering / Wetland Delineation Report / Corr to Zoning & Fire Chief / 5/29/26 LCD – Incompleteness letter – NPDES / Zoning Rev – Parking Variance Required / 6/12/26 Barry Isett Rev #1 – (134) comments /

Proposed is over 3,000,000 SF of Commercial & industrial Facilities with all improvements, including parking, loading areas, ingress & egress point and internal access roadways located North of SR 924 and West of I81

Jeff Deangelo – We are working on the approval process, working on utilities. We responded back to the Administrative Completeness letter on the NPDES

Jeddo Coal Company Minor Subdivision Accepted: 5/18/2026 P-26-08

Received: Application / Checklist / SD Fee \$ 750.00 & Rec Fee \$ 288.50 / Signed Applicant Acknowledgement / Deed / Lot 1 & lot 2 Deed Description / Plans / Corr to Zoning Officer / 5/18/26 Luz Cty Planning – (12) comments & 5/13/26 Engineering – (1) General, (4) Zoning & (14) Saldo comments / 6/10/26 Zoning Rev – (1) comment zoning districts are incorrect on plan

Proposed is to Subdivide a portion of Parcel 26-S8-00A-024 to Create Lot 1 (5.04 Acres) & a portion of parcel 26-S9-00A-011 (+/- 4.58 acres) to Create lot 2. Lots 1 & 2 will be conveyed to Centre Stone & Lime Company for property located off of SR 940 & Stockton Mountain Road

Joe C Our original review was June 25th. I spoke to the applicant, unfortunately they are changing surveyors.

McDonald's Preliminary/Final Major Land Development Received: 6/25/26 P-26-10

Received: Cover Letter / Application / Checklist / Fees - \$ 1,695.00 LD - \$ 1,275.00 Stw & \$ 65.00 Rec Fee / Signed Developer's Agreement to pay all fees / Stormwater Application / Wetland Fact Sht / Fee Schedule & Summary sht / Signed Applicant Acknowledgement / Assistant Secretary's Certificate / Waiver Request(s) 301.C & 501.A Requirement of a Preliminary Plan Submittal & 1203.2.F.8 – Requirement for Drainage Pipes Less than 15" / Corr to Cando / Corr to Luzerne County / Stormwater Mgt Report / Architectural Elevations / Land Title Survey / Plans / 6/10/26 Zoning Rev – No board review is necessary / 6/10/26 Luzerne Cty planning – (11) comments & 6/4/26 Engineering – (51) comments / 7/13/26 Barry Isett Rev #1 - (73) comments /

Proposed is to construct a 4,181 SF McDonald's Restaurant on Lot "D" in Humboldt Station

Joe C – No one is present. He spoke to their Engineer yesterday. We did our review on July 13th, they didn't have time to dive into the comments

PUBLIC COMMENT NOT ON THE AGENDA

John S – We sill now have Public for items not on the Agenda. We do welcome the Public comments. We try to address these as we see them. Thank you for the comments and keeping them helpful.

Ed Negra, 201 Big Mountain Lane, Hazle Township – Regarding the Data Center Ordinance that is hopefully being prepared. What is the responsibility of the Planning Department.

John S – We do not have it yet. When we get it from the Supervisors and then we would review make a recommendation and any comments.

Negra – Before you make a recommendation to the Board of Supervisors there should be public community involvement, there should be committees set up to sit down with the Supervisors of Planning because it is very important to the community.

John S – Certainly we're going to have public comment

Negra – No that is unacceptable, the faction of establishing committees would be better

Atty Rockman – There is also a required public Hearing. This is not a requirement for a comment, Public comment will be done at the meeting/hearing. In addition this will also go to Luzerne County.

Synoski – this board is open to comments. There is no guarantee where this going to go.

Mary Robinson – Is there a limit to how many extension you can give.

John S – We look at each application individually. There is a lot involved third party agencies. You will hear us asking through the process where they are at with that.

