

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JANUARY 20, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of December 10, 2024. The motion was made by Marchese and second by Daley

ROLL CALL: Marchese: Aye

Daley: Aye

Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for January Meeting(s)

SOLICITORS: 1/3/25 \$ 2,721.00

RJD: 12/31/24 Mericle Crossroads LD - \$ 3,894.00 / Mericle Lot 57B LD - \$ 275.00 /

Central Equities LD - \$ 2,200.00 / Lot 14/HCA Minor SD - \$ 550.00 / Hilton Tru - \$ 803.00 / Niagara - \$

924.00 / Chipotle LD - \$ 330.00 / VIP Lot SD - \$ 770.00 / Hazleton Endoscopy - \$ 1,151.40 / Umbriac Stw

Application - \$ 330.00 / Hazlenut Stormwater - \$ 880.00 / Butler 161 - \$ 330.00 / Hayden Minor SD - \$

275.00 **TOTAL: \$ 12,712.40**

SECRETARY: MTG('S) MINUTES: 12/10/24 Meeting - \$ 50.00

A Motion was entertained to recommend the Supervisors pay the above bills. The Motion was made by Daley and Second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **January 21, 2025**

Mericle Crossroads Major SD – 90 Day Ext to expire **January 21, 2025**

Butler 161 Major LD – 90 Day Ext to expire **February 18, 2025**

Crossorads XOXO – 90 Day ext of time – **January 30, 2025**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 18, 2024**

Hazleton Hospitality Minor Sd – 90 Day Ext of time – **February 18, 2025**

HASD Athletic Facilities Major LD – 90 Day Ext of time – **January 21, 2025**

Valeri & Sofi Minor SD – 90 Day Ext of time – **February 18, 2025**

PLANS FOR APPROVAL

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 ACCEPTED: 7/19/2022

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT P-22-16

RECEIVED: Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Fees – Stormwater - \$ 1,875.00, Recreation Fee - \$ 12,561.50, Land Dev. Fee - \$ 23,290.00 / Signed Applicant Acknowledgement / Stormwater Management Permit Application / Airport Hazard Zone – Notification not required / Signed Developer’s Agreement to Pay all fees / Level 4 Stormwater Management Application / Submittal Corr to Luzerne County / Stormwater Management Report / Corr to RJD Eng, Zoning & Fire Chief / 6/30/22 Luz Cty Planning – (5) comments & Engineering – (1) General, (9) Zoning, (57) Saldo & (8) Stw comments / RJD Rev #1 – (10) General, (29) Plan Presentation, (10) Zoning, (98) Saldo & (11) Stw comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2023 / **Not Submitted:** Deed / Signed Owner’s Certificate / 1/12/23 Mericle – Request for a 90 day Ext of time – approved 2/21/23 to expire April 18, 23 / 1/16/23 – Fire Chief – (3) comments / 2/21/23 **Waiver requests of 813.1 & 813.2(a)** were granted / 3/17/2023 Mericle – Request for a 90 Day extension of time – granted to expire 7/18/23 / 7/14/23 Mericle Request for a 90 Day extension of time – granted to expire October 17, 2023 / Revised submission received 8/9/2023. Response comments to RJD Review of 9/16/22 / 6/9/23 UGI will serve letter / 6/15/23 ppl will serve letter / Deeds / Wetland Delineation Report dated March 2023 / Existing Pond A & Pond F Analysis report / Stormwater Management Report revise 8/8/2023 / Revised plans dated 8/8/23 /Pre Dev Drainage Area plans revised 8/8/23 / 9/19/23 RJD Rev #2- (1) Plan presentation, (3) Zoning, (24) Saldo & (2) Stormwater comments / 12/12/23 Waiver Request Section 203 & 301.C – Requirement of a preliminary Plan granted / 90 Day Ext of time to expire 4/16/24 / Dep 1/23/24 Mericle Crossroads – Intent to remediate former Hazleton Brick Plant / Dep 1/23/24 Mericle Crossroads – Receipt of final report – Intent to remediate / 3/13/24 LCD Technical Deficiency letter / 4/10/24 Mericle – 90 Day Extension of time Request granted to expire 7/16/24 / 90 Day extension of time granted to expire 10/15/24 / 10/7/24 Mericle request for an additional 90 Day extension of time – granted to expire 12/10/24 / 90 Day Ext of time to expire January 21, 2025

Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL

MAJOR SUBDIVISION ACCEPTED: 7/19/2022 P-22-17

RECEIVED: Cover Letter / Application / Checklist / SD Fee - \$ 6665.00 / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed developer’s Agreement to pay all fees / Corr to Luzerne County / Plans / Corr to RJD Eng & zoning / Plans / 6/30/22 Luz Cty Planning – (5) comments & 6/27/22 Engineering – (2) Zoning & (23) Saldo comments / 8/15/22 Zoning Review – Not all lots meet the 35’ front yard setback, a variance would be required / 9/20/22 RJD Rev #1 – (19) comments / 9/20/22 90 Day Extension of time granted to expire January 17, 2022 / 1/12/23 Mericle – 90 Day extension of time request / 2/1/23 Additional 90 day ext to expire April 18, 2023 – granted to expire 7/18/23/ 7/14/23 Mericle request for a 90 Day extension of time – granted to expire October 17, 2023 / **Revised submission was received 8/8/23.** Response comments to RJD Review of 9/20/23. Deeds. Revised plans with a revision date of 8/02/23 / 9/18/23 RJD Rev #2 – (3) General Comments / 90 Day ext of time to expire 4/16/24 / **90** Day extension of time to expire 7/16/24 / 90 day extension of time to expire 10/15/24 / 10/7/24 Request for an additional 90 Day extension of time / 90 Day extension of time to expire January 21, 2025

Steve Makstadd was present for Mericle., received the draft escrow agreement from the Municipal Authority.

A Motion was entertained to grant the request for a 90 day extension of time for Mericle Crossroads East Business Park Preliminary/Final Major Subdivision & Land Development to expire April 15, 2025. The Motion was made by Marchese and Second by Daley.

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

BUTLER 161/DIPLOMAT INVESTMENT PARTNERS MAJOR LD Accepted: 8/16/22 P-22-24

RECEIVED: Cover Letter / Application / Checklist / Fees Recreation Fee - \$ 4,000.00, STW - \$ 1,500.00 & Land Dev - \$ 12,064.00 / Drainage Plan Application / Stormwater Management Application / Project Narrative / Deed / 10/29/21 UGI Gas Service Available / 10/20/21 PPL – Intent to provide Electric Service / 10/20/21 designBLD – Request for Water Service from Hazleton City Authority / Fee Schedule and Summary sht / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all fees / Pre development Drainage Area Plan / Land Dev Plans / Corr To Zoning, Twp Engineer & Fire Chief / 8/30/22 Luz Cty Planning –(1) comment & 8/29/22 Engineering (5) Zoning, (20) Saldo, & (33) General comments / 9/12/22 Zoning Rev -Need ZHB Variance for Parking & Driveway Width / 10/10/22 RJD Rev #1 – (25) General, (6) Zoning, (53) Saldo & (7) Stw comments / 90 Day Extension to expire 2/21/23 / 2/1/23 design bld – Request for a 90 Day Ext of time – granted 2/21/23 to expire May 2023 / 2/16/23 designBLD Revised Submission – PCSM revised 2/14/23 – Revised Plans dated 2/14/23 & Response comments to RJD Review of 10/10/22 / 2/20/23 RJD Rev #2 – (2) General, (2) Zoning, (20) Saldo & (2) Stw comments / 2/22/23 SDS Law – Corr re waivers granted 203 & 301.C – requirement to submit a Preliminary Plan & 813.1(a) & 813.2(a) requirement of concrete curbing along roads & parking areas / 5/9/23 Butler 161 Review #2 – (4) General, (1) Zoning, (26) Saldo & (5) Stormwater comments / 90 day Extension to expire 8/15/23 / 6/17/23 RJD Rev #3 – (2) Zoning, (15) Saldo comments / design BLD 90 day request for extension of time granted – to expire 11/21/23 / Additional 90 Day extension to expire 2/29/2024 / 2/16/24 Additional 90 Day extension request to expire 5/29/24/ 2/23/24 Revised submission received - 2/20/24 design BLD – response comments to RJD Review of 6/17/2023 / 2/20/24 Waiver Requests / 2/8/24 design BLD – Email regarding meeting with Fire Chiefs / Partial cost estimate / 1/30/24 email with ppl regarding power connection / Revised Plans with a revision date of 2/20/24 / PCSM revised 2/20/24 / 3/12/24 RJD Rev #4 – (1) Zoning & (9) Saldo comments / Waiver Requests granted 4/16/24 (1) 203, 301.C & 501.A Requirement of a Preliminary Plan submission (2) 813.1 & 1009 Concrete curbs required along all streets and parking lots & 813.2.A – Concrete sidewalks along SR 424. / 5/20/24 North Point Dev request for an additional 90 Day Extnsion of time / 90 Day extension of time to expire November 19, 2024 / 11/14 24 design BLD – 90 Day ext of time request – granted to expire 2/18/2025 /

Bill Letwinsky, Design BLD was present, they are working on some items

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34

Accepted 11/15/22 RECEIVED: Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance –Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 –(27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni – Revised submission- Transmittal Letter /Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks,access roads in excess of 25’, screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25’ buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20’ in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan. Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

Joe C – The requested an extension of time. Spoke with Jim Vozar the developer, they were cleared for Archaeological investigation, they're working on HOP & Sewer.

A Motion was entertained to grant the request for a 90 day extension of time for Crossroads XOXO Preliminary/Final Major Land Development to expire April 15, 2025. The Motion was made by Daley and Second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

SR309B, LLC PRELIMINARY/FINAL MAJOR SUBDIVISION 6/20/23 P-23-07

RECEIVED: Cover Letter / Corr to Luzerne Cty / Application / Checklist / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Wetland Fact Sheet / Fees - \$ 1,659.00 SD Fee & \$ 118.00 Recreation Fee / Plans / Corr to Zoning & Twp Engineer / 6/23/23 Luzerne Cty Planning – 2 comments & Engineering (2) comments / 8/7/23 Zoning Review – In compliance / 9/15/23 Mericle – 90 Day Extension of Time to expire December 12, 2023 / 11/8/23 Mericle Revised Submission – Response comments to RJD Rev 7/17/23, 6/26/23 Wetland Investigation, Revised Plans / 11/14/23 RJD Rev #2 – (4) comments / 12/11/23 Mericle Request for a 90 Day Ext of time / 90 Day extension of time to March 19, 2024 / 3/18/24 Mericle – 90 Day Ext of time request / 6/14/24 Request for a 90 Day Extension of time – extended to 9/17/24 / 90 day ext of time granted to expire 12/10/24 / 12/3/24 Mericle – Request for a 90 Day Ext of time – expires 3/18/24 /

Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot – Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive

Steve Makstadd was present. They are close to executing the Agreement with the Municipal Authority, this will start the process for the Planning Module. They are working with Bohler Engineering for a retail site on the corner.

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments / 12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Engineering – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / 90 Day extension of time to expire 5/21/24 / 90 Day extension of time to august 20, 2024 / 90 day extension of time to expire 2/18/2025 /

They are waiting on their Zoning Hearing.

HASD Indoor Athletic Facility Prelim/Final Major LD Accepted: 7/16/24 P-24-10

Received: Transmittal Letter / Project Narrative / Application / Checklist / Signed developer's Agreement to Pay all fees / Signed Applicant Acknowledgement / Signed certificate of Ownership / Wetland Fact Sheet / Fee Schedule & Summary sht / Fees – LD Fee - \$ 6,352.00 & Stw Fee - \$ 1,500.00 – Total - \$ 7,852.00 & Rec Fee - \$ 1,500.00 / Stormwater Mgt Application / Transmittal to Luzerne County Planning / Transmittal to HCA / Transmittal to GHJSA / Submission to MAHT / Submission to Dep – Sewage Planning Module Mailer / Submission to UGI / Submission to PPL / Transmittal to Luzerne Conservation District / Traffic Narrative / Plan – Fire Truck Ladder Reach / Parking Evaluation Narrative / Deeds / Regulated Waters Delineation Report / PCSM Plan / Zip Drive to RJD / Plans / Corr to Twp Engineer, Zoning & Fire Chief / 8/19/24 RJD Rev. #1 – (10) General, (5) Zoning, (36) Saldo & (4) Stw comments / 9/10/24 Zoning Review – In Compliance / 9/10/24 Fire Chief Rev – No comments /

Proposed is to construct a 121,600 SF indoor athletic facility for the HASD to be located north of the existing track & west of 23rd Street

Joe C – We are meeting with their Engineers tomorrow, they have a new concept. This requires a 90 Day Extension of Time.

A Motion was entertained to grant the request for a 90 day extension of time for HASD Preliminary/Final Major Land Development to expire April 15, 2025. The Motion was made by Marchese and Second by Daley.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

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 / 11/14/24 Baer & Evans – 90 Day Ext of time request / 90 day Ext to expire 2/18/2025 / 1/21/25 RJD Rev #2 – (5) comments /

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 - The Zoning was approved however we don't have a copy of the written decision. We're also waiting on Sewage Planning module.

John S. – They're creating (2) Lots, but each half has sewage?

Joe C – Technically, yes. It was 2 units on one lot and the (2) units went into one laterall. On the design the water shows (2) laterals.

Central PA Equities 42 LLC Prelim/Final Major LD Accepted: 12/10/24 P-24-17

Received: design BLD – Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 123 – Rec Fee, \$ 1,300.0 Stw Fee, \$ 2129.50 LD Fee / Waiver Request **203, 301.C & 501.A** – Requirement of a Preliminary Plan submission / Signed Developers Agreement to Pay all fees / Dep Application Mailer package / 8/2/24 CanDo – Adequate capacity for water & sewer, Request to UGI for Gas & ppl for electric / Deeds / Plans / Corr to Zoning / 12/3/24 Zoning Rev – In Compliance / 12/23/24 Luz Cty Planning – (1) Comment & Engineering – (50) comments /

Bill Letwinsky – This is a proposed Hotel on the corner of Commerce Drive and Station Circle. We have received comments from RJD, we are working on them.

Lot 14/HCA Land Minor Subdivision Accepted: 12/20/24 P-24-18

Received: Cover Letter / Application / Applicant Checklist / Fees \$ 850.00 SD Fee & \$ 2130.00 Recreation Fee / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all Fees / Dep Mailer / Project Narrative / Deed(s) / Waiver Request 604.1 – Plan Scale / Post Construction Stormwater Management Report / Corr to Zoning / 1/8/25 Zoning Rev – In Compliance / 1/6/25 RJD Rev # 2 – (2) comments /

Proposed is to combine a 9.99 acre lot of HCA lands and combine it with Lot 14 in Humboldt Industrial Park North. New Lot 14 will be 70.25 Acres

Joe C – This Parcel is at the end of North Park Drive. He reviewed this plan twice the only outstanding comment is they’re asking for a waiver of plan scale.

A Motion was entertained to grant the Waiver Request of 604.1 Plan scale 1” = 60’ for Lot 14/HCA Minor Subdivision. The Motion was made by Daley and Second by Marchese.

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

A Motion was entertained to approve the HIP North Lot 14/HCA Minor Subdivision. The Motion was made by Marchese and Second by Daley.

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

NEW PLANS SUBMITTED

METOVIC REALTY MINOR SD

SUB: 12/20/24

P-24-19

Received: Application / Project narrative / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 700.00 / Signed applicant acknowledgement / Deed / Legal description / Plans / 1/8/25 Zoning Rev – In Compliance / Luz Cty Planning – No comment & Engineering – (15) comments 1/29/25 RJD Rev #1 – (3) comments /

Proposed is to create one new lot from 2 existing parcels. New lot 1 (22,433 SF/0.515 Acres) is a vacant parcel with all present utilities existing in the Township ROW. This is located at the southwest corner of Hollywood Blvd & Weir Street

A Motion was entertained to Accept the Metovic Realty Minor Subdivision as a complete application. The motion was made by Daley and second by Marchese.

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

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 12/23/25 Central PA Equities – New Hotel Facility Major LD – (1) comment

Luz Cty Engineering 12/23/25 Central PA Equiteis Major LD – (50) comments

LCD 1/16/25 Eagle Rock Mountain View – NPDES NOI not eligible

1/13/25 Warrior Trail properties/Niagara – NPDES Notice of Termination – Approved

1/14/25 Service Electric Addition – NPDES Notice of Termination – Approved

1/13/25 Tractor Supply – NPDES Notice of Termination Denial

1/8/25 HIPN North Park Drive Phase III – NPDES Notice of termination – Approved

1/8/25 Tejada NPDES Renewal – Approved

1/7/25 Black Diamond Drive E&S Approval

1/15/25 360 Maplewood Drive E&S Permit expired

1/13/25 Tri Mountain Realty Lots 15 & 16 – E&S renewal – Approved

1/8/25 Hazleton Endoscopy (Yoo) – NPDES Approved

12/30/24 One Trinity Valmont Warehouse – NPDES renewal – Approved

12/30/24 HIP Lot 48 - NPDES renewal - Approved

12/30/24 HIP Lots 40A-1 & 40 A-2 NPDES renewal - Approved

RJD 12/18/24 Central PA Equities LD – Rev 1 – (17) General, (2) Zoning (26 Saldo & (8) Stormwater Commetns

1/6/25 Lot 14/HCA Minor Sd Rev #2 – (2) comments

1/15/25 Taco Bell – Financial Security release – approved in full

1/21/25 Valeri & Sofi Minor SD – (5) comments

Mericle 1/3/25 Request for a 90 Day Ext of Timer for Crossroads East Major SD & LD

Zoning 1/8/25 Lot 14/HCA Minor SD in compliance

1/8/25 CanDo/Karchner VIP Lot 27 Minor SD – In Compliance

1/8/25 Metovic Realty Minor SD = In Compliance

Barry Isett 1/13/25 Request for a 90 Day extension of time for HASD Indoor Athletic Facility

JVI 1/20/25 90 Day extension of time request for Crossroads XOXO

The next regular Planning meeting will be held Tuesday February 18, 2024 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:18 PM. The Motion was made by Marchese and Second by Daley.

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

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
FEBRUARY 18, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of January 21, 2025. The motion was made by Marchese and second by Daley.

ROLL CALL: MARCHESE: Aye

DALEY: Aye

SYNOSKI: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for February Meeting(s)

SOLICITORS: 1/28/2025 \$ 840.00

RJD: 1/31/25 Fellin Self Storage - \$ 3,519.00 / Valeri & Sofi Minor SD - \$ 165.00 / 2101 Barletta SW Level 4 - \$ 345.00 / HASD Field House - \$ 805.00 / Metovic Minor SD - \$ 517.50 / Hazleton Endoscopy – Yoo \$ 2,334.50 / Mericle Crossroads LD - \$ 2,645.00 / Central PA Equities LD - \$ 805.00 / STTC LD - \$ 230.00 / Northpoint Data Center - \$ 1,265.00 / Lot 14/HCA Minor SD - \$ 172.50 / Tractor Supply - \$ 908.50 / Church Hill Mall Taco Bell - \$ 736.00 / Umbriac STW – 287.50
Total - \$ 14,735.00

SECRETARY: MTG('S) MINUTES: 2/28/25 Meeting - \$ 50.00

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

The Motion was made by Daley and Second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **April 15, 2025**

Mericle Crossroads Major SD – 90 Day Ext to expire **April 15,, 2025**

Butler 161 Major LD – 90 Day Ext to expire **February 18, 2025**

Crossorads XOXO – 90 Day ext of time – **April 30, 2025**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 18, 2025**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **February 18, 2025**

HASD Athletic Facilities Major LD – 90 Day Ext of time – **April 15, 2025**

Valeri & Sofi Minor SD – 90 Day Ext of time – **February 18, 2025**

PLANS FOR APPROVAL

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 ACCEPTED: 7/19/2022

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT P-22-16

RECEIVED: 90 Day Ext of time to expire January April 15, 2025 / Major outstanding items: Sewage Planning Module, PennDot HOP approval, Hazleton City Water & MAHT Sewer approval, NPDES approval, Final Land Dev Agreements & Fees

Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL

MAJOR SUBDIVISION ACCEPTED: 7/19/2022 P-22-17

RECEIVED: 90 Day extension of time to expire April 15, 2025

All items have been addressed

They are still working through with Penn Dot & MAHT, still determining what, if any approvals there will be.