THE ENTIRE ABOVE IS ONLY GENERAL NOTES IN REGARD TO OUR CURRENT REVIEW. MORE SPECIFIC INFORMATION OR ITEMS MAY BE REQUIRED AS PLOT PLAN(S) ARE REVIEWED

CORRESPONDENCE:

Dep 7/10/26 HIPN Lot 7 – No Sewage Planning Module needed
7/15/26 HASD 1-5 Elementary School NPDES Intent to Issue – Technical Deficiencies Notice

Barry Isett 7/9/26 Atlantic Carbon Stockton #6 Minor SD - Rev #2 – All comments addressed
7/9/26 Amazon AVPI Rev #3 – (3) comments

7/13/26 McDonald's Humboldt Station Rev #1 – (73) comments

Mericle 7/16/26 90 Day extension of time request for SR309B Major Land Development

Northpoint Development 7/17/26 90 Day extension of time request for Butler 260 Bldg 6

The next regular Planning meeting will be held Tuesday August 18, 2026 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:55 PM Motion by Marchese

Second by Daley

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
AUGUST 18, 2026
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present	Terry Daley - Present
Joseph Marchese - Present	John Synoski - Present
Joe Calabrese, Engineer - Present	Lee Ann Kasha - Present
Chuck Krone, Zoning Officer - Absent	

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of July 21, 2026.

Motion:

Second:

ROLL CALL: Marchese:

Daley:

Synoski:

BILLS TO BE PAID:

ADVISORS: AUGUST (2) @ \$ 60.00 Each for (1) meetings
DIRECTOR: \$ 175.00 for August Meeting(s)
Barry Isett
SOLICITORS:
SECRETARY: MTG('S) MINUTES: 7/21/26 Meeting - \$ 50.00

Motion to recommend the Supervisors pay the above bills.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **August 18, 2026**
Mericle Crossroads Phase 2 Preliminary/Final Major SD – **August 18, 2026**
Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **September 15, 2026**
Mericle SR 309B Mixed Use Dev LD & SD – **October 20, 2026**
Mericle Crossroads Phase II Prelim/Final Major LD – **August 18, 2026**
Hazleton Creek Industrial Ctr – Revised – **September 15, 2026**
Butler 260 Bldg 6 Major LD – **October 20, 2025**

ADMINISTRATIVE ACTIONS

PUBLIC COMMENT: Public comment on agenda items only. Please sign the sign in sheet and state your first and last name, your address, and the agenda item you wish to comment on. Per Resolution #2026-13 adopted on April 13, 2026 by the Supervisors and adopted by the Planning Department as an administrative Policy on April 21, 2026. Comment by Hazle Township residents and taxpayers only and will be limited to 3 minutes per speaker.

There was no public comment on Agenda items.

PLANS CONSIDERED FOR APPROVAL

Valery & Sofi Properties Inc Minor Subdivision Accepted: 8/20/24 P-24-12

Received: Application / Checklist / Fee schedule & summary sht / SD Fee - \$ 700.00 / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luzerne County / Plans / Corr to RJD & Zoning / 8/27/24 Luz Cty Planning – (4) comments & 8/23/24 Luz Cty Engineering – (11) comments / 9/12/24 RJD Rev # 1 – (13) comments / 9/13/24 Zoning Rev. – Not In compliance – Lot size / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire August 18, 2026

Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1 will be (8,575 SF with an existing half double home, driveway and all public utilities. New lot 2 will be (10,863 SF) with any existing half double home, garage, driveway and all public utilities.

Joe C – Based on this being on the Agenda for quite some time, this is a simple Minor Subdivision that takes one lot and turns it into (2) lots. The Municipal Authority forwarded an Agreement on this property and it states if this lot is subdivided each lot has to have their own line. This project, they were going to go off one lateral. The old Agreement each lot will have its own lateral. I feel comfortable now with the condition of Sewage Planning Module approval. They are requesting a waiver on the depth of the Lots, there is no way for them to conform. The subdivision reverts back to the way the lots were originally.