BUTLER 161/DIPLOMAT INVESTMENT PARTNERS MAJOR LD Accepted: 8/16/22 P-22-24

RECEIVED: Revised Submission received on 2/5/2025 in response to 3/12/24 RJD Rev #4 – (1) Zoning & (9) Saldo comments / Waiver Requests recommended to Supervisors 4/16/24 (1) 203, 301.C & 501.A Requirement of a Preliminary Plan submission & (2) 813.1 & 1009 Concrete curbs required along all streets and parking lots & (3) **813.2.A – Concrete sidewalks along SR 424. / 11/14 24 design BLD – 90 Day ext of time request – granted to expire 2/18/2025 / Parking variance granted by ZHB on 2/3/2025 / The applicant is coordinating with MAHT for Sewer & HCA for water – items Outstanding /1/31/25 Sewage Facilities Planning Module has been submitted to Hazle Township & Hazleton City for approval – Dep Planning Module approval - Outstanding / Penn Dot HOP application has been submitted – HOP Outstanding / NPDES Permit approval received 7/3/2024 – Currently the applicant has submitted a Minor Amendment /Agreements & Final Fees are outstanding / Partial Cost Estimate Submitted /**

Joe Liparell, Design BLD was present. The only issues outstanding are outside Agency. The HOP has been submitted, the NPDS was approved, we have submitted a minor amendment, the MAHT will be approving the ROCA and Pump Station Agreement at their meeting on this Thursday. The Final agreements and Fees and utility reviews from MAHT & HCA.

Joe C – The Agreements are being drafted by the City, they are in process. The Roca Agreement is on the Municipal Authority Agenda this Thursday, The HOP submittal is close, the minor Amendment for NPDES is close.

A Motion was entertained to grant the request for a 90 day extension of time for Butler 161 Preliminary/Final Major Land Development to expire May 21, 2025. The motion was made by Marchese and second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

A Motion was entertained to recommend approval to the Supervisors for the Butler 161/Diplomat Investment Partners Preliminary/ Final Major Land Development with the following conditions: (1) Land Development Agreements are executed and accepted by the Solicitor, (2) Financial Security (3) Final HOP Approval, (4) Final Sewer Approval, (5) Offsite Sanitary Sewer Easement & (6) Final amended NPDES Permit. The motion was made by Daley and Second by Marchese

Roll call: Marchese: Aye

Daley: Aye

Synoski: Aye

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34

Accepted 11/15/22 RECEIVED: Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance - Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning - (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 - (27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief - (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni - Revised submission- Transmittal Letter /Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni - (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks, access roads in excess of 25', screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied - (1) 802.H 25' buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 - Lighting fixtures shall not be in excess of 20' in height and Waiver Request of 203 & 301.C - Requirement of a Preliminary Plan. Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

Joe C spoke to the Developer, the project is moving forward. They hope to be back with a submission next month.

SR309B, LLC PRELIMINARY/FINAL MAJOR SUBDIVISION 6/20/23 P-23-07

RECEIVED: Cover Letter / Corr to Luzerne Cty /Application / Checklist / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Wetland Fact Sheet / Fees - \$ 1,659.00 SD Fee & \$ 118.00 Recreation Fee / Plans / Corr to Zoning & Twp Engineer / 6/23/23 Luzerne Cty Planning - 2 comments & Engineering (2) comments / 8/7/23 Zoning Review - In compliance / 9/15/23 Mericle - 90 Day Extension of Time to expire December 12, 2023 / 11/8/23 Mericle Revised Submission - Response comments to RJD Rev 7/17/23, 6/26/23 Wetland Investigation, Revised Plans / 11/14/23 RJD Rev #2 - (4) comments / 12/11/23 Mericle Request for a 90 Day Ext of time / 90 Day extension of time to March 19, 2024 / 3/18/24 Mericle - 90 Day Ext of time request / 6/14/24 Request for a 90 Day Extension of time - extended to 9/17/24 / 90 day ext of time granted to expire 12/10/24 / 12/3/24 Mericle - Request for a 90 Day Ext of time - expires 3/18/25 /

Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot - Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive

They are getting pretty close. Outstanding is the Sewage Planning Module, Mericle received the ROCA

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Engineering – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / 90 Day extension of time to expire 5/21/24 / 90 Day extension of time to august 20, 2024 / 90 day extension of time to expire 2/18/2025 / ZHB approval – 2/3/25 for zero lot line setback /

Joe C - They received approval from the Zoning Hearing Board, we haven't gotten an official letter yet. They have to submit a Sewage Planning Module also.

A Motion was entertained to grant the request for a 60 day extension of time for Hazleton Hospitality Minor Subdivision to expire April 15, 2025. The Motion was made by Marchese and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

HASD Indoor Athletic Facility Prelim/Final Major LD Accepted: 7/16/24 P-24-10

Received: Transmittal Letter / Project Narrative / Application / Checklist / Signed developer's Agreement to Pay all fees / Signed Applicant Acknowledgement / Signed certificate of Ownership / Wetland Fact Sheet / Fee Schedule & Summary sht / Fees – LD Fee - \$ 6,352.00 & Stw Fee - \$ 1,500.00 – Total - \$ 7,852.00 & Rec Fee - \$ 1,500.00 / Stormwater Mgt Application / Transmittal to Luzerne County Planning / Transmittal to HCA / Transmittal to GHJSA / Submission to MAHT / Submission to Dep – Sewage Planning Module Mailer / Submission to UGI / Submission to PPL / Transmittal to Luzerne Conservation District / Traffic Narrative / Plan – Fire Truck Ladder Reach / Parking Evaluation Narrative / Deeds / Regulated Waters Delineation Report / PCSM Plan / Zip Drive to RJD / Plans / Corr to Twp Engineer, Zoning & Fire Chief / 8/19/24 RJD Rev. #1 – (10) General, (5) Zoning, (36) Saldo & (4) Stw comments / 9/10/24 Zoning Review – In Compliance / 9/10/24 Fire Chief Rev – No comments /

Proposed is to construct a 121,600 SF indoor athletic facility for the HASD to be located north of the existing track & west of 23rd Street

Joe C met with their Engineers for this project, we went over the changes to the plan. They are hoping to submit by next month. The site layout isn't totally different, the parking shifted a little bit.

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 / 11/14/24 Baer & Evans – 90 Day Ext of time request / 90 day Ext to expire 2/18/2025 / 1/21/25 RJD Rev #2 – (5) comments /

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.

A Motion was entertained to grant the request of Valeri & Sofi Inc. Minor Subdivision for a 90 extension of time to expire May 21, 2025. The Motion was made by Daley and Second by Marchese. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

Central PA Equities 42 LLC Prelim/Final Major LD Accepted: 12/10/24 P-24-17

Received: design BLD – Cover Letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees - \$ 123 – Rec Fee, \$ 1,300.0 Stw Fee, \$ 2129.50 LD Fee / Waiver Request **203, 301.C & 501.A** – Requirement of a Preliminary Plan submission / Signed Developers Agreement to Pay all fees / Dep Application Mailer package / 8/2/24 CanDo – Adequate capacity for water & sewer, Request to UGI for Gas & ppl for electric / Deeds / Plans / Corr to Zoning / 12/3/24 Zoning Rev – In Compliance / 12/23/24 Luz Cty Planning – (1) Comment & Engineering – (50) commetns /1/27/25 Fire Chief Review – Fire Dept Connection Location / 1/29/25 RJD Rev # 2 – 93) comments / 2/17/25 RJD Rev #3 – (2) comments /

Joe Liparella was present. Outstanding are the Agreements & Fees

A motion was entertained to recommend the waiver request of Section 201 & 301.C for Central PA Equities LLC Preliminary/Final Major Land Development. The motion was made by Daley and second by Marchese. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

A Motion was entertained to recommend approval to the Supervisors for Central PA Equities LLC Preliminary/Final Major Land Development with the following conditions: Final agreements are executed and final fees are paid. The motion was made by Daley and Second by Marchese. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

METOVIC REALTY MINOR SD SUB: 12/20/24 P-24-19

Received: Application / Project narrative / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 700.00 / Signed applicant acknowledgement / Deed / Legal description / Plans / 1/8/25 Zoning Rev – In Compliance / 1/8/25 Zoning Review – In compliance /

Proposed is to create one new lot from 2 existing parcels. New lot 1 (22,433 SF/0.515 Acres) is a vacant parcel with all present utilities existing in the Township ROW. This is located at the southwest corner of Hollywood Blvd & Weir Street

Joe C: they are combining (2) parcels into one so it is a reverse Subdivision. Everything is in order.

**A Motion was entertained to approve the Metovic Realty Minor Subdivision. The Motion was made by Marchese and Second by Daley
Roll Call: Marchese: Aye Daley: Aye Synoski: Aye**

NEW PLANS SUBMITTED

SKETCH PLAN = Mericle Proposed Mixed Use Development P-25-01

Received: Cover Letter / Application / Fee - \$ 600.00 / Plans

Proposed is to subdivide an existin 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 Wawa and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Jeff Bevan with Bohler Engineering was present. Proposed is a convenience store on the corner and a car wash north of the convenience store. The access proposed is off of Louis Schiavo Drive and then a right in and right out on SR 309.

John S - Are they private roads.

Bevans – would have to confirm that.

Joe C – Did a review of the sketch plan. He believes the traffic study is in process.

Crossroads XOXO Final Major SD Sub: 1/30/25 P-25-02

Received: Transmittal Letter / Transmittal letter to Luzerne county / Application / Fee - \$ 6,128.00 / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Purchase & Sale Agreement / Wetland Delineation / Plans

Proposed is to subdivide Parcel 58-S6-00A-28A, into (2) separate tracts North & South of the Tomhicken Road. And also to show lot line adjustments on Parcel

A Motion was entertained to accept the Crossroads XOXO Final Major Subdivision as a complete application. The motion was made by Daley and second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Mericle Crossroads Phase 2 Preliminary/Final Major SD P-25-02

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 /

This is the second phase of Crossroads East Business Park. Access would be through Phase 1, roughly 657 Acres.

John S – How long is the cul de sac

They will be providing an access easement out through the cul de sac.

A Motion was entertained to accept the Mericle Crossroad Phase 2 Preliminary/Final Major Subdivision as a complete application. The Motion was made by Marchese and second by Daley.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

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 2/23/25 Metovic Minor SD – No comments

Luz Cty Engineering 2/22/25 Metovic Minor SD – (15) comments

LCD 1/22/25 E&S Approval – Barletta Road Improvments
2/12/25 Project Hazlenut NPDES Completeness notification
2/14/25 Humboldt Station Lot G& H – NPDES Minor modification approval
2/14/25 Humboldt Station – NPDES renewal to expire 12/7/2029

RJD 1/29/25 Metovic Minor SD Rev #1 – (3) comments
2/10/25 Butler 161 – Sewage Planning Module Review #1
1/29/25 Central PA Equities LD – Rev #2 (3) comments
2/17/25 Central PA Equities LD – Rev #3 – (2) comments

designBLD 2/5/25 Revised submission for Butler 161
2/10/25 Buler 161 – Request for a 90 Day ext of time

HT Fire Chief 1/27/25 Central PA Equiteis – (1) comment – Fire Dept Connection Location

Baer & Evans 2/18/25 90 day Ext of Time request for Valery & Sofi Minor Sd

The next regular Planning meeting will be held Tuesday March 18, 2025 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:37 PM The motion was made by Synoski. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
MARCH 18, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of February 18, 2025. The motion was made by Marchese and second by Daley

Roll Call: Marchese: Aye

Daley: Aye

Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for March Meeting(s)

SOLICITORS: 2/21/2025 \$ 450.00

RJD: 2/28/25 2101 Barletta SW Level 4 - \$ 230.00 / HASD Field House - \$ 402.50 /

Mericle Crossroads LD - \$ 4,830.00 / Central PA Equities LD - \$ 632.50 / Northpoint Data Center - \$

5,405.00 / Hazleton Hospitality Minor SD - \$ 287.50 / Northpoint Butler 161 - \$ 1,840.00 / Maple Manor

HASD - \$ 563.50 / Mericle Mixed Use - \$ 920.00 / Total - \$ 14,735.00

SECRETARY: MTG('S) MINUTES: 2/28/25 Meeting - \$ 50.00

A Motion was entertained to recommend the Supervisors pay the above bills. The Motion was made by Daley and Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **April 15, 2025**

Mericle Crossroads Major SD – 90 Day Ext to expire **April 15, 2025**

Crossroads XOXO – 90 Day ext of time – **April 30, 2025**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **March 18, 2025**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **April 15, 2025**

HASD Athletic Facilities Major LD – 90 Day Ext of time – **April 15, 2025**

Valeri & Sofi Minor SD – 90 Day Ext of time – **May 21, 2025**

PLANS FOR APPROVAL

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT **ACCEPTED: 7/19/2022**
P-22-16

RECEIVED: 90 Day Ext of time to expire January April 15, 2025 / Major outstanding items: Sewage Planning Module, PennDot HOP approval, Hacketon City Water & MAHT Sewer approval, NPDES approval, Final Land Dev Agreements & Fees

Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION **ACCEPTED: 7/19/2022** **P-22-17**

RECEIVED: 90 Day extension of time to expire April 15, 2025
All items have been addressed

Jeff Deangelo, Mericle was present. They are still working with the Municipal Authority. Dep issued the Joint Permit.

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD **P-22-34**

Accepted 11/15/22 **RECEIVED:** Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance – Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 – (27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni – Revised submission- Transmittal Letter / Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks, access roads in excess of 25', screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25' buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20' in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan.

Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

Joe C – No update, no action on this plan.

SR309B, LLC PRELIMINARY/FINAL MAJOR SUBDIVISION **6/20/23** **P-23-07**

RECEIVED: Cover Letter / Corr to Luzerne Cty / Application / Checklist / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Wetland Fact Sheet / Fees - \$ 1,659.00 SD Fee & \$ 118.00 Recreation Fee / Plans / Corr to Zoning & Twp Engineer / 6/23/23 Luzerne Cty Planning – 2 comments & Engineering (2) comments / 8/7/23 Zoning Review – In compliance / 9/15/23 Mericle – 90 Day Extension of Time to expire December 12, 2023 / 11/8/23 Mericle Revised Submission – Response comments to

RJD Rev 7/17/23, 6/26/23 Wetland Investigation, Revised Plans / 11/14/23 RJD Rev #2 – (4) comments / / 90 day ext of time granted to expire 3/18/25

Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot – Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive

A Motion was entertained to grant the request of Mericle SR 309B Preliminary/Final Major Subdivision for a 90 Day Extension of time to expire June 17, 2025. The Motion was made by Marchese and Second by

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Engineering – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 4/15/2025 / ZHB approval – 2/3/25 for zero lot line setback /

They are getting Sewage Planning Module together

HASD Indoor Athletic Facility Prelim/Final Major LD Accepted: 7/16/24 P-24-10

Received: Transmittal Letter / Project Narrative / Application / Checklist / Signed developer's Agreement to Pay all fees / Signed Applicant Acknowledgement / Signed certificate of Ownership / Wetland Fact Sheet / Fee Schedule & Summary sht / Fees – LD Fee - \$ 6,352.00 & Stw Fee - \$ 1,500.00 – Total - \$ 7,852.00 & Rec Fee - \$ 1,500.00 / Stormwater Mgt Application / Transmittal to Luzerne County Planning / Transmittal to HCA / Transmittal to GHJSA / Submission to MAHT / Submission to Dep – Sewage Planning Module Mailer / Submission to UGI / Submission to PPL / Transmittal to Luzerne Conservation District / Traffic Narrative / Plan – Fire Truck Ladder Reach / Parking Evaluation Narrative / Deeds / Regulated Waters Delineation Report / PCSM Plan / Zip Drive to RJD / Plans / Corr to Twp Engineer, Zoning & Fire Chief / 8/19/24 RJD Rev. #1 – (10) General, (5) Zoning, (36) Saldo & (4) Stw comments / 9/10/24 Zoning Review – In Compliance / 9/10/24 Fire Chief Rev – No comments / Ext of time – Expires 4/15/25 /

Proposed is to construct a 121,600 SF indoor athletic facility for the HASD to be located north of the existing track & west of 23rd Street

Kevin Markle with Barry Isett was present. This project has gone through re-design. We made progress with MAHT today. The Stormwater Management will be revised. The location of the building shifted, the parking lot was moved closer to the track. Next week we have a meeting with Dep. The project in general is the same. The building is 3000 SF smaller, the parking lot was switched. We are preserving some of the existing parking by the school.

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 / Additional 90 Day ext of time to expire May 21, 2025 / 1/21/25 RJD Rev #2 – (5) comments /

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 – This is on an extension of time. Sewage Planning module is outstanding. We did not receive a written decision from the Zoning Hearing Board.

Crossroads XOXO Final Major SD Accepted: 2/18/25 P-25-02

Received: Transmittal Letter / Transmittal letter to Luzerne county / Application / Fee - \$ 6,128.00 / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Purchase & Sale Agreement / Wetland Delineation / Plans

Proposed is to subdivide Parcel 58-S6-00A-28A, into (2) separate tracts North & South of the Tomhicken Road. And also to show lot line adjustments on Parcel

Joe C – Just completed a review today. This is just a Subdivision, (4) parcels now,)4_ parcels when they're done.

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 /

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

Jeff Deangelo, Mericle was present – No real updates. This extends from the north of Phase 1. County comments have not been received.

Joe c asked what is the ida with the non building lots. Deangelo stated lot 205 & 20-8 will be stormwater facilities.

NEW PLANS SUBMITTED

Mericle Crossroads Business Park Phase III Preliminary/Final Major Subdivision

Submitted: 3/4/2025 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

This project is located West of I-81, North of SR 924, East of lands of Joseph & Elizabeth Maurshin 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 was present. This is another phase of our crossroads situated at I-81 and SR 924. Right now just creating lot, started the HOP , Initial stages.

A Motion was entertained to accept the Mericle Crossroads Business Park Phase III Preliminary/Final Major Subdivision as a complete application. The Motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Mericle Crossroads Business Park Phase IV Preliminary/Final Major Subdivision

Submitted: 3/4/2025 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 /

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. 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

Jeff Deangelo, Mericle, Another extension of Crossroad at I81 & SR 924. Ther is a number of lots there, were trying to reconfigure them. A railroad runs through Cranberry Creek.

A Motion was entertained to accept the Mericle Crossroads Business Park Phase IV Preliminary/Final Major Subdivision as a complete application. The Motion was made by Marchese and Second by Daley

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

Mericle Crossroads Business Park Phase V Preliminary/Final Major Subdivision

Submitted: 3/4/2025 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 /

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

Jeff Deangelo Mericle, Another extension of Crossroads. SR 424 & Sr 93

A Motion was entertained to accept the Mericle Crossroads Business Park Phase V Preliminary/Final Major Subdivision as a complete application. The Motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Kreisl – North Branch Land Trust Minor Subdivision Submitted: 3/12/2025 P-25-07

Received: Application / Checklist / Fee - \$ 850.00 / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Project Narrative / Waiver request – 405.14 Delineation of wetland areas & total acreage & 606.2.C Written certification from Public utilities / Deed(s) / Legal description Kreisl lot / 3/11/25 Dep – No Planning module needed / Corr to Luzerne County / Signed Owners Certificates (2) /

Proposed is to combine 6,495 Sf of lands owned by North Branch Land Trust to lands of Gary Kreisl which will become part of his existing 30.67 Acre parcel.

A Motion was entertained to accept the Kreisl/North Branch Land Trust Minor Subdivision as a complete application. The Motion was made by Marchese and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Comprehensive Plan for discussion – Ted Ritsick, Planner Hailstone Economic was Present. He presented an Executive Summary to the Board. This is unique that is between Hazleton, West Hazleton and Hazle Township. This plan allows you to update your Zoning with the other (2) municipalities. Another thing is that state Agencies love regional plans. Those Grant Application will look at them favorably. Looking a regional communications, housing diversification, zoning modernization, revitalization of aging properties.

Joe C – At thi point if we do have suggestions to implement into this plan, we had recommendations last time that were implemented to expand local retail.

John S – The semantics, the study stands out with the three of the municipalities and then it goes to downtown Hazleton revitalization.

Ritzick – When you look at regional, you look at what is the best way. If you can create a regional center, the benefits of that flows to benefit everyone els.

Joh S – To me the focus switched out of Hazle Township and focuses on the City, I brought that up previously.

Ritzick – This plan exists to help you get grants & updated oning. The freshness of this will benefit the Township

John s We would like to see comments from other municipalities.

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 2/19/25 –Crossroads XOXO Final Major SD (4) comments

Luz Cty Engineering 2/18/25 – Crossroads XOXO Fnal major SD (25) comments

Mericle 3/12/25 90 Day ext of time request for SR 309B

The next regular Planning meeting will be held Tuesday April 15, 2025 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:47 PM The Motion was made by Marchese and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
APRIL 15, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

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

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of March 18, 2025. The motion was made by Marchese and Second by Daley

ROLL CALL: MARCHESE: Aye DALEY: Aye SYNOSKI: Aye

BILLS TO BE PAID:

ADVISORS: April (2) @ \$ 60.00 Each for (1) meetings
DIRECTOR: \$ 175.00 for April Meeting(s)
SOLICITORS: 2/21/2025 \$ 450.00
RJD: 3/31/25 Northpoint Butler 161 - \$ 517.50 / Northpoint Data Ctr Stw - \$ 1,089.50 / Hazleton Creek Properties - \$ 575.00 / Central Pa Equities LD - \$ 345.00 / Crossroads XOXO SD - \$ 862.50 / Hazleton Endospy Dr Yoo - \$ 2,070.00 / HASD Field House LD & STW - \$ 402.50 / Mericle Crossroads Phase 2 - \$ 287.50 / Mericle Crossroads Business Park Phase 1 – LD - \$ 667.00
SECRETARY: MTG('S) MINUTES: 3/18/25 Meeting - \$ 50.00

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

The Motion was made by Daley and Second by Marchese

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

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **April 15, 2025**
Mericle Crossroads Major SD – 90 Day Ext to expire **April 15, 2025**
Crossroads XOXO – 90 Day ext of time – **April 30, 2025**
SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **June 17, 2025**
Hazleton Hospitality Minor Sd – 60 Day Ext of time – **April 15, 2025**
HASD Athletic Facilities Major LD – 90 Day Ext of time – **April 15, 2025**
Valeri & Sofi Minor SD – 90 Day Ext of time – **May 21, 2025**

PLANS FOR APPROVAL

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 ACCEPTED: 7/19/2022

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT P-22-16

RECEIVED: 90 Day Ext of time to expire January April 15, 2025 / Major outstanding items: Sewage Planning Module, PennDot HOP approval, Hazleton City Water & MAHT Sewer approval, NPDES approval, Final Land Dev Agreements & Fees

Proposed in Phase 1 is to construct a 10 Building Site Industrial Park, park roadways, Stw & utility infrastructure on both the north & south side of SR 424, West of SR 309 South (229.81 Acres)

MERICLE CROSSROADS EAST BUSINESS PARK – PHASE 1 PRELIMINARY/FINAL MAJOR SUBDIVISION ACCEPTED: 7/19/2022 P-22-17

RECEIVED: 90 Day extension of time to expire April 15, 2025

All items have been addressed

Steve Maakestad was present.

A Motion was entertained to grant the request for a 90 day Extension of time for Mericle Crossroads East Preliminary/Final Major Subdivision & Land Development. The Motion was made by Marchese and Second by Daley

Roll Call: Marchese: Aye

Daley: Aye

Synoski: Aye

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34

Accepted 11/15/22 RECEIVED: Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance – Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 – (27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni – Revised submission- Transmittal Letter / Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks, access roads in excess of 25', screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25' buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20' in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan.

Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

SR309B, LLC PRELIMINARY/FINAL MAJOR SUBDIVISION 6/20/23 P-23-07

RECEIVED: Cover Letter / Corr to Luzerne Cty /Application / Checklist / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Wetland Fact Sheet / Fees - \$ 1,659.00 SD Fee & \$ 118.00 Recreation Fee / Plans / Corr to Zoning & Twp Engineer / 6/23/23 Luzerne Cty Planning – 2 comments & Engineering (2) comments / 8/7/23 Zoning Review – In compliance / 9/15/23 Mericle – 90 Day Extension of Time to expire December 12, 2023 / 11/8/23 Mericle Revised Submission – Response comments to RJD Rev 7/17/23, 6/26/23 Wetland Investigation, Revised Plans / 11/14/23 RJD Rev #2 – (4) comments // 90 day ext of time granted to expire 3/18/25

Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot – Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive

Steve Maakestad, Mericle was present. They did go back to the Municipal Authority on the Roca & Agreements. This will enable them to get the Planning Module started. A Land Development Plan will be submitted soon.

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet /Signed Applicant Acknowledgement/ Developer’s Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Engineering – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 4/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance / 9/10/24 HT Fire Chief – No Comment / PPL ROW corr / **Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission** / 3/12/25 Parking Evaluation Narrative /

Joe C – They requested a 90 day extension of time. They are also going through the Planning Module process. We are waiting on the Judgement from the Zoning Hearing Board from Atty Decosmo.

A Motion to was entertained grant the request for a 90 day Extension of time for Hazleton Hospitality Minor Subdivision. The Motion was made by Marchese and Second by Daley. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

HASD Indoor Athletic Facility Prelim/Final Major LD Accepted: 7/16/24 P-24-10

Received: 3/21/2025 Revised Submittal: Transmittal Letter / 3/20/25Response comments to RJD review of 8/19/2024 / Waiver Request of Section 203 & 301.C – Requirement of a Preliminary Plan submittal / Ext of time – Expires 4/15/25 / Fire Truck ladder Reach example / 3/12/25 Parking Evaluation Narrative / Deed / Airport Hazard Zone Application / 8/13/24 Determination no Hazard to Air Navigation / 8/15/24 HCA Water Available / 8/16/24 GHJSA (CSO) Line / 9/10/24 Zoning Rev- In compliance / 9/10/24 HT Fire Chief – No comment /3/20/25 Revised PCSM Plan / 4/14/25 RJD Rev #2 – (2) General & (7) Saldo comments /

Proposed is to construct a 121,600 SF indoor athletic facility for the HASD to be located north of the existing track & west of 23rd Street

Kevin Markle , Barry Isett was present. They submitted revised Land Dev plans. The NPDES permit is administratively complete. The Roca is with the School District for their next meeting. The outstanding items are 3rd parties, Sewatge Planning Module, NPDES Permit, HCA agreements & fees.

Steve Makestad was present for Mericle. They're working on detail with all these stages. They received comment and will work thru them.

Mericle Crossroads Business Park Phase III Preliminary/Final Major Subdivision

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

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.

Steve Makkestad was present for Mericle. Phase III & IV working on the traffic study. We will request waivers for Preliminary/Final & plan Scale for Phase 2. The traffic study is approved for Phase V

Mericle Crossroads Business Park Phase IV Preliminary/Final Major Subdivision

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 /

This project is locate directing 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.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 Business Park Phase V Preliminary/Final Major Subdivision

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

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

Kreisl – North Branch Land Trust Minor Subdivision Accepted: 3/18/2025 P-25-07

Received: Application / Checklist / Fee - \$ 850.00 / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Project Narrative / Waiver request – 405.14 Delineation of wetland areas & total acreage & 606.2.C Written certification from Public utilities /

Deed(s) / Legal description Kreislot / 3/11/25 Dep – No Planning module needed / Corr to Luzerne County / Signed Owners Certificates (2) / 4/7/25 Zoning Review – In compliance / 4/13/25 RJD Rev #1 – (2) General & (15) Saldo comments / Piestrak Surveying LLC 4/14/25 Via email – revised submission–Response to RJD Comments of 4/13/25– Waiver Request–Plan Scale–Revised Plans

Proposed is to combine 6,495 Sf of lands owned by North Branch Land Trust to lands of Gary Kreislot which will become part of his existing 30.67 Acre parcel.

Josh Piestrach, Piestrach surveying was present – This is a simple lot line consolidation. They are purchasing a parcel from North Branch land trust. We are asking for one waiver – Plan scale

Joe C – We did 2 review’s, after the second review the only outstanding comment was the waiver request.

A Motion was entertained to grant the waiver request of Saldo section 604.1 – Plan Scale 1” = 60’ for the Kreislot/North Branch Land Trust Minor Subdivision. The Motion was made by Marchese and Second by Daley.

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

A Motion was entertained to approve the Kreislot/North Branch Land Trust Minor Subdivision. The Motion was made by Daley and Second by Marchese

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

NEW PLANS SUBMITTED

Mericle SR309B LLC Proposed Mixed Use Development Prelim/Final Major Land Dev & Subdivision Accepted: 3/26/25 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 lieu of 1” slope / Stormwater Mgt Report / Plans / 4/7/25 Zoning Review – not in compliance – Variance needed for Access Driveway widths /

Proposed is to subdivide an existing 78.36 Acre parcel into (3) lots. Lot 1 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.

A Motion was entertained to accept the Mericle SR309B Proposed Mixed Use Development Preliminary/Final Major Land Development and Subdivision as a complete application. Motion by Marchese and Second by Daley

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

SKETCH PLANS

HASD Campus Access Road Received: 3/24/25 P-25-09

Received: Transmittal Letter / Project Narrative / Fee - \$ 950.00 / Application / Checklist / Wetland Fact Sht Signed Certificate of Ownership/ Fee Schedule & Summary Sht / Signed Developer's Agreement to pay all fees / Plans

Kevin Markle, Barry Issett was present. This would encompass a new access road from W 22nd Street to Hazle Township Boulevard. As part of this we would be adding parking, mostly for the Athletic fields. We are connecting with a sidewalk all the way to Hazle Township Blvd. We also propose taking the (6) tennis courts to (4) tennis courts and place a concession stand in between. We met with Dep regarding the wetlands crossing. We may pull the tennis courts out and submit that separately.

Rich Wienches, He does a lot of bike riding, you can't ride from Hazleton to the Township, Finally people can get from the North to the South. Is this foing to be a public Access?

Markle: It will belong to the School District

Joe C – The bids are in for 23rd & Church Street. There is going to be a median put in on SR 309, you Can't make a left off 23rd Street.

Amazon AVP1 Off Site Yard Sketch Plan Received: 4/10/25 P-25-10

Received: Project Narrative / Application / Shipping Transmittal Letter / Signed Certificate of Ownership / Applicant Checklist / Wetland Fact Sht / Fees - \$ 850.00 / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement /

Proposed is to develop a parcel on Cinamon Oak Drive into their formal truck yard. They are proposing 365 truck stalls.

This was recently submitted, Joe c will review for the next Planning Meeting.

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 3/4/25 Mericle Crossroads Phase II – (5) comments

4/1/25 Mericle Crossroads Phase III- (5) comments

4/2/25 Mericle Crossroads Phase IV – (6) comments

4/2/25 Mericle Crossroads Phase V – (6) comments

Luz Cty Engineering 3/3/25 Mericle crossroads Phase II – (89) comments

4/1/25 Mericle Crossroads Phase III – (96) comments

4/1/25 Mericle Crossroads Phase IV – (99) comments

4/1/23 Mericle Crossroads Phase V – (99) comments

Zoning 4/7/25 Mericle SR 309B Major SD & Ld Variance needed for Driveway width
4/7/25 Kreis/North Branch Land Trust Minor SD – In Compliance
4/7/25 Mericle Crossroads Phase 2 Major SD – In Compliance

Mericle 4/14/25 Crossroads East Business Park Phase 1 LD – 90 Day Ext of time request
4/14/25 Crossroads East Business Park Phase 1 SD – 90 Day Ext of time request

Barry Isett 4/2/25 Request for 90 Day Ext of time HASD Indoor Athletic Facility

RJD 4/13/25 Kreis/North Branch Land Trust Minor SD Rev #1 – (2) General & (15) Saldo
comments

4/14/25 Crossroads XOXO Preliminary Final Major SD Rev #2 – (2) comments –
Waiver Requests

4/14/25 HASD Indoor Athletic Facility – Rev #2 -(2) General & -(7) Saldo comments\

4/14/25 Kreis/North branch land Trust Mino SD – Rev #2 – Waiver Request

DEP 4/11/25 2023 Municipal Wasteload Management Report

4/11/25 Butler 161 – Planning Module Technical Deficiency letter

John Ackerman 4/14/25 Via email – 90 Day Request for Extension of time for Hazleton
Hospitality Minor SD

Piestrak Surveying LLC 4/14/25 Via email – revised Kreis submission – Response to RJD
Comments of 4/13/25 – Waiver Request – Plan Scale – Revised Plans

The next regular Planning meeting will be held Wednesday May 21, 2025 at 6:00 PM

*******PLEASE NOTE CHANGE OF DAY*******

**A Motion was entertained to adjourn the meeting at 6:37PM. Motion by Marchese and
Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
MAY 21, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Absent

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of March 18, 2025. The motion was made by Marchese and Second by Daley.

ROLL CALL: Marchese: Aye

Daley: Aye

Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for May1 Meeting(s)

SOLICITORS: 4/21/2025 \$ 450.00

RJD: 4/30/25 Northpoint Butler 161 - \$ 402.50 / Northpoint Data Ctr Stw - \$

1,840.00 /Hazleton Creek Properties - \$ 402.50 / Central Pa Equities LD - \$ 287.50 / Crossroads XOXO

SD - \$ 460.00 / HASD Field House LD & STW - \$ 1,150.00 / Mericle Crossroads Phase 2 - \$ 2,070.00 /

Mericle Crossroads Business Park Phase 1 – LD - \$ 5,749.00 / Mericle Crossroads Phase 3 SD - \$

402.50 / HASD Access Road - \$ 805.00 / Kreisl SD - \$ 805.00 / Total - \$ 14,374.00

SECRETARY: MTG('S) MINUTES: 4/15/25 Meeting - \$ 50.00

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

The Motion was made by Daley and Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

EXTENSIONS OF TIME

Mericle Crossroads Major LD – 90 Day Ext to expire **July 15, 2025**

Mericle Crossroads Major SD – 90 Day Ext to expire **July 15, 2025**

Crossroads XOXO – 90 Day ext of time – **July 30, 2025**

SR309B, LLC Preliminary/Final Major SD – 90 Day Ext of time to expire **June 17, 2025**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **July 15, 2025**

HASD Athletic Facilities Major LD – 90 Day Ext of time – **July 15, 2025**

comments / 1/9/23 RJD Rev #1 –(27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni – Revised submission- Transmittal Letter /Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks,access roads in excess of 25’, screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25’ buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20’ in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan.

Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

SR309B, LLC PRELIMINARY/FINAL MAJOR SUBDIVISION 6/20/23 P-23-07

RECEIVED: Cover Letter / Corr to Luzerne Cty /Application / Checklist / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Wetland Fact Sheet / Fees - \$ 1,659.00 SD Fee & \$ 118.00 Recreation Fee / Plans / Corr to Zoning & Twp Engineer / 6/23/23 Luzerne Cty Planning – 2 comments & Engineering (2) comments / 8/7/23 Zoning Review – In compliance / 9/15/23 Mericle – 90 Day Extension of Time to expire December 12, 2023 / 11/8/23 Mericle Revised Submission – Response comments to RJD Rev 7/17/23, 6/26/23 Wetland Investigation, Revised Plans / 11/14/23 RJD Rev #2 – (4) comments / / 90 day ext of time granted to expire 3/18/25

Proposed is to convey 2.36 acres from existing Lot 2 (78.36 Acres) to create one new lot – Lot 2A (2.36 Acres) located on the corner of N Church Street (SR 309) & Louis Schiavo Drive

Joe C – The waivers were recommended, the Roca Agreement was signed, this is in order for approval with the condition that the Planning Module is approved.

A Motion was entertained to recommend approval of the Mericle SR309B Preliminary/Final major Subdivision to the Supervisors with the condition that Dep Planning Module is approved. The Motion was made by Marchese and Second by Daley.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet /Signed Applicant Acknowledgement/ Developer’s Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative /

Joe C spoke to their Engineer. We received the Zoning Decision in writine, Dep got back to them, they need a component 3.

HASD Indoor Athletic Facility Prelim/Final Major LD Accepted: 7/16/24 P-24-10

Received: 3/21/2025 Revised Submittal: Transmittal Letter / 3/20/25 Response comments to RJD review of 8/19/2024 / Waiver Request of Section 203 & 301.C – Requirement of a Preliminary Plan submittal / Ext of time – Expires 7/15/25 / Fire Truck ladder Reach example / 3/12/25 Parking Evaluation Narrative / Deed / Airport Hazard Zone Application / 8/13/24 Determination no Hazard to Air Navigation / 8/15/24 HCA Water Available / 8/16/24 GHJSA (CSO) Line / 9/10/24 Zoning Rev- In compliance / 9/10/24 HT Fire Chief – No comment / 3/20/25 Revised PCSM Plan / 4/14/25 RJD Rev #2 – (2) General & (7) Saldo comments / 4/23/25 Revised submittal – Barry Isett – Response to RJD Review #2 of 4/14/25 – Waiver request of 203 & 301.C Requirement of a Preliminary Plan submittal – Site Construction Cost Estimate – Revised plan Sht NS-1 / 4/23/24 GHJSA – Require notification of 48 hrs prior to work on the 96” Combined Sewer Overlin line & easements – No other objections / 4/24/25 RJD rev #3 – (5) comments / 5/7/25 MAHT – Sewer Available – (31 EDU’s) /

Proposed is to construct a 121,600 SF indoor athletic facility for the HASD to be located north of the existing track & west of 23rd Street

Kevin Markle, Barry Isett was present. Received the Roca Agreement. NPDES is in Technical Review. Still working with HCA on agreements and Fees.

John S – Are Agreements in draft form?

Rockman – That is with alternate counsel.

A Motion was emtertained to recommend the Supervisors grant the Waiver request of 203 & 301.C – Requirement of a Preliminary Plan submittal for HASD Indoor Athletic Facility Preliminary/Final major Land Development. The Motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

A Motion to recommend Approval of the HASD Indoor Athletic Facility Preliminary/Final Major Land Development to the Supervisors, conditionaed upon Final Land development Agreements, Receipt of NPDES Permit, Water Service Letter and Dep Planning Module Approval. The Motion was made by Marchese and Second by Daley

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

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 / Additional 90 Day ext of time to expire May 21, 2025 / 1/21/25 RJD Rev #2 – (5) comments /

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 – We received the Zoning approval letter, Sewage Planning Module is outstanding.

A Motion was emtertained to Grant a 90 Day Extension of time for Valery & Sofi Properties Inc. to expire August 19, 2025. The Motion was made by Marchese and Second by Daley

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

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 /

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

Joe C – Mericle Crossroads Phase 2 through 5 were all reviewed recently. They are addressing the comments.