A motion was entertained to grant the waiver request of 804.4 – For existing non conforming lot to width ratio. The motion was made by Marchese and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

A Motion was entertained to approve the Valery & Sofi Inc Minor Subdivision with the condition they obtain final Dep Sewage Planning Module approval. Motion by Marchese and Second by Daley Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

REZONING APPLICATION

SR 424 LLC – Rezoning request for additional lands of Crosroads East Business Park Phase 1

P-26-11 Received: Cover Letter / Application / Fee - \$ 2,500.00 / Deed(s) / Adjoining Property owners within 300 feet / Current & Proposed Zoning Maps / 7/31/26 Plan to Luzerne County / 8/14/26 Zoning Review – In Compliance / 8/14/26 Barry Isett – (8) comments /

The purpose of this request is to change the Zoning from (M-1) Mining to (I-1) Industrial on approximately 24.79 Acres which was recently purchased by Mericle and combined into lands of the Crossroads East Business Park

Jeff Deangelo, Mericle was present. This request is for additional parcels of land we purchased from the HCA. We are requesting to Rezone the land from (M-1) Mining to (I-1) Industrial. Synoski – To be clear this only includes the additional lands between Mericle lands and the Interstate and to be clear they would be considered (I-1) Industrial anyway because the adjoining lands are (I-1)

A Motion was entertained to recommend approval the SR 424 LLC rezoning request for additional lands of Crossroads East Business Park from (M-1) Mining to (I-1) Industrial.

Motion by Marchese and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

PLANS UNDER REVIEW

Mericle Crossroads Phase 2 Preliminary/Final Major SD Accepted: 2/18/25 P-25-03

Received: Cover Letter / Application / Checklist / Fees - \$ 11,544.00 SD Fee & \$ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer / 3/4/25 Luzerne county Planning (5) comments & Engineering (89) comments / 4/7/25 Zoning Review – In compliance / 4/29/25 Revised Submission – response comments to RJD rev 4/11/25 & revised plans / 4/30/25 **Waiver request** (1) 203, 301.C & 501 – Requirement of a Preliminary Plan Submittal, & (2) 404.1 Plan Scale / 5/1/25 RJD Rev #1 – (1) General & (31) Saldo comments / 1/2/26 RJD Rev #2 – (4) comments / 12/31/25 Mericle - Revised submission & Response comments of RJD Rev dated 4/11/25, Wetland Delineation Report & Revised plans dated 11/03/25 / 90 day extension of time expires 8/18/26 /

Proposed is to subdivide (4) existing lots into (13) building lots, (1) roadway & (3) non-building lots

Jeff Deangelo – We are hopefully getting to the tail end of Sewage Planning. This the major item.

Joe C – This is tied to the Land Development. They are making progress. They did go to the Municipal Authority right in the beginning.

A Motion was entertained to grant the request for a 90 day extension of time for Mericle Crossroads Phase 2 Preliminary/Final Major Subdivision. Motion by Daley and Second by Marchese Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Mericle Crossroads Phase III Preliminary/Final Major SD Accepted: 3/18/2025

P-25-04

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 5,655.66 Recreation Fee - \$ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate

of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzern Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev- in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission - Response to RJD Rev of May 1, 2025 - Lot Closure Report - **Waiver requests - 203, 301.C 7 501 - Requirement of a Preliminary plan submittal & 404.1 Plan Scal 1" = 60' / 10/17/25 2nd** Zoning Review - In compliance / Ext of time to expire 3/17/26 / 6/3/26 Mericle Revised Submission - Response comments to RJD Review of 11/18/25, Wetland Delineation Report & revised Plans with a revision date of 5/21/26 / 6/14/26 Barry Isett Rev #3 - (5) comments

This project is located directly West of 1-81, North of SR 924, East of lands of Joseph & Elizabeth Marushin and South of lands of Lineage PA Hazleton. Proposed is to create (5) building lots from (2) existing Parcels and (2) roadways. New lots 301- 48.33 Acres, 302 - 50.12 Acres, 303 - 75.41 Acres, 304- 50.61 Acres and 305-25.69 Acres. New Road A- 5.61 Acres & New Road B - 3.86 Acres.