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 /

This project is located directly West of I-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) coments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance

This project is locate directing 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.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

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

Mericle Crossroads Business Park – Phase II Prelim/Final Major Land Dev. 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 /

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.

Jeff Deangelo, Mericle was present. This project will be roughly seven million square feet of Industrial Development, continuing on from Phase 1.

John S asked about emergency access.

Deangelo – There is no access off the short cul-de-sac. There would be gated emergency access out to Crystal Ridge.

A Motion was entertained to accept the Mericle Crossroads Business Park – Phase II Preliminary/Final Major Land Development as a complete application. The Motion was made by Marchese and second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Comprehensive Plan – Shannon Colluri, Hailstone Economic was present.

They released a draft last December, met with the Planning Commissions and Community leaders. Hopefully we are in the final stages. The City of Hazleton gave their Planning recommendation last month, they are meeting with West Hazleton next week. Before it can be voted on it has to be shared with surrounding municipalities and the School District 45 day prior to approval.

John S – Last we met comments were that it seems to center on the City of Hazleton, was that looked at.

Colluri - A recommendation to promote more housing, there is a need for housing. We also talked about additional Retail & restaurants in the City.

John S – We have been very busy, I have not had an opportunity to spend enough time reviewing this.

Colluri – One comment from the City of Hazleton is that we didn’t coordinate with the Hazleton City Authority and will coordinate that.

John S - We would like to sit down with Joe, our Engineer, and talk about our comments, hopefully before the next meeting.

SKETCH PLANS

Amazon AVP1 Off Site Yard Sketch Plan Received: 4/10/25 P-25-10

Received: Project Narrative / Application / Shipping Transmittal Letter / Signed Certificate of Ownership / Applicant Checklist / Wetland Fact Sht / Fees - \$ 850.00 / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement /

Proposed is to develop a parcel on Cinamon Oak Drive into their formal truck yard. They are proposing 365 truck stalls.

We did a review, they have some questions on the review. We are going to have a conference call.

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 4/25/25 Mericle Mixed Use – (7) comments

Luz Cty Engineering 4/23/25 Mericle Mixed Use – (106) Comments

Zoning 5/15/25 Mericle Crossroads East Phase III SD – In Compliance
Mericle Crossroads East Phase IV – In Compliance
Mericle Crossroads East Phase V – In Compliance

Mericle 4/29/25 Revised submission Crossroads Phase II Major SD & Waiver Requests
5/16/25 LD Escrow Fees submitted for Mericle Crossroads Phase 1
5/16/25 Response comment to RJD Rev of 9/18/23 – Crossroads Phase 1
5/19/25 Waiver Request Crossroads Phase 1 – Req of Preliminary Plan submittal

Kimley Horn 5/7/25 Project Hazlenut Stw – Response to RJD Rev #3

MAHT 4/23/25 North Point Butler 161 Sewer Available – (45 EDU's)
4/24/25 Mericle Crossroads Phase 1 – Sewer Available – (34) EDU's)
4/24/25 Mericle Proposed Self Storage – Sewer Available – (1 EDU)
4/24/25 Proposed Mixed Use – Sewer Available – (18 EDU's)
5/7/25 HASD Athletic Facility – Sewer Available – (31 EDU's)
5/12/25 North Point Butler 161 – (1) additional EDU

RJD 4/16/25 HASD Campus Sketch Plan Rev #1 – (28) General comments, (120) Saldo comments, (11) Zoning comments & (13) Stormwater comments
5/14/25 Mericle Mixed Use Dev - Rev #1 – (19) General-(6) Zoning & (76) Saldo comments & (4) Stormwater comments
5/1/25 Crossroads East Business Park Phase III – Rev # III – (1) General & (31) Saldo comments
5/2/25 Crossroads East Business Park Phase IV – Rev #1 – (3) General & (32) Saldo comments
5/8/25 Project Hazlenut Stw App – Rev #4 – (4) comments
5/12/25 Amazon AVP1 off site yard Rev #1 – (26) General, (9) Zoning, (98) Saldo & (11) Stw
5/18/25 Crossroads East Phase 1 Major SD – (2) comments
5/19/25 Crossroad East Phase 1 Major LD– Rev #4 – (7) comments

The next regular Planning meeting will be held Tuesday June 17, 2025 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:30 PM Marchese made the Motion and Daley Second the motion. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JUNE 17, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty John Lucas – Present	Terry Daley - Present
Joseph Marchese - Present	Lee Ann Kasha - Present
Joe Calabrese, RJD Eng - Present	John Synoski - Present
Chuck Krone, Zoning Officer - Present	

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of May 21, 2025. The motion was made by Marchese and second by Daley.

ROLL CALL: MARCHESE: Aye DALEY: Aye SYNOSKI: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for June Meeting(s)

SOLICITORS:

RJD: 5/31/25: SR 309B SD - \$ 287.50 / HIP Lot 57B - \$ 1,391.50 / Butler 161 - \$ 230.00 / Central PA Equities - \$ 287.50 / Northpoint Data Center - \$ 2,070.00 / Mericle Phase 1 BP SD - \$ 517.50 / Mericle Mixed use LD - \$ 2,530.00 / Mericle Crossroads Phase 1 LD - \$ 2,714.00 / Mericle Phase 2 SD & LD - \$ 920.00 / Mericle Phase 3 SD & LD - \$ 920.00 / Mericle Phase 4 sD & LD - \$ 1,380.00 / Mericle Phase 5 SD & LD - \$ 920.00 / HASD Field House - \$ 287.50 / AVP1 Sketch - \$ 1,150.00 / Hazleton Creek - \$ 402.50 / Hayden Beltway Detention Basin Insp - \$ 943.00 / Hazleton Bus Garage Detention Insp - \$ 529.0 / LOT HIP Detention Insp - \$ 1,357.00 **TOTAL - \$ 18,837.00**

SECRETARY: MTG('S) MINUTES: 5/21/25 Meeting - \$ 50.00

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

The Motion was made by Daley and Second by Marchese

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

EXTENSIONS OF TIME

Crossorads XOXO LD – 90 Day ext of time – **July 30, 2025**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **July 15, 2025**

Valeri & Sofi Minor SD – 90 Day Ext of time – **August 19, 2025**

PLANS FOR APPROVAL

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34

Accepted 11/15/22 RECEIVED: Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance –Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 –(27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni – Revised submission- Transmittal Letter /Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks,access roads in excess of 25', screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25' buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20' in height and Waiver Request of 203 & 301.C–Requirement of a Preliminary Plan / Ext of time – July 30, 2025

Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

Joe C – No update. They are working on comments.

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet /Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative /

Joe C – Working on Sewage Pkanning & they will address other comments at that time.

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 / Additional 90 Day ext of time to expire May 21, 2025 / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire August 19, 2025

Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1will 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.

They received Zoning approval. They need Sewage Planning Module.

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 / Ext of time to expire – August 19, 2025 /

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

Steve Makstadd was present. They received Joe's comments & resubmitted revised plans.
Joe C will review revised plans

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 /

This project is located directly West of I-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.

A Motion was entertained to grant a 90 Day extension of time for Mericle Crossroads Phase III, Phase IV & Phase V Preliminary/Final Major Subdivision to expire September 16, 2025. The Motion was made by Marchese and Second by Daley

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

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

This project is locate directing 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.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

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) /

Proposed is to subdivide an existin 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.

Steve Makstadd – Bohler Engineering is working through the comments. Sewage Planning Module has been submitted.

Project Hazlenut Preliminary/Final Major Land Dev Accepted : 5/21/25 P-25-11

Received: Transmittal Letter / Application / Applicant Checklist / Fees - \$ 79,342.00 LD & Stw Fee & \$ 67,650.00 Recreation Fee / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Stormwater Mgt Permit Application / Wetland Fact Sht / 6/25/25 HT Code Enforcement – Opinion the data center complies with use regulations of Section 505.1 of the Hazle Twp Zoning Ordinance / Airport Hazard Zone Application & Map / 8/19/24 CanDo service request for potable water – adequate supply / 10/4/24 GHJSA – conditional will serve letter for treated effluent for use as cooling water / 10/4/24 GHJSA Conditional Sewage Treatment available / 4/11/25 Dep Southside Sewer connection prohibitions lifted / 7/22/24 ppl reconfirm capacity – the proposed Tomhicken Switchyard when operational will accommodate

Received: Cover Letter / Application / Checklist / Stormwater Application / Airport Hazard Zone Application / Wetland Fact Sht / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / Corr to Luzerne county / Dep Sewage Planning Module for approval / 6/10/25 Zoning Review – In Compliance /

Proposed is to construct (5) Storage Building, an office and parking on the SE Corner of SR 309 and Louis Schiavo Drive

S Makstadd presented the plan to the board. There will be 5 self storage buildings and a small office building with a little bit of parking. We submitted the NPDES permit.

John S – Is the entrance across from the gate of the Hawbaker property

Steve m - Yes

A Motion was entertained to accept the SR309C LLC Storage Sheds Preliminary/Final Major Land Development as a complete application. The Motion was made by Synoski and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Davidick & Matos Minor Subdivision Rec: 6/2/25 P-25-15

Received: Project Narrative / Application / Checklist / SD Fee - \$ 700.00 / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deeds / Legal Descriptions / 6/10/25 Zoning Rev – In Compliance /

The purpose of this Subdivision is to create (2) new lots from (20 existing lots. Proposed is to create new Lot 1A – Lands of Indira Matos and combine it with New Lot 2 (4,762 SF) – Lands of William Davidick. New Lot 1 (2,606 SF) are Remaining Lands of Indira Matos. Located at 639 Ridge Ave & 641 Wasko Ct.

A Motion was entertained to accept the Davidick & Matos Minor Subdivision as a complete application. The motion was made by Synoski and second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Comprehensive plan discussion John S – I don't think we've had enough time to review. Joe C – Spoke with Shannon today, she'd like our comments before the 4th of July Holiday.

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 6/4/25 Project Hazlenut LD – (5) comments

Luz Cty Engineering 6/4/25 Project Hazlenut LD – Saldo – (63), Road Ext – (51), Both Plans – (56) & General (14) comments

Zoning 6/10/25 Kulsa Minor SD – In Compliance

6/10/25 SR309C – Storage Sheds – Prelim/Final Major LD – In Compliance

6/10/25 Davidick & Matos Minor SD – In Compliance

LCD 6/3/25 SR 309B LD – NPDES Incompleteness Letter

Dep 6/10/25 HASD Athletic Facility - NPDES Technical Deficiencies Notice

Mericle 6/16/25 90 day Ext of time request for Crossroads Business Park Phase III SD
6/16/25 90 day extension of time request for Crossroads Business Park Phase IV SD
6/16/25 90 day extension of time request for Crossroads Business Park Phase V Sd

RJD 6/17/25 Project Hazlenut Rev #1 (23) General, (6) Zoning, (119) Saldo & (10) Stw
comments

The next regular Planning meeting will be held Tuesday July 15, 2025 at 6:00 PM

**A Motion was entertained to adjourn the meeting at 6:20 PM The Motion was made by
Dakey and Second by Marchese**

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

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JULY 15, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of June 17, 2025. Motion By Marchese and second by Synoski

ROLL CALL: MARCHESE: Aye DALEY: Not present for this motion SYNOSKI: Aye

BILLS TO BE PAID:

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

DIRECTOR: **\$ 175.00 for July Meeting(s)**

SOLICITORS:

RJD: 6/30/25 Mericle Mixed use - \$ 287.50 / Mericle Crossroads Phase 2 LD & Sd - \$ 690.00 /

Northpoint Data Center LD & Stw - \$ 5,635.00 / Hazleton logistics - \$2,621.00 / Butler 260 Sketch -

\$345.00 / All Phaze - \$ 345.00 / Hazleton Endoscopy - \$ 1,702.00 / Ridgewood Phase 1 - \$ 310.50 /

Hilton Tru - \$ 2,507.00 / Mericle Crossroads Phase 1 - \$ 3,105.00/ Total - \$ 17,548.00

SECRETARY: **MTG('S) MINUTES: 6/17/25 Meeting - \$ 50.00**

**Motion to recommend the Supervisors pay the above bills. Motion by Synoski
Second by Marchese.**

Roll Call: Daley: Not Present for this motion Marchese: Aye Synoski: Aye

EXTENSIONS OF TIME

Crossorads XOXO LD – 90 Day ext of time – **July 30, 2025**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **July 15, 2025**

Valeri & Sofi Minor SD – 90 Day Ext of time – **August 19, 2025**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **August 19, 2025**

Mericle Crossrads Phase III Major SD – September 15, 2025

Mericle Crossrads Phase IV Major SD – September 15, 2025

PLANS FOR APPROVAL

CROSSROADS XOXO BLACK CREEK PROPERTIES BUILDING 2 MAJOR LD P-22-34

Accepted 11/15/22 RECEIVED: Transmittal Letter / Application / Applicant Checklist / Wetland Fact Sheet / Fee Schedule & Summary Sheet / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / LD Fees \$ 13,023.00 / Stormwater Management Level 4 Application / Purchase & Sale Agreement / Post Construction Stormwater Management Report / Wetland Delineation Report / Plans / 12/5/22 Zoning Review - In Compliance –Zoning Variances Granted 3/7/22 to Reduce Parking to 718 and a variance for a driveway width of 50 feet/ 1/4/23 Luz Cty Planning – (6) comments, 12/12/22 Luz Conservation (4) Zoning, (36) Saldo, (15) Stw & (16) General comments / 1/9/23 RJD Rev #1 –(27) General, (5) Zoning, (72) Saldo & (9) Stw comments / 1/17/23 Fire Chief – (3) comments / Pennoni 3/28/23 responses to RJD Rev #1 //16/23 Pennoni – Revised submission- Transmittal Letter /Response comments to RJD Review of May 9, 2023, Response to Hazle Township Fire Chief, Will serve letter from HCA & UGI / 3/28/23 Pennoni – (4) waiver Requests / 7/14/23 request for a 90 Day extension of time / 11/23 Zoning Review- Variances needed for front setbacks,access roads in excess of 25', screening is required in parking or loading areas which abuts a residential district / 90 day Ext of time to expire 4/16/24 / 90 day extension of time to expire 7/31/24 / Waiver Requests Denied – (1) 802.H 25' buffer along wetland wetland areas (2) 806.3 Retaining Wall height (3) 814.9.A retaining wall encroaching wetland buffer / Waiver requests Granted (4) 818 – Lighting fixtures shall not be in excess of 20' in height and Waiver Request of 203 & 301.C – Requirement of a Preliminary Plan / Ext of time – July 30, 2025

Proposed is to construct a 1,275,600 SF Warehouse off of the Tomhicken Road / 90 Day ext of time to expire January 30, 2025 / JVI 90 Day extension of time request to expire April 30, 2025

This Plan will need an extension of time.

Joe C – Because there is many outstanding items and there is not an extension of time request from the Developer, I recommend denied due to the defects to our ordinance.

A motion was entertained to recommend the Supervisors deny the Crossroads XOXO Black Creek Properties Building 2 Major Land Development due to too many outstanding items. The Motion was made by Marchese and second by Daley.

Roll call: Daley: Aye Marchese: Aye Synoski: Aye

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet /Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative /

Joe C – We did receive a 90 day extension request. They are working on the Sewage Planning Module. It is a 2 Lot Subdivision but they need a component 3.

A Motion was entertained to grant the request of Hazleton Hospitality Minor Subdivision for a 90 Day extension of time. The Motion was made by Marchese and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

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 / Additional 90 Day ext of time to expire May 21, 2025 / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire August 19, 2025

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 / Ext of time to expire – August 19, 2025 /

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

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 9/16/25

This project is locate directing 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.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

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

Joe C – Mericle Crossroads Phases 3 thru 5 – We did a review and the applicant is working on the review. Jeff Deaagelo, Mericle was present – We are working on the comments

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) /

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.

Revised Submission 6/25/25 Response comments to RJD review of 5/14/25

Joe C – They submitted a revised plan based on our review, we did a second review.

Jeff Deangelo – We are hoping to get thru the comments before the next meeting. Resubmit the NPDES back to the Conservation District. We are getting close on the TIS

Joe C – with the traffic study they analyzed at the sharp turn at Louis Schiavo Dr, they may do a 4 way stop or a right turn only.

A Motion was entertained to grant the request of Mericle for a 90 Day extension of time for Mericle SR309B mixed use Development Preliminary/Final Major Land Development & Subdivision. The Motion was made by Marchese and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Project Hazlenut Preliminary/Final Major Land Dev Accepted : 5/21/25 P-25-11

Received: Transmittal Letter / Application / Applicant Checklist / Fees - \$ 79,342.00 LD & Stw Fee & \$ 67,650.00 Recreation Fee / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Stormwater Mgt Permit Application / Wetland Fact Sht / 6/25/25 HT Code Enforcement – Opinion the data center complies with use regulations of Section 505.1 of the Hazle Twp Zoning Ordinance / Airport Hazard Zone Application & Map / 8/19/24 CanDo service request for potable water – adequate supply / 10/4/24 GHJSA – conditional will serve letter for treated effluent for use as cooling water / 10/4/24 GHJSA Conditional Sewage Treatment available / 4/11/25 Dep Southside Sewer connection prohibitions lifted / 7/22/24 ppl reconfirm capacity – the proposed Tomhicken Switchyard when operational will accommodate the 300 Megawatts / Stormwater Management Report / Deed(s) / PA Dep Application Mailer / Wetland Delineation Report Butler 611 West / Wetland Delineation Report, Humboldt North Butler 611 East / Preliminary Stormwater Infiltration Report / Plans / 4/25/25 design BLD Transmittal Letter – Hazle Twp HOP – Plans for Grassy Path Road & North Park Drive – PCSM report North Park Dr – PCSM Report Grassy Path Road – E&S Report North Park Drive / Signed Certificate of Ownership / Signed Developer’s Agreement to pay all fees / 6/4/25 Luz Cty Planning – Saldo (5) & Engineering – (63) – Road Extension (51) combined comments (56) & (14) General comments / 6/17/25 RJD Rev #1 – (23) General, (6) Zoning, (119) Saldo & (10) Stw comments / 7/10/25 Dep – Grassy Path Rd – Black Creek Crossing NPDES Incomplete / 7/14/25 Zoning Rev – Variance needed for parking & driveway in excess of 30 feet.

The proposed project is a 1,282 Acre Industrial Technology campus located North of Humboldt Industrial Park North. Proposed are (15) Data Center Buildings with Ancillary buildings, Parking, Utilities, landscaping & Stormwater. Phase 1 proposes (5) Data center buildings & (4) Ancillary buildings.

Joe C – Completed the review before the last meeting, they are working on the comments

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 /

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 – Did not complete a review yet. We were waiting on the County comments

Kulsa Minor Subdivision – Old Cranberry – Accepted 6/17/2025 P-25-13

Received: Application / Applicant Checklist / Fees - \$ 700.00 SD Fee & \$ 100.00 Rec Fee / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed / New deed description / 6/10/25 Zoning Review – In Compliance / 7/15/25 RJD Rev #1 – (6) comments /

Proposed is to combine (3) existing deed parcels into one lot, new Lot A. The Lot(s) currently have a residence, garage and existing utility services. Location is 445 Old Cranberry Road

Joe C – This is a reverse subdivision. It's creatin one lot from (3) existing parcels. We did a review, there is minor drafting comments. This is suitable for approval.

A motion was entertained to approve the Kulsa Minor Subdivision with the conditions of RJD latest review. The Motion was made by Daley and second by by Marchese.