Jeff Deangelo - This is in a similar holding pattern with the Sewage Planning Module

Mericle Crossroads Phase IV Preliminary/Final Major SD Accepted: 3/18/2025 P-25-05

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 6,434.24 & Recreation Fee - \$ 9,585.60 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne County / 3/17/25 Mericle - Corr to HCA request for water service / 3/17/25 Corr to HTMA for sewer / 4/2/25 Luzerne Cty Planning - (6) coments & Engineering (99) comments / 5/15/25 Zoning Rev - In Compliance / 90 Day Ext of time to expire 3/17/26 /

This project is located East of I -81 and north of SR 924. Proposed is to combine and subdivide (8) existing lots into (13) individual lots, which include (6) Building Lots, (1) roadway & (6) non-building (Lots 401 thru 412 & Road A)Lot 401 - 60.97 Ac, Lot 402 - 35.56 Ac, Lot 403 - 42.97 AC, Lot 404 - 18.83 AC, Lot 404- 18.83 Ac, Lot 405-23.04 AC, Lot 406 - 17.74 Ac, Lot 407 - 11.64 AC, Lot 408 - 25.74 AC, Lot 409 - 24.42 Ac, Lot 410 - 26.86 Ac, Lot 411 - 15.31 Ac, Lot 412 - 2.74 Ac & Road A - 13.70 Ac

Mericle Crossroads Phase V Preliminary/Final Major SD Accepted: 3/18/2025 P-25-06

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$4,762.76 & Recreation - \$ 5,406.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne Cty / 3/17/25 Mericle - Corr to HCA for water service / 3/17/25 Corr to MAHT for sewer service / 4/2/25 Luzerne Cty Planning (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev- In Compliance / 90 Day ext of time to expire 3/17/26 /

The project is located off of SR 93 in New Coxeville, South of lands of NP Hazleton Logistics. The purpose of this Subdivision is to create (6) Lots from the existing parcels, (2) of these parcels are in Carbon County. New Lots: Lot 501- 36.70 Ac, Lot 502 - 37.65 Ac, Lot 503 - 37.44 Ac, Lot 504 65.91 Acres - partially in Carbon County, Lot 505 - 25.33 Ac- in Carbon County, and Road A - 10.77 Ac

Mericle SR309B LLC Proposed Mixed Use Development Prelim/Final Major Land Dev & Subdivision Accepted: 4/15/25 P-25-08

Received: Cover Letter / Application / Checklist / Stormwater Mgt Application / Airport Hazard Zone Application / Fee Schedule & Summary Sht / Signed applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all Fees / 5/2/24 HCA – water service request 7000 GPD / 3/22/24 Email to MAHT – Component 3 for review & signatures / 6/26/23 Wetland Presence/Absence Investigation / 3/25/25 Corr to Luzerne Cty / **3/25/25 Waiver Requests:**
(1) 301.A, 301.C & 302 – Requirement of a Preliminary Plan submittal (2) 811.6 Sewer Lateral slopes less than 2% 813.2.A Sidewalks along roadways – partial waiver (4) 814.2 Provide sod on slopes (10%) or greater (5) 814.7 Street trees for Lot 2 frontage (6) 814.11 Requirement to preserve steep slopes (7) 1203.2.F.8 Drainage pipes minimum 15” for roof leaders & site drainage & (8) 1203.3.O.2.f Flat bottom basin in lie of 1” slope / Stormwater Mgt Report / Plans / 4/7/25 Zoning Review – not in compliance – Variance needed for Access Driveway widths / 4/25/25 Luz Cty Planning – (7) comments & Luz Cty Engineering – (105) comments / 4/25/25 Luz Cty Planning Rev – (7) comments & Engineering (106) comments / 4/24/25 MAHT – Sewer Available – (18 EDU's) / Ext of time to 01/20/26 / 12/4/25 / 12/4/25 NPDES NOI complete & technically adequate / 12/5/25 Zoning Rev – Revised Plans – In Compliance / 12/24/25 Dep – Planning Module approval (Revision) / 1/5/26 LCD - Revised Submission 6/25/25 Response comments to RJD review of 5/14/25 / 9/30/2025 Revised Submission – Response comments to RJD Review 7/15/25 – Waiver Requests – Deeds- Probable Construction costs Erosion Potential Analysis for Chapter 102 Stormwater Management Report Revised 6/23/2025 – Plans / 90 Day Ext of time to expire 7/21, 2026
5/26/26 Revised Submission – Bohler Engineering – Response comment to RJD Rev of 10/15/25 – (2) Waiver Requests- 12/24/25 Revised Planning Module Approval – 4/22/26 NOPDES Approval – 6/4/25 Geo Technical Report – 3/4/26 Penn Dot TIS approval 5/21/26 Revised Stormwater Mgt Report – Revised Plans / 12/12/26 Barry Isett Rev #4 – (8) comments / 5/6/26 Mericle Request for 90 Day extension of time / 90 Day Ext of time to expire 10/20/26

Proposed is to subdivide an existing 78.36 Acre parcel into (3) lots. Lot will be 2.59 Acre parcel for a proposed 6,000 SF Car Wash. Lot 2 will be 2.58 Acres for a proposed 6,049 SF Convenience Store and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Jeff Deangelo, Mericle – This plan was submitted by Bohler Engineering. We are in talks with the other owners of the easements.

Mericle Crossroads Bus Park– Phase II Prelim/Final Major Land Dev. Accepted: 5/21/25 P-25-12

Received: Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 4/30/25 Corr to Luzerne County / Deeds / Stormwater Management Report / Plans / Waiver Requests 813 & 1009 Concrete curbs along parking lots & 813.2 – Concrete sidewalks along proposed road frontage / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 12/15/25 LCD – NPDES Technical Deficiencies / 1/6/26 Zoning Review – In Compliance / LCD 4/2/26 Technical Deficiency Letter, Crossroads East Phase 1 / 5/13/26 90 day extension of time request / 6/19/26 Barry Isett Rev #2 – (25) comments /

Proposed is to construct (13) Buildings (7,081,500 SF) and (2) Roadways to be dedicated to the Township on a 669 Acre parcel located north of Phase 1.

Joe C – Our last review was done June 30th. This is a large development, they did cut down on the comments.

A Motion was entertained to grant the request for a 90 day extension of time for Mericle Crossroads Phase 2 Preliminary/Final Major Land Development. Motion by Marchese and Second by Daley

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Hazleton Creek Proposed Industrial Center – Revised Accepted 12/15/25 P-25-28

Preliminary/Final Major Subbdivision & Land Development

Received: Cover Letter / Application / Checklist / Signed Developer's Agreement / Stormwater Management Permit Application / Fee Schedule & Summary Sht / Fee - \$ 4,659.00 LD Fee & \$ 2,450.00 Rec Fee / Signed Certificate of Ownership / 10/28/25 Bohler Eng – Previous Waiver Requests – This plan does not exacerbate any of the prior approved Waivers / 4/12/24 Department – approved jurisdiction determination on US waters including jurisdictional wetlands / 1/16/24 Dep Water Obstruction & encroachment permit / Stormwater Management Report / Submittal to Luzerne County 10/30/25 / 1/6/26 Zoning Rev – In compliance / 1/7/26 Luz Cty Planning – (3) comments & Engineering – (63) Twp comments & (7) General comments / 1/20/26 Bary Isett Rev #1 – (7) General, (30) Saldo & (3) Stormwater comments / 1/22/26 Luz Cty Planning – (5) comments & 1/5/26 Eng – (21) City & (32) Twp & (5) General comments / 1/21/26 Fire Chief rev- no comments/

Proposed is to split the previously approved Bldg #3 into two new building lots. Buildings #3 & #7

Joe C – Has not heard their Engineer. The extension is good until next month. He will reach out to their Engineer.