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

SR309C, LLC – (Storage Sheds) Prelim/Final Major LD Accepted: 6/17/25 P-25-14

Received: Cover Letter / Application / Checklist / Stormwater Application / Airport Hazard Zone Application / Wetland Fact Sht / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / Corr to Luzerne county / Dep Sewage Planning Module for approval / 6/10/25 Zoning Review – In Compliance / 6/18/25 Luz Cty Planning – no comment & Engineering 78 comments /

Proposed is to construct (5) Storage Building, an office and parking on the SE Corner of SR 309 and Louis Schiavo Drive

Joe C – This is still under review, review is not complete

J Deangelo – The operational hours proposed are 6 AM to 10 PM

Davidick & Matos Minor Subdivision Accepted: 6/17/25 P-25-15

Received: Project Narrative / Application / Checklist / SD Fee - \$ 700.00 / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deeds / Legal Descriptions / 6/10/25 Zoning Rev – In Compliance / 6/20/25 Luz Cty planning – (2) comments & Engineering – (12) comments / 7/13/25 RJD Rev – (7) Comments

The purpose of this Subdivision is to create (2) new lots from (20 existing lots. Proposed is to create new Lot 1A – Lands of Indira Matos and combine it with New Lot 2 (4,762 SF) – Lands of William Davidick. New Lot 1 (2,606 SF) are Remaining Lands of Indira Matos. Located at 639 Ridge Ave & 641 Wasko Ct.

This is between Washko Court & Ridge Avenue. They are taking (2) existing lots and reconfiguring the lots. The have deck on the existinghouse, it goes through the lot line. There is a note on the plan stating they will remove the decke

C Krone it was reviewe based on the deck being removed.

NEW PLANS SUBMITTED

HASD Tennis Courts Improvements Preliminary/Final Major LD P-25-16

Received: Transmittal Letter / Project Narrative / Fee \$ 3,248.00 / Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed

Developer's agreement to pay all Fees / Wetland Fact Sht / Airport Hazard Zone App & Reply Does not exceed Criteria / Stw Management Application / Waiver Request of 203 & 301.C – Requirement of Preliminary plan submittal / Corr to Luzerne County, HCA, GHJSA, Luzerne Conservation District / Dep Planning Mailer / Deed(s) / Corr to Zoning, Electronic submission to RJD / E&S Control Plan / PCSM Plan / Plans / 6/20/25 Luzerne County planning – (2) comments & Engineering (35) comments /

Proposed is to renovate existing Tennis Courts, from 6 courts to 4 courts and construct a concession stand/restroom building, Lighting, (2) ADA accessible parking spots, new fencing & screening between the baseball field and Tennis Courts.

Kevin Markle, Barry Isett was present. The courts aren't usable anymore they are just reconstructing existing courts and adding a Concession stand, restroom & lighting.

A Motion was entertained to accept the HASD Tennis Courts Improvements Preliminary/Final Major Land Development as a complete application. The Motion was made by Marchese and Second by Daley

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

Mericle Crossroads Business Park Phase 1 / HCA Preliminary/Final Subdivision P-25-17

Cover Letter / Application / Checklist / Signed Certificate of Ownership / Fee Schedule & Summary Sht / SD Fee - \$ 6,029.10 / Signed Applicant acknowledgement / Signed developer's Agreement to pay all fees / Plans / 7/8/25 Zoning Review – In Compliance /

Proposed is to subdivide two parcels of land from the parent tract of HCA Laans and combine them with Lot 2, 4, 7, 10 & 13 of the Crossroads East Business park Phase 1.

Jeff Deangelo, Mericle was present This plan proposes the subdivision of land with the purpose of conveying it to extend the property line into the approved plans

A Motion was entertained to accept the Mericle Crossroads Business Park Phase 1 / HCA Lands Preliminary/Final Major Subdivision as a complete application. The Motion was made by Daley and Second by Marchese

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

Project Hazlenut Preliminary/Final Major SD Receive: 6/27/2025 P-25-18

Received: Application / Checklist / SD Fee -\$ 15,094.00 / Fee Schedule & Summary Sht / Project Narrative / Deeds / Signed Applicant Acknowledgement / Plans /

Proposed is to combine (10) parcels of land into one Parcel (1,249,372 Acres) then create (3) parcels from the combined parcel, Proposed Lot 1 – 949,868 Acres, Lot 2A – 274,080 Acres & Lot Rev-14 – 25,424Ac

Ashley Bart – Our voices are powerful. There are people in the area that do not know about this project. Anything we can do to slow this down. We do want Development, it is important to bring in opportunity. Residents in the community strongly oppose. It is going to have a negative impacts on the environment. The power line has not been approved. Also Project Hazlenut concern is that there is a lot of money involved. It may look like its good for the area.

John S – If there is anything self serving let's look out for the community.

Ashley lives in Hazleton and has land in Sugarloaf Township.

Joe C – One thing the Hazoe Township ordinances have is the ability to ask for an impact study in regards to traffic, environmentsl, etc. The Developr is aware and they plan to provide that to us. We did not get it yet but they have agreed to submit.

Ashey Bart – I would request that the impact statement is received before approvals are made.

A Motion was entertained to accept the Project Hazlenut Preliminary/Final Major Subdivision as a complete application. The Motion was made by Synoski and Second by Marchese.
Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

JoAnn Montes – 1371 Harwood Road, Hazle Township. She had concerns with the new ppl poles and why they are so high.

Joe C – Any utility upgrade are the responsibility of the utility. If they are upgrading for a development, that is their responsibility.

Krone – Where are the tractor trailer going to

Montes- Down Harwood toad & up Cross Street to the ball fields. The empty lot next to me is being sold and there is no sewer line, no utilities

Krone – Before they could build they have to get a sewer tap on permit. You'll be getting a letter, there will be a Zoning Hearing

John S – That's a development that would not come to this board, This Board, your issues do not come in front of this board. It would go in front of the Supervisors.

Krone – Will look into the truck coming into Harwood.

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 6/18/25 SR309C LD – No comment
6/20/25 HASD Tennis Courts LD – (2) comments
6/20/25 Davidick/Matos Minor Sd – (2) comments
7/08/25 Crossroads East Business Park Phase II – (5) comments

Luz Cty Engineering 6/18/25 SR309C LD – (78) comments
6/20/25 HASD Tennis Courts – (35) comments
6/20/25 Davicick/Matos Minor SD – (12) comments
7/09/25 Crossroads East Busines Park Phase II – (161) comments

Zoning 7/8/25 Mericle Crossroads East Phase 1 SD – In compliznce
7/114/25 Project Hazlenut/Northpoint – Needs Parking & Driveway width variance

LCD 7/8/25 Eagle Rock Mountain View NPDES Application Incomplete
7/10/25 NPDES Technical deficiency letter Louis Schiavo & SR 309

Dep 7/10/25 Grassy Path Rd – Stoney Creek Crossing – NPDES Incomplete
Butler 161 Lots 2A, 2B, 2C& 2D – Technical Deficiency Letter Act 537

Mericle Request for extension of time Mericle SR309B LD & SD

RJD 7/13/25 Davidick/Matos minor Sd – (7) comments
7/15/25 Mericle proposed mixed use LD & SD – (12) comments

7/15/25 Kulsa Minor Sd – (6) comments

The next regular Planning meeting will be held Tuesday August 19, 2025 at 6:00 PM

**A Motion was entertained to adjourn the meeting at 7:00 PM Motion by Marcheas and
Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
AUGUST 19, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman - Present

Joseph Marchese - Present

Joe Calabrese, RJD Eng - Present

Chuck Krone, Zoning Officer - Absent

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of July 15, 2025. The Motion was made by Marchese and second by Daley.

Roll Call: Marchese: Aye

Daley: Aye

Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for August Meeting(s)

SOLICITORS:

RJD: 7/31/25 Northpoint Butler 161 - \$ 517.50 / Hilton Tru - \$ 678.50 / Ridgewood Phase 1 - \$ 2,576.00 / Kulsa Minor SD - \$ 575.00 / Davis & Matos Minor SD - \$ 575.00 / Mericle Mixed Use - \$ 632.50 / Mericle Phase 1 Major SD - \$ 1,265.00 / Mericle SR 309C - \$ 3,220.00 / Mericle CR Phase 2 LD - \$ 5,980.00 / Mericle CR Phase 1 LD & Const Insp - \$ 1,449.00 / North Pt Data Ctr - \$ 1,322.50 Total: \$ 18,791.00

SECRETARY: MTG(S) MINUTES: 7/15/25 Meeting - \$ 50.00

A Motion was entertained to recommend the Supervisors pay the above bills. The Motion was made by Daley and Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **November 18, 2025**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **November 18, 2025**

Mericle Crossroads Phase III Major SD – **September 15, 2025**

Mericle Crossroads Phase IV Major SD – **September 15, 2025**

Mericle Crossroads Phase V Major SD – **September 15, 2025**

Mericle SR 309B Mixed Use Dev LD & SD – **October 21, 2025**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **October 21, 2025**

PLANS FOR APPROVAL

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative / 90 day ext of time expires 10/21/25 /

Outstanding is the Sewage Planning Module

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 / Additional 90 Day ext of time to expire May 21, 2025 / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire August 19, 2025 / 8/19/25 Baer & Evans – Request for a 90 day Ext of time /

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.

Outstanding is the Sewage Planning Module

A Motion was entertained to grant a 90 day Extension of time request for Valeri & Sofi Minor Subdivision. The motion was made by Marchese and Second by Daley

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

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 / Ext of time to expire – November 18, 2025 /

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

Jeff Deangelo, Mericle was present. No further updates. They are working on the comments.

J Synoski: What are the outstanding items

Joe C – Sewage Planning is outstanding, there is a fair amount of comments left so this plan wouldn't be in a position to move on.

A Motion was entertained to grant the request of Mericle for Crossroads East Business Park Phase II Preliminary Final Major Subdivision for a 90 day extension of time. The Motion was made 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 Luzerne 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

This project is located directly West of I-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) coments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 9/16/25

This project is locate directing 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

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

Joe C – Mericle Crossroads Major Subdivisions 3, 4, & 5 – From a review standpoint, they are working on the comments.

Jeff Deangelo – We’re working on the comments and we will be starting the Planning Module process.

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 10/21/25 /

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.

Revised Submission 6/25/25 Response comments to RJD review of 5/14/25

Joe C – Our last review was July 15th, they did adequately address a lot of the comments. They are pretty far along with the Sewage Planning Module, it has been submitted.

Project Hazlenut Preliminary/Final Major Land Dev Accepted : 5/21/25 P-25-11

Received: Transmittal Letter / Application / Applicant Checklist / Fees - \$ 79,342.00 LD & Stw Fee & \$ 67,650.00 Recreation Fee / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Stormwater Mgt Permit Application / Wetland Fact Sht / 6/25/25 HT Code Enforcement – Opinion the data center complies with use regulations of Section 505.1 of the Hazle Twp Zoning Ordinance / Airport Hazard Zone Application & Map / 8/19/24 CanDo service request for potable water – adequate supply / 10/4/24 GHJSA – conditional will serve letter for treated effluent for use as cooling water / 10/4/24 GHJSA Conditional Sewage Treatment available / 4/11/25 Dep Southside Sewer connection prohibitions lifted / 7/22/24 ppl reconfirm capacity – the proposed Tomhicken Switchyard when operational will accommodate the 300 Megawatts / Stormwater Management Report / Deed(s) / PA Dep Application Mailer / Wetland Delineation Report Butler 611 West / Wetland Delineation Report, Humboldt North Butler 611 East / Preliminary Stormwater Infiltration Report / Plans / 4/25/25 design BLD Transmittal Letter – Hazle Twp HOP – Plans for Grassy Path Road & North Park Drive – PCSM report North Park Dr – PCSM Report Grassy Path Road – E&S Report North Park Drive / Signed Certificate of Ownership / Signed Developer’s Agreement to pay all fees / 6/4/25 Luz Cty Planning – Saldo (5) & Engineering – (63) – Road Extension (51) combined comments (56) & (14) General comments / 6/17/25 RJD Rev #1 – (23) General, (6) Zoning, (119) Saldo & (10) Stw comments / 7/10/25 Dep – Grassy Path Rd – Black Creek Crossing NPDES Incomplete / 7/14/25 Zoning Rev – Variance needed for parking & driveway in excess of 30 feet / 7/21/25 Zoning Rev.- Revised – Needs Variance for parking / 8/12/25 RJD Rev #2 – (2) General, (2) Zoning, (35) Saldo & (2) Stw coments / 8/11/25 DEP - Air Quality Permit for Portable Non- Metallic Mineral Processing Plant / Revised Submission received 8/7/25 – 5/27/25 CanDo – Potable Water adequate capacity – 30,000 GPD / 8/1/25 Response comments to RJD Rev #1 dated 7/17/25 – 7/14/25 Energy Tracy-Sunoco Pipeline – Grassy Path Road Construction over pipeline – No objection with conditions & 6/30/25 Fiber, Water, Sanitary &

Storm improvements crossing the Sunnoco pipeline – No objection W/ conditions / 7/3/25 PennDot – Traffic Impact Study Approved with Improvements / 12/5/24 PNDI – Needs further review 1/24/25 Fish & Wildlife Service findings insignificant & discountable / Revised Plan pages

The proposed project is a 1,282 Acre Industrial Technology campus located North of Humboldt Industrial Park North. Proposed are (15) Data Center Buildings with Ancillary buildings, Parking, Utilities, landscaping & Stormwater. Phase 1 proposes (5) Data center buildings & (4) Ancillary buildings.

Joe C. We did our second review. The first review was quite extensive. They have addressed a lot of the initial comments however there are quite a few comments left. We did have a discussion with their Engineers, they are working on the comments.

John S – At our last meeting they we mentioned an Impact Analysis, what is the status

Joe C – We did ask for an Impact Analysis. They are working on that. Outstanding is the Impact Analysis, Sewage Planning Module, they have weekly meetings with the MAHT & GHJSA. The Module has not been submitted.

Ashley Bart – Clinton Court, Hazleton. Has questions on this project in general. It says it's approved under 505.1 of the Ordinance.

John S: That would be a question for Chuck.

Bart: Potable water usage, is that daily usage – Synoski – Yes

Bart: And the cooling water. If they have to run this water through a cooling process it's going to mix with other chemicals. I understand it's going back to the Authority to be treated before being dumped into Black Creek

Calabrese: They have conditional approval on the cooling water from GHJSA. Outside Agency approvals, one of them is the cooling water, that would be with GHJSA. All of that will be discussed in the Impact Analysis & Dep planning Module.

Bart: Is there a deadline to submit that analysis.

Calabrese: Once a plan is accepted, the municipality has 90 days to review, if it is a large project then that is where the 90 day time extension comes into play. They do not have a time limit.

Synoski: In this case, they've been providing everything and in this case there are a lot of outside Agency approvals which we need to give them time.

Bart: Asked about the Stormwater Report and could she have a copy and the DEP Air Quality Permit for potable non-metallic processing, it was part of their last submission.

Synoski: I would ask that you go through the Right to Know process.

Bart: Looking at the Zoning map, it is all purple & blue, hardly any green space left. We're aware that Lerta was given, to call that land deteriorated is unethical to me.

A Motion was entertained to grant the request of NorthPoint Development for a 90 Day Extension of time for Project Hazlenut Preliminary/Final Major Land Development. The Motion was made by Marchese and Second by Daley.

Roll Call: Daley: Aye Marchese: 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 / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 90 Day Ext of time to expire 11/18/25 /

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 – They are working through the comments.

Jeff Deangelo, Mericle – We would like to thank you for the coordination back and forth Joe and we will continue to work on the comments.

SR309C, LLC – (Storage Sheds) Prelim/Final Major LD Accepted: 6/17/25 P-25-14

Received: Cover Letter / Application / Checklist / Stormwater Application / Airport Hazard Zone Application / Wetland Fact Sht / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / Corr to Luzerne county / Dep Sewage Planning Module for approval / 6/10/25 Zoning Review – In Compliance / 6/18/25 Luz Cty Planning – no comment & Engineering 78 comments /

Proposed is to construct (5) Storage Building, an office and parking on the SE Corner of SR 309 and Louis Schiavo Drive

Joe C We did our first review on July 28th. We did have a conference call with Mericle. They are actively working on the comments

Davidick & Matos Minor Subdivision Accepted: 6/17/25 P-25-15

Received: Project Narrative / Application / Checklist / SD Fee - \$ 700.00 / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deeds / Legal Descriptions / 6/10/25 Zoning Rev – In Compliance / 6/20/25 Luz Cty planning – (2) comments & Engineering – (12) comments / 7/13/25 RJD Rev – (7) Comments

The purpose of this Subdivision is to create (2) new lots from (20 existing lots. Proposed is to create new Lot 1A – Lands of Indira Matos and combine it with New Lot 2 (4,762 SF) – Lands of William Davidick. New Lot 1 (2,606 SF) are Remaining Lands of Indira Matos. Located at 639 Ridge Ave & 641 Wasko Ct.

Joe C – this is a simple subdivision. We did our review prior to the last meeting. One item that is of substance, because it requires a deck on the house being removed.

John S- Is the deck crossing a proposed line?

Joe C - Yes

HASD Tennis Courts Improvements Preliminary/Final Major LD Accepted 7/15/25 P-25-16

Received: Transmittal Letter / Project Narrative / Fee \$ 3,248.00 / Application / Checklist / Fee Schedule Summary Sht / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's agreement to pay all Fees / Wetland Fact Sht / Airport Hazard Zone App & Reply Does not exceed Criteria / Stw Management Application / Waiver Request of 203 & 301.C – Requirement of Preliminary plan submittal / Corr to Luzerne County, HCA, GHJSA, Luzerne Conservation District / Dep Planning Mailer / Deed(s) / Corr to Zoning, Electronic submission to RJD / E&S Control Plan / PCSM Plan / Plans / 6/20/25 Luzerne County planning – (2) comments & Engineering (35) comments / 8/5/25 RJD rev # 1 – (5) General,(2) Zoning & (17) Saldo comments / 8/7/25 Fire Chief Rev – No comments / 8/7/25 Zoning Review – In compliance / 8/14/25 RJD Rev #2 – (3) comments/ 8/15/25 HCA – Water Service available /

Proposed is to renovate existing Tennis Courts, from 6 courts to 4 courts and construct a concession stand/restroom building, Lighting, (2) ADA accessible parking spots, new fencing & screening between the baseball field and Tennis Courts.

Kevin Markle, Barry Isett was present – We did address most of Joe's comments. Sewage Planning was submitted.

Joe C – It's a pretty basic plan. There is a waiver request. Planning Module has been submitted & the Agreements. I recommend the waiver request.

A Motion was entertained to recommend the Supervisors grant the Waiver Request of Saldo Section 203, 301.C & 501 Requirement to submit a Preliminary Plan for HASD Tennis Courts Improvements Preliminary/Final Major Land Development. The Motion was made by Marchese and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**A Motion was entertained to recommend approval of the HASD Tennis Courts Improvements Preliminary/Final Major Land Development to the Supervisors with the conditions that the Sewage Planning is approved and Final Land Development Agreements are executed. The Motion was made by Daley and Second by Marchese
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

Mericle Crossroads Business Park Phase 1 / HCA Prelim/Final Major Subdivision Accepted: 7/15/25 P-25-17 Cover Letter / Application / Checklist / Signed Certificate of Ownership / Fee Schedule & Summary Sht / SD Fee - \$ 6,029.10 / Signed Applicant acknowledgement / Signed developer's Agreement to pay all fees / Plans / 7/8/25 Zoning Review – In Compliance / 7/31/25 RJD Rev #1 – (11) comments / 7/18/25 Luzerne Cty Planing – 94) comments & Engineering –(83) comments / 8/6/25 Mericle Response comments to RJD review of 7/31/25 & Revised Plans /

Proposed is to subdivide two parcels of land from the parent tract of HCA Lands and combine them with Lot 2, 4, 7, 10 & 13 of the Crossroads East Business park Phase 1

Joe C – Basically this is just a proposed subdivision. They're not creating any additional lots. We did (2) reviews. They did address our comments. They're asking for 2 waivers, everything else has been addressed.