Synoski – Are still waiting on a response to the comments

Joe C - Yes

Butler 260 Bldg 6 Preliminary/Final Major Land Development Accepted: 4/21/26 P-26-05

Received: Cover Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / LD Fee - \$ 16,363.00 / Drainage Plan Application / Stormwater Mgt Application / Signed Certificate of ownership / 9/22/25 UGI – Natural Gas Available / 8/15/2025 ppl Electric available / 12/15/22 HCA – Drinking Water available / Signed Applicant Acknowledgement / 4/1/26 design BLD Waiver Requests – 203, 301.C & 501.A – Requirement of a Preliminary Plan Submittal, 813.1 & 1009 Concrete curbs along parking lot / E&S & Stormwater Probable costs / 3/31/26 Dep – Act 537 Planning – This project is exempt / Deeds / PNDI Report / Corr to Zoning & Fire Chief / E & S Control Report / PCSm Report / Wetland Report / Plans / 3/31/26 Dep Act 537 Sewage Planning – Exemption / 4/19/26 Zoning Rev – In Compliance / 5/6/26 Luz Cty Planning – (7) comments & Engineering – (57) comments / 5/19/26 Barry Isett – Rev #1 – (60) Saldo, (4) Stormwater, (6) Zoning & (19) General comments / Ext of time to expire October 20, 2026

Proposed is to construct one new 1,182,720 SF Industrial Facility located on Lot 3 with a future 322,560 expansion. Parking, utility and landscaping located on SR 424, North of 424 & Conahan Drive and East of SR 309, N Church Street.

Joe C – They are still good on time. We did meet with the Developers and their Engineer. No action at this time.

Mericle Crossroads Phase III Prelim/Final Land Dev. Accepted: 5/18/26 P-26-06

Received: Cover Letter / Application / Checklist / Fee - \$ 40,018.90 / Stormwater Permit / Wetland Fact Sht / Signed Certificate of ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgment / Signed Developer's Agreement to Pay all Fees / Submittal to Luz Cty Planning & Engineering / Wetland Delineation Report / Corr to Zoning & Fire Chief / 5/29/26 LCD – Incompleteness letter – NPDES / Zoning Rev – Parking Variance Required / 6/12/26 Barry Isett Rev #1 – (134) comments /

Proposed is over 3,000,000 SF of Commercial & industrial Facilities with all improvements, including parking, loading areas, ingress & egress point and internal access roadways located North of SR 924 and West of I81

Jeff Deangelo – We are still working on the Engineers ocmments, it is a large scale Development.

A Motion was entertained to grant the request for a 90 day extension of time for Mericle Crossroads Phase III Preliminary/Final Major Land Development. Motion by Marchese and Second by Daley

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Jeddo Coal Company Minor Subdivision Accepted: 5/18/2026 P-26-08

Received: Application / Checklist / SD Fee \$ 750.00 & Rec Fee \$ 288.50 / Signed Applicant Acknowledgement / Deed / Lot 1 & lot 2 Deed Description / Plans / Corr to Zoning Officer / 5/18/26 Luz Cty Planning – (12) comments & 5/13/26 Engineering – (1) General, (4) Zoning & (14 Saldo comments / 6/10/26 Zoning Rev – (1) comment zoning districts are incorrect on plan

Proposed is to Subdivide a portion of Parcel 26-S8-00A-024 to Create Lot 1 (5.04 Acres) & a portion of parcel 26-S9-00A-011 (+/- 4.58 acres) to Create lot 2. Lots 1 & 2 will be conveyed to Centre Stone & Lime Company for property located off of SR 940 & Stockton Mountain Road

Joe C has been in contact with the owners, they are going through a change in Engineers.

A Motion was entertained to grant the request of a 90 day extension of time for Jeddo Coal Company Minor Subdivision. Motion by Daley and Second by Marchese

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

McDonald's Preliminary/Final Major Land Development Received: 6/25/26 P-26-10

Received: Cover Letter / Application / Checklist / Fees - \$ 1,695.00 LD - \$ 1,275.00 Stw & \$ 65.00 Rec Fee / Signed Developer's Agreement to pay all fees / Stormwater Application / Wetland Fact Sht / Fee Schedule & Summary sht / Signed Applicant Acknowledgement / Assistant Secretary's Certificate / Waiver Request(s) 301.C & 501.A Requirement of a Preliminary Plan Submittal & 1203.2.F.8 – Requirement for Drainage Pipes Less than 15" / Corr to Cando / Corr to Luzerne County / Stormwater Mgt Report / Architectural Elevations / Land Title Survey / Plans / 6/10/26 Zoning Rev – No board review is necessary / 6/10/26 Luzerne Cty planning – (11) comments & 6/4/26 Engineering – (51) comments / 7/13/26 Barry Isett Rev #1 - (73) comments /