**A Motion was entertained to recommend the Supervisors grant the following waiver requests for Mericle Crossroads Business Park Phase 1/HCA Preliminary/Final Major Subdivision; (1) Saldo section 202, 301.C & 501 – Requirement of a Preliminary Plan Submittal & (2) Saldo section 404.1 – Plan Scale 1" = 60'. Motion by Marchese and Second by Daley.
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

A Motion was entertained to recommend approval of the Mericle Crossroads Business Park Phase 1/HCA Preliminary/Final Major Subdivision to the Supervisors. Motion by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Project Hazlenut Preliminary/Final Major SD Accepted 7/15/2025 P-25-18
Received: Application / Checklist / SD Fee -\$ 15,094.00 / Fee Schedule & Summary Sht / Project Narrative / Deeds / Signed Applicant Acknowledgement / Plans / 8/12/25 RJD rev #1 – (2) General & (18) Saldo comments / 8/18/25 Zoning Rev – In Compliance /

Proposed is to combine (10) parcels of land into one Parcel (1,249,372 Acres) then create (3) parcels from the combined parcel, Proposed Lot 1 – 949,868 Acres, Lot 2A – 274,080 Acres & Lot Rev-14 – 25,424Ac

Joe C- this is a proposed Subdivision combining 10 existing lots into one lot and then into (3) lots, our Ordinance lets us do that. We did (2) reviews and there are (2) waiver requests. We did not receive the County comments yet.

Joh S – At this time were not in a position to move on until we receive the County comments.

A Motion was entertained to recommend the Supervisors grant the following waiver requests for Project Hazlenut Preliminary/Final Major Subdivision (1) Section 203, 301.A, 301.C & 501 – Requirement of a Preliminary Plan & Section 404.1 Plan scale no smaller than 1" + 50'.

Motion by Marchese and Second by Daley.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

NEW PLANS SUBMITTED

Mhley Minor SD

Received: 7/14/25

P-25-19

Received: Application / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed / Legal Description / Corr to Luz Cty / Corr to Zoning / 7/31/25 Luz Cty Planning – No comment / 8/7/25 Zoning Rev-Variance granted reducing lot width & front yard setback to 10' /

Proposed is to create (1) new lot from (2) existing lots located on the SW corner of St James Drive & Calello Drive in Drifton

A Motion was entertained to accept the Mhley Minor Subdivision as a complete application.

Motion by Daley Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Mericle HIP North Lot #2 Expansion Prelim/Final Major LD Received 7/29/25 P-25-20

Received: Cover Letter / Application / Checklist / Stormwater Permit Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County / Wetland Delineation Report / Stormwater Mgt Report / 8/7/25 Zoning Review – Parking not able to be determined

Proposed is a 114,800 SF addition to the existing 410,000 Sf Building and (2) future building expansions, 49,220 SF each on Lot #2 in Humboldt Industrial Park North.

Jeff Deangelo – This plan proposes a Building expansion on our 410,000 SF Building. This plan is updating a prior approval.

A Motion was entertained to accept the Mericle HIP North Lot #2

Expansion/Preliminary/Fianl Major Land Development as a complete application. Motion by Marchese and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Hazleton Creek Commerce Center Holdings LLC Prelim/Final Major SD

Received: 8/1/25 P-25-21

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / Fees \$ 1,830.00 Preliminary Fee & \$ 1,050.00 Final Fee / Corr to City of Hazleton & Luzerne County Planning & Zoning / Plans / Corr to Zoning Officer / 8/7/25 Zoning Review – In compliance
Outstanding: Complete Certificate of Ownership, Signed Applicant Acknowledgement & Developer's Agreement to pay all Fees / Signed Certificate of Ownership . Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all Fees /

Proposed is to subdivide Lot 3 into Lot 3 & Lot 7 and to subdivide Lot 5 into Lot 5 & Lot 8. The previous subdivision created 6 Lots

Joe C – This is a corrective Subdivison of some type from the previous approval.

A Motion was entertained to accept the Hazleton Creek Commerce Center Preliminary Final Major Subdivision as a complete application. Motion by Daley and Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

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

Joe c – John did provide comments on the Comprehensive plan. She is in receipt of them. She wanted to have a meeting prior. John wants to keep this in the public

Joe m – Agree, she knows how we felt.

Joh S – I think this is well written. It does not consider a lot of what Hazle Township has .

Ashley Bart had questions on the Comprehensive Plan, she was not aware of it. Joe C will put her in touch with Shannon.

CORRESPONDENCE:

Luz Cty Planning 7/16/25 Crossroads E. Phase 1 – (4) comments

7/18/25 SR309C LLC Major LD – No comment

7/31/25 Mhley SD – no Comment

Luz Cty Engineering 7/16/25 Crossroads E. Phase 1 – (83) comments

7/18/25 SR309C LLC – (78) comments

Zoning 7/21/25 Project Hazelnut – Revised – Variance needed for parking

8/7/25 HASD Tennis Courts – In Compliance

8/7/25 Mericle HIP North Lot 2 Expansion – Parking not able to be determined

8/7/25 Mhley Minor SD – Variance granted reducing lot width & Front yard setback to 10’

8/7/25 Hazleton Creek Major SD – In compliance

8/8/25 Mericle HIP North Lot 2 – Parking not able to be determined

8/18/25 Project Hazelnut Major SD – In compliance

LCD 7/24/25 E&S approval HASD Tennis Court Improvements

HT Fire Chief 8/7/25 HASD Tennis Courts – No comment

Mericle 8/6/25 Crossroads Phase 1/HCA Major SD – Response to RJD review of 7/31/25

RJD 7/19/25 Crossroads E. Phase II LD – (15) General, (5) Zoning, (90) Saldo & (5) STW

7/31/25 Crossroads E. Business Park/HCA Prelim/Final major LD – (11) comments

8/5/25 HASD Tennis Courts Improvements – Rev #1 - (5) General, (2) Zoning & (17) Saldo comments

8/12/25 Project Hazelnut Prelim/Final Major SD – (3) General & (18) comments

8/14/25 HASD Tennis Courts Improvements – Rev #2 – (3) comments

8/14/25 Project Hazelnut Prelim/Final Major LD – Rev #2 – (2) General, (2) Zoning, (35) Saldo & (2) Stormwater comments

8/18/25 Crossroads east Phase 1/HCA Minor SD – (2) Waiver requests needed

Dep 8/11/25 Project Hazelnut – Air Quality Permit for Portable Non- Metallic Mineral Processing Plant

The next regular Planning meeting will be held Tuesday September 16, 2025 at 6:00 PM

**A Motion was entertained to adjourn the meeting at 7:00 PM Motion by Marchese and
Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
SEPTEMBER 16, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

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

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of August 19, 2025. Motion by Marchese and Second by Daley.

ROLL CALL: MARCHESE: Aye DALEY: Aye SYNOSKI: Aye

BILLS TO BE PAID:

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

DIRECTOR: **\$ 175.00 for Septembert Meeting(s)**

SOLICITORS:

RJD: 8/31/25 NPt Butler 161/FW WEBB - \$ 1,012.00 / Ridgewood Phase 1 - \$ 218.50 / Mericle Mixed Use - \$ 632.50 / Mericle Phase 1 Major SD - \$ 287.50 / Mericle SR 309C - \$ 287.50 / Mericle CR Phase 1 LD & Const Insp - \$ 1,000.50 / North Pt Data Ctr - \$ 1,322.50 Total: \$ 4,370.00 / NP Hazlenut Major SD - \$ 1,610.00 / Northpoint 260 - \$ 460.00 / Hazleton Creek - \$ 1,196.00 / HASD Field House LD - \$ 529.00 / HASD New School - \$ 345.00 / HASD Tennis Courts - \$ 2,415.00 / Mericle 57B Construction - \$ 1,207.50 / Central PA Equities Home 2 suites - \$ 264.50 / Forbo LD & Stw - \$ 920.00 / **TOTAL: \$**

16,123.00

SECRETARY: **MTG('S) MINUTES: 7/15/25 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

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **November 18, 2025**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **November 18, 2025**

Mericle Crossrads Phase III Major SD – **September 15, 2025**

Mericle Crossroads Phase IV Major SD – **September 15, 2025**
Mericle Crossroads Phase V Major SD – **September 15, 2025**
Mericle SR 309B Mixed Use Dev LD & SD – **October 21, 2025**
Hazleton Hospitality Minor Sd – 60 Day Ext of time – **October 21, 2025**
Project Hazlenut Major LD – **November 18, 2025**
Mericle Crossroads Phase II Prelim/Final Major LD – **November 18, 2025**

PLANS FOR APPROVAL

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative / 90 day ext of time expires 10/21/25 /

Joe C – They are waiting on Sewage Planning. He did ask them to get a revised plan for the next meeting.

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 November 18, 2025 / 8/19/25 Baer & Evans – Request for a 90 day Ext of time /

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 Sewage Planning. They did get Zoning approval. I did ask for a revised plan for the next meeting.

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 / Ext of time to expire – November 18, 2025 /

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

This project is located directly West of I-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) coments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 9/16/25

This project is locate directing 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.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

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

Joe C - They are requesting an extension of time for Phase 3, 4 & 5. He asked Jeff Deangelo for a revised plan for the next meeting.

John S – The largest outstanding item is Sewage Planning?

Joe C - yes

A Motion was entertained to grant the request of Mericle for a 90 day extension of time request for Crossroads East Phase III, IV & V. The Motion was made by Marchese and Second by Daley 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 10/21/25 /

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.

Revised Submission 6/25/25 Response comments to RJD review of 5/14/25

Joe C – Last I did a review was July 15th.

Jeff Deangelo Mericle – Since the last meeting we did receive some NPDES comments.

John S – We will have an update for the next meeting?

Jeff D – Yes we'll have an update for the next meeting.

Project Hazlenut Preliminary/Final Major Land Dev Accepted : 5/21/25 P-25-11

Received: Transmittal Letter / Application / Applicant Checklist / Fees - \$ 79,342.00 LD & Stw Fee & \$ 67,650.00 Recreation Fee / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Stormwater Mgt Permit Application / Wetland Fact Sht / 6/25/25 HT Code Enforcement – Opinion the data center complies with use regulations of Section 505.1 of the Hazle Twp Zoning Ordinance / Airport Hazard Zone Application & Map / 8/19/24 CanDo service request for potable water – adequate supply / 10/4/24 GHJSA – conditional will serve letter for treated effluent for use as cooling water / 10/4/24 GHJSA Conditional Sewage Treatment available / 4/11/25 Dep Southside Sewer connection prohibitions lifted / 7/22/24 ppl reconfirm capacity – the proposed Tomhicken Switchyard when operational will accommodate the 300 Megawatts / Stormwater Management Report / Deed(s) / PA Dep Application Mailer / Wetland Delineation Report Butler 611 West / Wetland Delineation Report, Humboldt North Butler 611 East / Preliminary Stormwater Infiltration Report / Plans / 4/25/25 design BLD Transmittal Letter – Hazle Twp HOP – Plans for Grassy Path Road & North Park Drive – PCSM report North Park Dr – PCSM Report Grassy Path Road – E&S Report North Park Drive / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / 6/4/25 Luz Cty Planning – Saldo (5) & Engineering – (63) – Road Extension (51) combined comments (56) & (14) General comments / 6/17/25 RJD Rev #1 – (23) General, (6) Zoning, (119) Saldo & (10) Stw comments / 7/10/25 Dep – Grassy Path Rd – Black Creek Crossing NPDES Incomplete / 7/14/25 Zoning Rev – Variance needed for parking & driveway in excess of 30 feet / 7/21/25 Zoning Rev.- Revised – Needs Variance for parking / 8/12/25 RJD Rev #2 – (2) General, (2) Zoning, (35) Saldo & (2) Stw coments / 8/11/25 DEP - Air Quality Permit for Portable Non- Metallic Mineral Processing Plant / Revised Submission received 8/7/25 – 5/27/25 CanDo – Potable Water adequate capacity – 30,000 GPD / 8/1/25 Response comments to RJD Rev #1 dated 7/17/25 – 7/14/25 Energy Tracy-Sunoco Pipeline – Grassy Path Road Construction over pipeline – No objection with conditions & 6/30/25 Fiber, Water, Sanitary & Storm improvements crossing the Sunnoco pipeline – No objection W/ conditions / 7/3/25 PennDot – Traffice Impact Study Approved with Improvements / 12/5/24 PNDI – Needs further review 1/24/25 Fish & Wildlife Service findings insignificant &

discountable / Revised Plan pages / Ext of time to 11/18/25 / 9/10/25 Hazle Twp Fire Chief – No comment – Knox boxes not required, there will be 24 hr security coverage / 9/15/25 Impact Analysis n/

The proposed project is a 1,282 Acre Industrial Technology campus located North of Humboldt Industrial Park North. Proposed are (15) Data Center Buildings with Ancillary buildings, Parking, Utilities, landscaping & Stormwater. Phase 1 proposes (5) Data center buildings & (4) Ancillary buildings.

Project Hazlenut cont. – Joe C – We did receive a revised submission. We did review the impact analysis. We have a weekly update with the Engineers. I do expect this revised plan will address most comments. Sewage Planning has been submitted to the Township, the 30 day review period has to pass prior to the Supervisors acting on it. I do believe they have a signed ROCA with the Municipal Authority.

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 / 90 Day extension of time to expire 11/18/25 /

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 – Did his review July 19th, this is a very large project.
Jeff Deangelo – We are working through the comments.

A motion was entertained to grant the request for a 90 day Extension of time for Mericle Crossroads Business Park Phase II Preliminary/Fianl Major Land Development. The motion was made by Marchese and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

SR309C, LLC – (Storage Sheds) Prelim/Final Major LD Accepted: 6/17/25 P-25-14

Received: Cover Letter / Application / Checklist / Stormwater Application / Airport Hazard Zone Application / Wetland Fact Sht / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / Corr to Luzerne county / Dep Sewage Planning Module for approval / 6/10/25 Zoning Review – In Compliance / 6/18/25 Luz Cty Planning – no comment & Engineering 78 comments / 7/28/25 RJD Rev #1 / 8/27/25 Mericle Revised submission – Response comments to RJD Rev 7/28/25 – Traffic Scoping mtg minutes – Site lighting plan(s) – Revised Stormwater Report dated 8/15/25 – Revised Plans /8/26/25 Waiver Requests – 301.C Requirement of a Preliminary Plan submission, 813.1.A – Requirement of curbing in parking lots / 813.2.A Requirement of concrete sidewalks / 9/6/25 Zoning Rev – In compliance / 9/15/25 RJD Rev #2 – (11) comments /

3 Waiver Requests: (1) 203, 301.A, 301.C & 501 – Requirement of a Preliminary Plan Submittal, (2) 813.1 & 1009 Curbing in parking lots, (3) 813.2 Concrete sidewalks along roadways

Proposed is to construct (5) Storage Building, an office and parking on the SE Corner of SR 309 and Louis Schiavo Drive

Joe C – They addressed most of the comments. I have no objection to the waiver requests. They are requesting a 90 day extension of time.

John S – Is the signal being revised? Why are we waiving the sidewalks, the future Residential plan, it may be a good idea to have sidewalks.

Jeff Deangelo - We will provide an overall plan for the next meeting.

Davidick & Matos Minor Subdivision Accepted: 6/17/25 P-25-15

Received: Project Narrative / Application / Checklist / SD Fee - \$ 700.00 / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deeds / Legal Descriptions / 6/10/25 Zoning Rev – In Compliance / 6/20/25 Luz Cty planning – (2) comments & Engineering – (12) comments / 7/13/25 RJD Rev – (7) Comments / 9/8/25 Baer & Evans Revised Plans & response comments dated 7/17/25 – Request for a 90 Day extension of time – **Waiver Request 605.1.H** – setback lines must be shown on the plan / 9/10/25 RJD Rev #2 – (2) comments / 9/15/25 Easement Agreement /

The purpose of this Subdivision is to create (2) new lots from (20 existing lots. Proposed is to create new Lot 1A – Lands of Indira Matos and combine it with New Lot 2 (4,762 SF) – Lands of William Davidick. New Lot 1 (2,606 SF) are Remaining Lands of Indira Matos. Located at 639 Ridge Ave & 641 Wasko Ct.

Joe C – Received a revised plan, there are (2) outstanding items, a waiver is requested for setbacks, the setbacks can't physically be drawn.

John s – We are not waiving the setbacks, we are waiving them showing the setbacks on the plan.

Joe C – For the setback issue, the subdivision doesn't change the non-conforming.

Joe c – The second issue is the new lot line on the existing house the lot line goes right through the existing deck. They said they will remove the deck after the Subdivision is approved.

John S – Can we do that as a condition

Joe C – We can do that as a condition and then hold the plans for signing until the deck has been removed.

A motion was entertained to grant the Waiver Request 605.1.H – setback lines must be shown on the plan. The motion was made by Daley and second by Marchese.

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

A Motion was entertained to approve the Davidick & Matos Minor Subdivision with the condition that the existing deck be removed from the existing house as shown on the plan within 45 days. The Motion was made by Marchese and Second by Daley.

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

Project Hazlenut Preliminary/Final Major SD Accepted 7/15/2025 P-25-18

Received: Application / Checklist / SD Fee -\$ 15,094.00 / Fee Schedule & Summary Sht / Project Narrative / Deeds / Signed Applicant Acknowledgement / Plans / 8/12/25 RJD rev #1 – (2) General & (18) Saldo comments / 8/18/25 Zoning Rev – In Compliance / 9/8/25 RJD Rev #2
Waivers approved 8/19/25 - **Section 203, 301.A, 301.C & 501 – Requirement of a Preliminary Plan & Section 404.1 Plan scale no smaller than 1" + 50'.**

Proposed is to combine (10) parcels of land into one Parcel (1,249,372 Acres) then create (3) parcels from the combined parcel, Proposed Lot 1 – 949,868 Acres, Lot 2A – 274,080 Acres & Lot Rev-14 – 25,424Ac

Atty Sean Logsdon, representing the Township.

Joe C – The Subdivision was at a point to be approved at the last meeting, we did not have the County comments, since then we did receive the County comments. All comments have been addressed.

A Motion was entertained to recommend approval of Project Hazlenut Preliminary/Final Major Subdivision to the Supervisors. Is there any public comment

Public Comment: Ashley Bart, Hazleton. Can this wait until the Comprehensive Plan is approved.

Kevin Walsh, Atty for Northpoint – On behalf of Northpoint I object, Miss Barht does not live in the Township.

Barht – I pay taxes to the Township, I share water & sewer with them

Atty Logsdon – Atty Walsh was objecting to having formal complaints. As far as you asking to wait on the approval until the Comprehensive Plan is done, we do not have the ability to not act on a plan because of a pending comprehensive plan. The purpose of the Planning Department is, we are on the clock to act on plans.

Barht – Why are you Solicitor for this project?

Logsdon – The regular Planning Department Solicitor, his office has a conflict.

Barht – Shouldn't that be required prior to an Application if there is a conflict.

Logsdon – If it was a Board member, yes

Barht All of the discussions prior to that are closed, if there were conversations held before this.

Logsdon – Anything in Executive Session is not Public Knowledge.

Ann Vinatieri, Sugarloaf Township – What was the conflict that was listed prior with the Solicitor.

John S – Can tailor comments to the Application. Acknowledging the objection, we weigh everyone's comments. We are here to protect the citizens.

Logsdon – We would be violating Attorney/Client privileges.

John S – We cannot ask what the conflict is.

Vinatieri – So, the conflict won't be spoken of. What was the point of the Subdivision.

Joe C – They are proposing to combine 10 existing parcels into (3) parcels.

Vinatieri – So what is the purpose.

Joe C – It's just a Subdivision, they don't have say what it is.

Vinatieri – So they would have to come in with another application.

Joe C – Yes

Is there a Motion. Motion by Marchese and Second by Daley.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Mhley Minor SD

Accepted: 8/19/25

P-25-19

Received: Application / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed / Legal Description / Corr to Luz Cty / Corr to Zoning / 7/31/25 Luz Cty Planning – No comment / 8/7/25 Zoning Rev-Variance granted reducing lot width & front yard setback to 10' / 9/15/25 RJD Rev #1 – (4) comments /

Proposed is to create (1) new lot from (2) existing lots located on the SW corner of St James Drive & Calello Drive in Drifton

Joe C – The only outstanding comment is they have the right Zoning District, R-2 but they call it single Family. It is my position is ready for approval.

A Motion was entertained to approve the Mhley Minor Subdivision with the condition that the condition that the typo for Zoning District be corrected before signing. The Motion was made by Marchese and Second by Daley.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Mericle HIP North Lot #2 Expansion Prelim/Final Major LD Received 8/19/25 P-25-20

Received: Cover Letter / Application / Checklist / Stormwater Permit Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County / Wetland Delineation Report / Stormwater Mgt Report / 8/7/25 Zoning Review – Parking not able to be determined

Proposed is a 114,800 SF addition to the existing 410,000 Sf Building and (2) future building expansions, 49,220 SF each on Lot #2 in Humboldt Industrial Park North.

Joe C – We started our review, we should have it done in the next few day.s

Hazleton Creek Commerce Center Holdings LLC Prelim/Final Major SD

Accepted: 8/19/25 P-25-21

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / Fees \$ 1,830.00 Preliminary Fee & \$ 1,050.00 Final Fee / Corr to City of Hazleton & Luzerne County Planning & Zoning / Plans / Corr to Zoning Officer / 8/7/25 Zoning Review – In compliance
Outstanding: Complete Certificate of Ownership, Signed Applicant Acknowledgement & Developer’s Agreement to pay all Fees / Signed Certificate of Ownership . Signed Applicant Acknowledgement / Signed Developer’s Agreement to pay all Fees / 9/15/25 RJD Rev #1- (24) comments /

**Proposed is to subdivide Lot 3 into Lot 3 & Lot 7 and to subdivide Lot 5 into Lot 5 & Lot 8.
The previous subdivision created 6 Lots**

A request to withdraw this plan was received from Bohler Engineering today.

A motion was entertained to accept the withdrawal of Hazleton Creek Commerce Center Holdings LLC Preliminary/Final Major Subdivision. The motion was made by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

NEW PLANS SUBMITTED

PPL Electric Utilities Corp SD Received: 8/18/25 P-25-22

Received: Cover Letter / Application / Checklist / Project narrative / Fee Schedule & Summary Sht / SD Fee - \$ 1,162.80 / Signed Applicant Acknowledgement /

PPL proposes a lot line adjustment, to sell 15.64 acres for a new distribution substation for an end user and PPL is to receive 6 acres. PPL will retain ownership of Lot’s 1, 3 & 4. PPL will continue to operate & maintain existing electric transmission facilities within all four lots – easement rights to be retained.

**A Motion was entertained to accept the PPL Electric Utilities Corp Minor Subdivision as a complete application. The Motion was made by Marchese and Second by Daley
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**

Butler 260 SR 424 Preliminary/Final Major Subdivision Received: 8/28/25 P-25-23

Received: Cover Letter / Application / Checklist / SD Fee - \$ 5,470.00 & Rec Fee - \$ 7,800.00 / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Certificate of Ownership / 8/6/25 Dep – No Planning Module needed / Project Narrative / Deed(s) / Redacted Purchase Agreement / Corr to Zoning Officer /

Proposed is to combine (3) parcels into (2) parcels approximately 260 Acres, Parcel 4 – City of Hazleton & Hazle Township, Parcel 5A – Hazle Twp, Parcel 6 – City of Hazleton & Hazle Twp

A Motion was entertained to accept the Butler 260 Major Subdivision as a complete application. The Motion was mace by Daley and Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

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

Comprehensive Plan

Ted Ritsick, Haailstone Economics was present. It is my understanding that you have a copy of the changes made on the plan. The first comment, being Council of Government and making it a regional entity. The municipalities would have to agree to make it regional. You would need a Council and all of the municipalities would have to agree and in no way does it mean someone is taking something away if you don't agree.

John S – Just seems like something that will never happen until you all came to an agreement.

Ritsick – It's definitely possible.

John s – So your response is you didn't make any changes

Ritsick – No

Ritsick – second – Has to do with the School District, it's a summary of goals and what we did was, we provided section 2.4 – Youth & Education. It will be updated as phrased on the 4th page that you have.

John S – How does this 2.4 address the comment of curriculum & staffing

Ritsick – it's a general recommendation to the School District.

Joh S – How does this belong in the comprehensive plan

Ritsick – you want to include them in your planning process. It will assist the School District and the Municipalities as far as going for funding. The Federal Government is really big on that.

Risick # 3 – In regards to multi family zoning we provided some changes on your page 4, we called out the Township as a rural area. #4 – Downtown Hazleton as a HUB – Multi – Municipal plans are regional in nature. Each municipality can go in any direction they wish. You do have the Industrial. The downtown is still a center for Recreation.

John S – it doesn't even touch on other Hubs, Alter Street, Wyoming Street, Laurel Mall, parts of West Hazleton

Ritsick – As far as Downtown – it's a different HUB, the other ones you can't really build on. You have ecommerce and algn with the malls to your starting to see a trend, what your goint to put there. You what your going to put, your former malls are dwindling.

John s – Shouldn't that be something that should be worded into that about the other hubs instead of just Downtown.

Ritsick – We can put in a note stating as well as other HUBS, as well as other sites, Laurel Mall, Church hill Mall or future & existing malls.

Joe C – Just the concept benefits looking in for the funding.

Ritsick ?#5 – property maintenance/Code Enforcement – Look at the changes

John s – So the focus is on regionalization Code Enforcement.

Ritsick - It's always been to cooperate on whether you choose to regionalize

John s - I'm hung up on Regionalization of Code Enforcement, that's a stumbling block

Chuck – can it read Property Maintenance & Quality of Life

Ritsick – yes we can ad that

Chuck – So with regionalization I take that as if the municipality doesn't have the staff another municipality can help

John S – The meaning is there

Ritsick – The comprehensive plan is a recommending document, whether your going to regionalize or whether your going to cooperate.

Chuck – we're on the 2019 ICC, I don't know what version the City or West Hazleton are under. Is that ultimately to get everyone on the same page with the same version.

John S – What your saying sounds great but I'm not reading it that way. It doesn't say cooperate or shared, Its's regionalization. I think toning down that section would make it beter with shared 7 cooperate

Ritsick – again these are recommendation. It's not like there's no impositions on anyone because your supervisors say no.

John S – So you don't think you should alter the wording regionalization with the underline is recommending in nature not obligatory.

Ritsick – (6) We address the multi family issue.

We are happy to add a few more sentances, we would really like to see a recommendation tonight.

A motion was entertained to not recommend at this time. The motion was made by Daley and second by Marchese. Roll Call: Daley : Aye Marchese: Aye Synoski: Aye

John s – So if you get a revised copy back to Joe & Lee Ann, I would like to see it a week before the meeting. The (3) areas are revitalizing malls, Quality of lif and changing regionalization to sharing.

CORRESPONDENCE:

Luz Cty Planning 9/2/25 Hazleton Creek Subdivision – (9) Comments

8/25/25 Mericle HIP North Lot #2 Expansion – (4) comments

9/2/25 Project Hazlenut Major SD – (5) comments

Luz Cty Engineering 8/27/25 Mericle HIP North Lot 2 – (76) comments

9/2/25 Hazleton Creek Major SD – (61) comments

8/27/25 Project Hazlenut Major SD – (30) comments

Zoning 9/6/25 Mericle 309C LLC – In Compliance

LCD 9/12/25 SR309C – Technical Deficiency Letter

HT Fire Chief 9/10/25 Project Hazlenut – No comments

Dep 9/8/25 HASD Indoor Athletic Facility – Act 537 Planning Module Revision

RJD 9/15/25 SR 309C LLC Storage Sheds – (11) comments

9/8/25 Project Hazlenut Preliminary/Final Major SD – Rev #3

9/10/25 Davidick & Matos Minor SD – (2) coments

9/15/25 Hazle Creek Commerce Ctr Major Sd – (24) comments

9/15/25 Mhley Minor SD

Mericle 9/8/25 Request for 90 Day extension of time for Crossroads East Phase III< IV & V

9/8/25 Request for 90 Day Extension of time for SR 309C LLC Storage Facilities

The next regular Planning meeting will be held Tuesday October 21, 2025 at 6:00 PM

A Motion was entertained to adjourn the meeting at 7:15 PM Motion by Synoski
Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
OCTOBER 21, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

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

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of August 19, 2025. The Motion was made by Marchese and Second by Daley

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

BILLS TO BE PAID:

ADVISORS: OCTOBER (2) @ \$ 60.00 Each for (1) meetings
DIRECTOR: \$ 175.00 for OCTOBERt Meeting(s)
SOLICITORS:
RJD:
SECRETARY: MTG('S) MINUTES: 9/16/25 Meeting - \$ 50.00

A Motion was entertained to recommend the Supervisors pay the above bills. The Motion was made by Daley and Second by Marchese.

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

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **November 18, 2025**
Mericle Crossroads Phase 2 Preliminary/Final Major SD – **November 18, 2025**
Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **December 9, 2025**
Mericle SR 309B Mixed Use Dev LD & SD – **October 21, 2025**
Hazleton Hospitality Minor Sd – 60 Day Ext of time – **October 21, 2025**
Project Hazlenut Major LD – **November 18, 2025**
Mericle Crossroads Phase II Prelim/Final Major LD – **November 18, 2025**

PLANS FOR APPROVAL

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative / 90 day ext of time expires 10/21/25 /

Joe C – They're requesting a 90 Day Extension of time. They are still waiting on their Sewage Planning approval. My only recommendation on this is my first review is 12/11/23. My only recommendation is making this the last extension, because for a 2 lot subdivision is we certainly gave them enough time.

Synoski: Is the only item sewer?

Joe C – There's a bunch of minor comments like notes and stuff but sewage planning is the major comment.

Synoski: We do not have to accept this extension, are they working on it

Joe C- They're working on it but very slowly.

Synoski: If we do accept this request you will inform them it is their last 90 days. Jeff can you inform them of that/

Rockman: Sure, last extension? Yes I will.

A Motion was entertained to grant the request of Hazleton Hospitality Minor Subdivision for a 90 Day Extension of time. The Motion was made by Marchese and Second by Daley.

Roll Call; Daley: Aye Matchese: Aye Synoski: Aye

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 November 18, 2025 / 8/19/25 Baer & Evans – Request for a 90 day Ext of time /

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 – The applicant did submit a revised plan. There's only (2) comments left. One, they're requesting a waiver, the second involves sewage but there are some details to work out on that yet, there's going to need to be an Operation & Maintenance Agreement because the sewer line will travel through both lots., They have made progress. But I recommend it's tabled tonight. The waiver is for our subdivision ordinance says that

when your creating a new lot it cant be, it has to be like a 4 to one maximum depth ratio, they're slightly over that. They're reverting thos lots back to the original before our Saldo & Zoning, It's really impossible for them to do, I don't object to it.

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 / Ext of time to expire – November 18, 2025 /

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

Steve Makstadd, Mericle was present. Were working on it and were going to resubmit this in two weeks at the same time we submit the Land development for that phase. There's a few outstanding comments but the big on is the sewage Planning. We are working with MAHT today that we are working through a better design to get a better handle on the needs for that phase.

We just resubmitted Phase III last week.

Phases 4 & 5 are right behind this.

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 /**

This project is located directly West of I-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) coments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 9/16/25

This project is locate directing 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.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

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 10/21/25 / Ext of time until 12/9/2025 /

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.

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 /

Steve Makstadd, Mericle was present. These are the two retail sites. We're still working through the NPDES, we have to do a few more infiltration tests. The sewage facilities planning were very close, Dep had a few minor comments. There was a waiver request for sidewalks, I think we want to table that for right now, we want to talk about that, with the proposed residential, we want to look at it and see how it connects and works. Joe C They made a lot of progress on this.

Motion to grant the request of Mericle for a 90 Day Extension of time for SR309B LLC Proposed Mixed Use Development Preliminary/Final Major Land Development.

Motion by Daley and Second by Marchese

Roll Call; Daley: Aye Matchese: Aye Synoski: Aye

Atty Jeff Rockman – I'm going to turn over the next matter to conflict counsel, Attorney Sean Logsdon.

Lgdsdon: The next item on the Agenda is Project Hazlenut Preliminary/Final major Land Development

Project Hazlenut Preliminary/Final Major Land Dev Accepted : 5/21/25 P-25-11

Received: Transmittal Letter / Application / Applicant Checklist / Fees - \$ 79,342.00 LD & Stw Fee & \$ 67,650.00 Recreation Fee / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Stormwater Mgt Permit Application / Wetland Fact Sht / 6/25/25 HT Code Enforcement – Opinion the data center complies with use regulations of Section 505.1 of the Hazle Twp Zoning Ordinance / Airport Hazard Zone Application & Map / 8/19/24 CanDo service request for potable water – adequate supply / 10/4/24 GHJSA – conditional will serve letter for treated effluent for use as cooling water / 10/4/24 GHJSA Conditional Sewage Treatment available / 4/11/25 Dep Southside Sewer connection prohibitions lifted / 7/22/24 ppl reconfirm capacity – the proposed Tomhicken Switchyard when operational will accommodate the 300 Megawatts / Stormwater Management Report / Deed(s) / PA Dep Application Mailer / Wetland Delineation Report Butler 611 West / Wetland Delineation Report, Humboldt North Butler 611 East / Preliminary Stormwater Infiltration Report / Plans / 4/25/25 design BLD Transmittal Letter – Hazle Twp HOP – Plans for Grassy Path Road & North Park Drive – PCSM report North Park Dr – PCSM Report Grassy Path Road – E&S Report North Park Drive / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / 6/4/25 Luz Cty Planning – Saldo (5) & Engineering – (63) – Road Extension (51) combined comments (56) & (14) General comments / 6/17/25 RJD Rev #1 – (23) General, (6) Zoning, (119) Saldo & (10) Stw comments / 7/10/25 Dep – Grassy Path Rd – Black Creek Crossing NPDES Incomplete / 7/14/25 Zoning Rev – Variance needed for parking & driveway in excess of 30 feet / 7/21/25 Zoning Rev.- Revised – Needs Variance for parking / 8/12/25 RJD Rev #2 – (2) General, (2) Zoning, (35) Saldo & (2) Stw coments / 8/11/25 DEP - Air Quality Permit for Portable Non- Metallic Mineral Processing Plant / Revised Submission received 8/7/25 – 5/27/25 CanDo – Potable Water adequate capacity – 30,000 GPD / 8/1/25 Response comments to RJD Rev #1 dated 7/17/25 – 7/14/25 Energy Tracy-Sunoco Pipeline – Grassy Path Road Construction over pipeline – No objection with conditions & 6/30/25 Fiber, Water, Sanitary & Storm improvements crossing the Sunnoco pipeline – No objection W/ conditions / 7/3/25 PennDot – Traffice Impact Study Approved with Improvements / 12/5/24 PNDI – Needs further review 1/24/25 Fish & Wildlife Service findings insignificant & discountable / Revised Plan pages / Ext of time to 11/18/25 / 9/10/25 Hazle Twp Fire Chief – No comment – Knox boxes not required, there will be 24 hr security coverage / 9/15/25 Impact Analysis/ 9/29/25 Completed Chapter 102 Permit / 10/20/25 Kimley Horn – Response comments to RJD rev 10/20/25 / 10/20/25 RJD Eng Municipal Authority Rev on revisions – (1) item remaining – no further comment / 10/17/25 CanD0 – Conditional approval for onsite Domestic Water & Fire Protection / 10/20/25 Benesch – Transmittal form Sewage Planning module submittal / 10/20/25 RJD Rev #5 – (5) comments /

The proposed project is a 1,282 Acre Industrial Technology campus located North of Humboldt Industrial Park North. Proposed are (15) Data Center Buildings with Ancillary buildings, Parking, Utilities, landscaping & Stormwater. Phase 1 proposes (5) Data center buildings & (4) Ancillary buildings.

Joe C – This project we do have weekly work sessions with the Engineers, they really did a great addressing all out comments. They are down to a few outstanding items the first one would be a waiver request to allow this to be a Preliminary/Final submission, 2nd would be the sewage planning module, that has been signed off by all parties including MAHT and the Supervisors and it is in Dep's hands. The NPDES permit, which today they received their draft which means it's subject to the 30 day public comment so they are moving with that permit and that is a major modification. The fourth item is an amendment to the existing water obstruction that they have that's been submitted, it's administratively complete and technical review is under way. They have paid all their fees so they only other item is the Land Development Improvements Agreement and I believe Karpowich law is working on that. All the other items have been addressed to our satisfaction.

Kevin Walsh on behalf of the applicant, we're just here to request the recommendation of approval contingent on those items, thank you.

A Motion was entertained to recommend approval of the waiver request, 203, 301.A, 301.C & 501 requirement of a Preliminary Plan submittal for Project Hazlenut Preliminary/Final Major Land Development to the Supervisors. Motion by Marchese and Second by Daley

Synoski: Any comment on the waiver request before us.

Linda Yurish, 184 Red Rock Road, Sugarloaf. Based on the Engineer's communication and based on the hyperscale of this whole development, which is unprecedented in our area, I'm requesting that you do not grant the waiver to North Point at this time for combining preliminary and final approval and rather that you would recommend that each request through the Preliminary phase first before a final phase happens. Reasons being it is still unclear that it is still unclear that there is adequate water service or back up supply for the data center and on page 13 it asks questions about power source and because of the term proprietary and the glaring fact that the Tomhicken switch yard and 500KV Line are not constructed yet let alone applied for at the PUC it seems rushed and its raising a lot of concerns. Many neighbors in nearby Townships that are being impacted negatively by this major Development and it would be wise to not rush this project timeline for these concerns and reasons I hope the Planning commission will consider not waiving or granting the waiver at this time.

Synoski: Jo can you update us on the status of the water supply question.

Joe c – So they have a letter from CanDo that they'll provide the domestic water and the major water amount is for the cooling systems and they have a letter from GHJSA that they could provide the amount of water for cooling their machines during the hottest summer months during the year so we have to rely on those type of letters.

Synoski: And the question concerning power source availability, they have adequate power for the facility.

Joe C – So again we have a letter from ppl saying they have adequate power supply

Synoski: Which is what's required by our Ordinance

Joe c – Which is what's required and like every other Land Development we need a will serve letter.

Synoski: at this point I will entertain the motion to recommend the waiver request from 203, 301.A, 301.C & 501 requirement of a Preliminary Plan submittal for Project Hazlenut Preliminary/Final Major Land Development to the Supervisors, do I have a motion: Motion by Marchese and second by Daley.

Synoski: Any other comments on the motion, seeing no comment

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

A Motion was entertained to recommend approval the Project Hazlenut Preliminary/Final Major Land Development to the Supervisors with the following conditions; Receipt of final Dep sewage Planning, Final NPDES Permit, and the major amendment to the water obstruction permit and they complete the Final Agreements.

Synoski: Any other items to add to the motion;

Logsdon: No, I believe that motion is perfect for the conditional approval of those item to go to the Supervisors. Motion by Daley and Second by Marchese. Any comments on the motion seeing no comment

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Atty Rockman next project is Mericle Crossroads Business Park Phase II Preliminary/Final major Land Development.

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 / 90 Day extension of time to expire 11/18/25 /

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.

Steve Makstadd, as I mentioned I think we are two weeks out on the resubmission and we are making good progress on some of the outside agencies. We're addressing the Technical NPDES comments and actually making good progress on the joint permit for some of our wetland impacts so were working on a response for that.