Proposed is to construct a 4,181 SF McDonald's Restaurant on Lot "D" in Humboldt Station

Joe C – Did our first Review July 13th. The applicant did call and they a few questions. They are good on time

NEW PLANS SUBMITTED

Holly & Sacketti Reverse Minor Subdivision **Rec: 7/15/26** **P-26-12**

Received: Project Narrative / Application / Applicant Checklist / SD Fee - \$ 700.00 / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Aerial Map / Deed / Legal Descriptions for New Lot 1, New Lot 2A, New Lot 2B & New Lot 3 / Corr to Zoning / 7/15/26 Baer & Evans Corr to Luzerne County / 7/30/26 Luz Cty Planning – (7) comments & 7/29/26 Luz Cty Engineering – (11) comments / 8/14/26 Zoning Rev – In Compliance /

Proposed is to create (2) new lots from (3) existing lots by removing property lines. Located at 984 & 986 Lattimer Road.

The plan is complete and ready to accept.

A Motion was entertained to accept the Holly & Sacketti Reverse Minor Subdivision as a complete application. Motion by Daley and Second by Marchese.

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

CanDo HIP North Lot #7 Minor Subdivision **Rec: 7/29/2026** **P-26-13**

Received: Cover Letter / Application / Project Narrative / Fees - \$850.00 SD & \$ 1,627.05 Rec Fee / Fee Schedule 7 Summary Sht / Waiver Request – Plan Scale / Signed Developer's Agreement / Applicant Checklist / 7/10/26 Dep – No Planning Module needed / Deed's / Plans / Corr to Zoning /

Proposed is to subdivide a 10.297 Acre area from the Parent tract of lands of Humboldt Industrial Park North and an 8.384 acrea area (Lot 7) and combine them into one lot. (18.681 Acres)

The plan is complete and ready to accept.

A Motion was entertained to accept the CanDo HIP North Lot #7 Minor Subdivision as a complete application. Motion by Marchese and Second by Daley

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

PUBLIC COMMENT

Mary Robinson, Sophia Coxe Dr, Drifton – Asked if the board received the Data Center Ordinance from the Supervisors

Atty Logsdon – We are waiting for a draft copy of the Ordinance to come in, we still have time. It will come to Planning first then the Supervisors. It is a 180 Day Moratorium to December 9th
Robinson Can we ask for an extension on this
Atty Logsdon – The Legislature did not vote on an extension

THE ENTIRE ABOVE IS ONLY GENERAL NOTES IN REGARD TO OUR CURRENT REVIEW. MORE SPECIFIC INFORMATION OR ITEMS MAY BE REQUIRED AS PLOT PLAN(S) ARE REVIEWED

CORRESPONDENCE:

LCD 7/28/26 CRE Phase 3 Major LD – NPDES Incomplete
7/31/26 CRE Phase 3 – Approval of Extension of time request for NPDES

Jeddo Coal Company 8/12/26 Request for 90 day Extension of Time

Luz Cty Planning 7/30/26 Holly & Sacketti SD Review – (7) comments

Luz Cty Engineering 7/29/26 Holly & Sacketti Minor SD – (11) comments

Mericle 8/10/26 Mericle Crossroads Phase 2 Prelim/Final Major SD – 90 Day Ext of time request
8/10/26 Mericle Crossroads Phase 2 Prelim/Final Major LD – 90 Day Ext of time Request
8/10/26 Mericle Crossroads Phase 3 Prelim/Final Major LD – 90 Day Ext of time Request

Zoning 8/14/26 Mericle Rezoning Request Review – In Compliance
8/14/26 Holly & Sacketti Minor Subdivision Review – In Compliance

Barry Isett 8/14/26 SR 424/Mericle Additional Lands Rezoning – (8) comments

The next regular Planning meeting will be held Tuesday September 15, 2026 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:27 PM Motion by Daley and Second Marchese. All Aye