SR309C, LLC – (Storage Sheds) Prelim/Final Major LD Accepted: 6/17/25 P-25-14

Received: Cover Letter / Application / Checklist / Stormwater Application / Airport Hazard Zone Application / Wetland Fact Sht / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / Corr to Luzerne county / Dep Sewage Planning Module for approval / 6/10/25 Zoning Review – In Compliance / 6/18/25 Luz Cty Planning – no comment & Engineering 78 comments / 7/28/25 RJD Rev #1 / 8/27/25 Mericle Revised submission – Response comments to RJD Rev 7/28/25 – Traffic Scoping mtg minutes – Site lighting plan(s) – Revised Stormwater Report dated 8/15/25 – Revised Plans / 8/26/25 Waiver Requests – 301.C Requirement of a Preliminary Plan submission, 813.1.A – Requirement of curbing in parking lots / 813.2.A Requirement of concrete sidewalks / 9/6/25 Zoning Rev – In compliance / 9/15/25 RJD Rev #2 – (11) comments / 10/6/25 RJD rev #3 – (7) comments
3 Waiver Requests: (1) 203, 301.A, 301.C & 501 – Requirement of a Preliminary Plan Submittal, **(2)** 813.1 & 1009 Curbing in parking lots, **(3)** 813.2 Concrete sidewalks along roadways / 9/24/25 HT Fire Chief – A Fire Hydrant must be installed on Marina Ct / 10/6/25 RJD Rev #3 – (7) comments /

Proposed is to construct (5) Storage Building, an office and parking on the SE Corner of SR 309 and Louis Schiavo Drive

Steve Makstadd- This one were down to a handful of items. We received our NPDES Permit, I think were within 2 or 3 weeks of getting the sewage planning module for this. All the Developers agreements are being worked on. We did have the waiver for the sidewalks and curbing and Preliminary/ Final. This is a new venture for us, it will be operational from 6am to 10pm, there will be a small office building there with a small bathroom, we did a landscape plan to create a landscape buffer against some of the adjacent residences.

Joe c – At the last meeting you asked us to get with Miracle, we went to the site and looked aerials, and at the plans for the mixed use and basically at this time we came to the conclusion that at the current time there is no need at this time for sidewalks however they are open to, if we could put something in our motion that after those other phases are developed that they would be willing to construct sidewalks at that time if they would be a benefit to the community.

Makstadd: I think we need to look at it sort of a group, not just look at the two retail sites, look at the proposed residential to the north of that and some planned east towards the quarry and really what makes sense and whether the Township wants sidewalks.

Joe C – One of the concerns because of the existing driveway location for Hawbaker we don't necessarily encourage pedestrian walking in that area with the trucks making turns.

Motion to grant the request of Mericle for a 2 Waiver Requests: (1) 203, 301.A, 301.C & 501 – Requirement of a Preliminary Plan Submittal & (2) 813.1 & 1009 Curbing in interior parking lots on the interior for SR309C LLC Preliminary/Final Major Subdivision. Motion by Marchese and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Motion to recommend approval of the SR309C LLC Storage Sheds Preliminary/Final Major Land Development to the Supervisors with the condition of sidewalks being re-evaluted with the submission of the adacent residential development, Sewage Planning Module approval, Final

HCA sign off and execution of Land Development Agreements & Fees Motion by daley and Second by Marchese.

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

Mericle HIP North Lot #2 Expansion Prelim/Final Major LD Received 8/19/25 P-25-20

Received: Cover Letter / Application / Checklist / Stormwater Permit Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County / Wetland Delineation Report / Stormwater Mgt Report / 8/7/25 Zoning Review – Parking not able to be determined / 9/16/25 RJD Rev # 1 - (12) General, (3) Zoning, (35) Saldo & (3) Stw comments / 9/26/25 LCD – NPDES Ext of time / 9/16/25 RJD Rev #1 - (12) General, (3) Zoning, (35) Saldo & (3) Stw comments

Proposed is a 114,800 SF addition to the existing 410,000 Sf Building and (2) future building expansions, 49,220 SF each on Lot #2 in Humboldt Industrial Park North.

Makstadd: We have NPDES comments so were working on those and plan to get that in shortly. Were also working on a resubmission on the land Development.

PPL Electric Utilities Corp SD Accepted: 9/16/25 P-25-22

Received: Cover Letter / Application / Checklist / Project narrative / Fee Schedule & Summary Sht / SD Fee - \$ 1,162.80 / Signed Applicant Acknowledgement / 10/20/25 RJD Rev #1 – (4) General & (100) Saldo comments

PPL proposes a lot line adjustment, to sell 15.64 acres for a new distribution substation for an end user and PPL is to receive 6 acres. PPL will retain ownership of Lot's 1, 3 & 4. PPL will continue to operate & maintain existing electric transmission facilities within all four lots – easement rights to be retained.

Joe C – We did our first review, there is a few outstanding items, we did not receive the County comments.

Butler 260 SR 424 Preliminary/Final Major Subdivision Accepted: 9/16/25 P-25-23

Received: Cover Letter / Application / Checklist / SD Fee - \$ 5,470.00 & Rec Fee - \$ 7,800.00 / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Certificate of Ownership / 8/6/25 Dep – No Planning Module needed / Project Narrative / Deed(s) / Redacted Purchase Agreement / Corr to Zoning Officer / 9/23/25 Luzerne Cty Planning – (1) comment & Engineering – (29) comments / 10/16/25 RJD Rev #1 – (7) General & (10) Saldo comments

Proposed is to combine (3) parcels into (2) parcels approximately 260 Acres, Parcel 4 – City of Hazleton & Hazle Township, Parcel 5A – Hazle Twp, Parcel 6 – City of Hazleton & Hazle Twp

Joe C – We just recently did a review of this October 16th, we didn't get a resubmission yet.

John S – Is this a combined approval with the City of Hazleton or are they deferring to us.

Joe c I believe it will be approved in both municipalities.

NEW PLANS SUBMITTED

Arias Minor Subdivision Received: 9/16/2025 P-25-24

Received: Application / Checklist / Project Narrative / SD Fee - \$ 700.00 / Wetlands Fact Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed / Legal Description / Plans / Corr to Zoning & Twp Engineer / 9/17/2025 Luzerne County Planning – No comment / 10/10/25 Zoning Review – In Compliance /

Proposed is to create one new lot from (2) existing parcels. Proposed new lot 1 has an existing driveway & public utilities available.

Joe C – I believe this is a complete application.

Kasha: Yes

A Motion was entertained to accept the Arias Minor Subdivision as a complete application.

Motion by Marchese and Second by Daley

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

Butler 260 Bldg 5 Preliminary/Final Major Land Dev Sub: 9/30/25 P-25-25

Received: Cover Letter / Application / Checklist / Drainage Application / Fees / Stormwater MGT Application / Signed Certificate of Ownership / Project Narrative / Deed(s) / PNDI / Wetland Report / 9/22/25 UGI – Gas Available / 8/15/25 PPL Work Order # 9/30 25 design BLD request for to HCA for water service / Fee Schedule & Summary sht / Signed Applicant Acknowledgement / 9/30/25 design BLD **Waiver Request Saldo section(s) 203, 301.C, 501– Requirement of Preliminary plan submittal & 404.1 – Plan Scale** / Probable Cost sht for Municipal Bonding / Sewage Facilities Planning Module Application Mailer / 7/1/2025 Application to GHJSA / Plans / Corr to Fire Chief, Zoning Officer & Twp Engineer / 10/16/25 RJD Rev. #1 – (7) General, (10) Saldo comments /

Proposed is to construct one 1,006,880 SF industrial facility on a proposed 260 Acre Parcel along SR 424

Joe C – Same thing with this, administratively all items have been submitted

Motion to accept the Butler 260 Building 5 Preliminary/Final Major Land Development as a complete application. Motion Daley and Second by Marchese

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

Mericle Crossroads Phase 1 – Lot 10 Prelim/Final Major Subdivision Sub: 10/01/25 P-25-26

Received: Cover Letter / Application / Checklist / Signed Certificates of Ownership / Fee Schedule & Summary Sht / SD Fees - \$ 4,578.20 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 10/10/25 Zoning Review – In Compliance /

Proposed is to add a 5.74 acres piece of land to existing Lot #10. Roadways, Crossroads Blvd North & Road “E” are being reconfigured to accommodate the railroad crossing.

Makstadd: I can do a quick overview of this. This is a revision to the original land development with the requirement of HCA Lands and makes some changes to the size of the buildings.

Motion to accept the Mericle Crossroads Phase 1 – Lot 10 Preliminary/Final Major Subdivision as a complete application. Motion by Marchese and Second by Daley

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

Mericle Crossroads East Phase 1 Revised Major Land Dev. Received: 10/06/25 P-25-27

Received: Transmittal Letter / Corr to Luzerne Cty Planning & Engineering / Application / Checklist / LD Fee \$ 8,519.00 / Stormwater Management Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) /

Motion to accept the Mericle Crossroads Phase 1 – Preliminary/Final Major Land Development as a complete application. Motion by Marchese and Second by Daley
Roll Call: Daley: Aye Marchse: Aye Synoski Aye

SKETCH PLAN

HASD New Elementary Schoool 1 thru 5 & Road Access Project – Sketch Plan

Received: Transmittal Letter / Project cover letter / Application / Checklist / Wetland Fact Sheet / Signed Certificate of Ownership / Fee Schedule & Summary Sheet / Sketch Plan Fee - \$ 1,050.00 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Plans / Deed(s) / Corr to Zoning officer / 10/10/25 Zoning Rev – In Compliance /

Proposed is to construct a (3) Level, grades 1 thru 5 Elementary School behind the current Hazleton High School and construct roadways in the campus and an access road to Hazle Township Boulevard.

Kevin Markle, Barry Isset Associates. Were here with the sketch plan tonight and you have seen this in a different version with the Tennis Courts and roadways. Since then we've proceeded with the Tennis Courts, we got through Land Development, were just waiting on the sewage planning module. At this time we are now including a new Elementary School to be located behind the High School. We still have the access road proposed and if you remember parking on the west side of the high school. We would be proposing a new re-aligned access on the east side of the high school to provide a more direct access to the driveway. There is a lower level entrance on the west side of the high school that is primarily where parents would drop off and teachers would access. The bus drop off is in the back of the high school at the same elevation as the high school. We're providing access to the parking lot on the northeast side of the high school with a connection to the elementary school so everything is connects. Sidewalks out to 23rd street to the amount of walkers were envisioning for this school. We do also have a bituminous path all along the new access to Hazle Township Blvd. It is a 3 story school with approximately 1200 students. We came in with a sketch plan to address your feedback, questions at this time.

Marchese: What are the contours back there.

Markle: They are steep, I'll use the word challenging. I do have an overall grading plan here, That's part of the reason for the 3 story school, we're dropping down an elevation here to try and manage that elevation. We will need some site retaining walls as well. We do thing we could comply with the Ordinance with the 8' height..There is one area I would like an opinion on, in the front of the school we do have a set of stairs that go from the mid-level down to that lower level, we have a 14' 8" elevation difference between floors, so this exterior stairwell to get down there I'm envisioning that as more of a building amentity and not a site wall, would you concur with that.

Synoski: It would look like you have space to make it work. Maybe you can reconfigure the steps to integrate with the retaining wall, I wouldn't consider that as part of the building. The new Athletic facility and roadway should be shown on the plan.

Markle: It will be shown on the Land development plan.

Synoski: I look at Hazle El, Drums Elementary, Valley El, it's an enormous amount of people picking up, one mom dropping off 1 kid, do you have enough parking spaces for 1200 kids that are going to be in that same situation. I would imagine your staggering the times with the High School

Markle: Yes the times are staggered

Synoski: it's just crazy at these schools and its getting worse and worse. More and more people are not taking public transportation. My concern is would be I see occurring at the other schools.

Markle: The one benefit with this school is the staggered times and the majority of the parents are going to be encouraged to use the access off of Hazle Township Blvd, there is a considerable amount of stacking room or even along the back of the school, it does provide stacking distance. We are in the process of doing the Traffic Study.

Joe C –We're having them look at the new site driveways and also 309 and Hazle Township Blvd.

Synoski: I'd ask Joe to take a hard look at double counting parking that's deicated to the High School for any use of the new Elementary school. We have a need for parking. I think the needs need to look at closely.

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

Multi Municipal Comprehensive Plan for the City of Hazleton, West Hazleton Borough and Hazle Township

Shannon Kolouri with Hailstone Economic. We received comments via email at the last meeting and we've provided some feedback on your comments. I'm happy to talk through them or if you would have questions.

Synoski: Shannon the only question I would have, if you would clarify for the record, there was an email chain about proposed zoning plan revisions and the intent of that sketch in the comprehensive plan.

Kholouri: Sure, Northpoint sent us, to take a step back so far the plan has gone in front of the 3 Planning Commissions, we have a lot of public, County, School District and surrounding Municipality feedback. Included in the comprehensive plan as well as most if not all comprehensive plans are the existing Zoning maps, the current land use maps and so you get that in a number of ways and you do a future land use plan, which is not the current Zoning plan it is for the future and so Northpoint provided us with some good comments in my opinion about the existing land use plan and the future land use plan. Alot of them align with, the current land use plan is how things are today, the future land use plan, the comments they made are pretty benign in terms of them aligning with the current zoning so not necessarily changing. For example a lot of use for zones zoned Industrial and so that's what I provided to you. Joe and I talked and he agrees. It is not changing the Zoning Ordiance.

A Motion was entertained to recommend to recommend to the Supervisors approval of the Greater Hazleton Area Thrive 2035: The Multi Municipal Comprehensive Plan for the City of Hazleton, West Hazleton Borough and Hazle Township to the Supervisors. Motion by Marchese and second by Daley

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

CORRESPONDENCE:

Luz Cty Planning 9/17/25 Arias Minor SD – No comment
 9/23/25 Butler 260 SD – (1) comment

Luz Cty Engineering 9/23/25 Butler 260 SD – (29) comments

Zoning 10/10/25 Mericle Crossroads Lot #10 Major SD – In Compliance
 10/10/25 Arias Minor SD – In Compliance
 10/10/25 HASD K – 5 New Elementary School & Access Road – Sketch Plan – In Compliance

HT Fire Chief 9/24/25 Mericle SR309C Major LD – Hydrant must be installed on Marina Ct

RJD 9/16/25 HIP North Lot #2 Land Dev – (12) General, (3) Zoning, (35) Saldo & (3) Stw comments
 9/22/25 Rev #3 Project Hazlenut LD – (9) comments
 10/6/25 SR 309C LLC Rev #3 – (7) comments
 10/16/25 Butler 260 Major SD – Rev #1 – (7) General & (10) Saldo comments
 10/20/25 PPL Lot Line Adjustment – (4) General & (10) Saldo comments
 10/20/25 Project Hazlenut LD Rev #4 – (6) comments
 10/20/25 Project Hazelnut LD Rev #5 – (5) comments

Mericle 10/20/25 Request for a 90 day extension of time for SR309C – Storage Sheds

The next regular Planning meeting will be held Tuesday November 18, 2025 at 6:00 PM

Motion to adjourn the meeting at 7:00 PM Motion by Daley and Second by Marchese
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
NOVEMBER 18, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: Regular Monthly Meeting of Hazle Township Planning Department
Under title 18 is the official and lawful Regular Monthly Meetin of the Hazle Township planning Department

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	Lee Ann Kasha - Present
Joe Calabrese, RJD Eng - Present	John Synoski - Present
Chuck Krone, Zoning Officer - Present	

Prior to the meeting, the Board had an Executive Session

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of October 21, 2025. The Motion was made by Marchese and second by Daley.

ROLL CALL: MARCHESE: Aye DALEY: Aye SYNOSKI: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for NOVEMBERt Meeting(s)

SOLICITORS:

RJD: 10/30/25 – Mericle SR309B/Mixed Use - \$ 747.50 / Atlas Level 4 Stw - \$ 230.00 / Butler 260 SD - \$ 1,610.00/ Mericle SR 309C Storage Sheds - \$ 920.00 /Central PA Equities \$ 2,875.00 / HASD Field House - \$ 5,094.00 / Northpoint Data Ctr - \$ 5,819.00 Mericle Crossroads Phase 1 - \$ 1,736.50 / Butler 161 (FW WEBB) - \$ 529.00 / STTC LD - \$ 968.00 / Ridgewood Phase 1 - \$ 1,518.00 / Project X - \$ 1,288.00 /High Hook/Allison Crane - \$ 287.50 / HASD Elementary School Sketch Plan - \$ 862.50 / Valeri & Sofi Minor SD - \$ 172.50 PPL Minor SD - \$ 632.50 **TOTAL - \$ 25288.50**

SECRETARY: MTG('S) MINUTES: 10/21/25 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

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **November 18, 2025**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **November 18, 2025**

Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **December 9, 2025**

Mericle SR 309B Mixed Use Dev LD & SD – **January 20, 2026**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **January 20, 2026**

Mericle Crossroads Phase II Prelim/Final Major LD – **November 18, 2025**

PUBLIC COMMENT: Chairman Synoski: At this time we will have public comment on any item on the Agenda, we would like to limit your comments to 3 minutes if possible.

Joann Montes, 1371 Harwood Road. Re: HazletonCreek Project. You promised us, the Harwood people that Mericle would not have any truck traffic on Harwood Road. Last meeting the Supervisors told me I live in Hazleton. There's trucks going in and out the Harwood. Data Centers cause Cancer.

Mary Robinson, Sophia Coxe Drive, Drifton. Asked the PPL Lot Line Adjustment, what is the Lot Line.

Joe C – PPL is proposing to subdivide 4 existing parcel into 2 parcels. It is off SR 424

Robinson – Where are these lot lines located

Joe C – Their application is for Subdivision only. The Butler 260 SD – There is a land swap going on.

Before us tonight is just the Subdivision.

Robinson On the agenda is a end user, they don't have to provide that info

Synoski: No

Robinson Why are we doing Preliminary and Final at the same time.

Synoski The municipality has been doing Preliminary & Final for many years, it kicks in bonding.

Joe C – For the PPL SD – This is considered a Minor SD, in a minor Sd the Planning Department is the approving body. There would be no infrastructure. It doesn't give them the ability to do anything.

John Zola 17 Dyson Road, sugarloaf – PPL is doing a line adjust so the new distribution substation, someone else is going to own that or is ppl going to own that

Joe C – All land now is owned by PPL, so this is the subdivision whatever happens after it is approved or denied, it's just allowing to change lot lines. There is not a representative here tonight, it is not ready for approval.

Zola We can ask that info who they sell it to in the future

Rockman They don't have to tell us, you can find the information when it is recorded.

David Glassburg – Sugarloaf On ppl for the SD, why did they eventell you its for the substation, so if your approving this subdivision, make it clear your not approving the substation.

Scott Montes -407 old Cranberry Rd – Questions on Mericle Phas II, is that part of Hazleton Creek. I have truck s coming down, jake breaks going all hours of the night. We were told that none of us would be affected and this was approved by you, so why are they coming in

Joe C – Mericle is not approved for Phases 2, 3, 4 &5 yet. Are you sure your not thinking of Hazleton Creek Site

Montes We don't know anymore. We don't know where these phases are.

Joe C – For Mericle we only approved Phase I. Hazleton Creek is only 20% in the Township and 80% in the City. File an official complaint with the code officer. Phase 1 of Mericle accesses off of 424, Phase II would connect to Phase 1.

Montes asked about trucks, jake breaks and in the future have them state what they are going to put on properties.

Synoski – We do our best to understand what they are proposing.

Joe C – will let the Supervisors know. Your issue is partially in the Twp and partially in the city.

Rockman – That is a code enforcement issue. Planning has nothing to do with that.

Synoski – We understand your concerns. To your point we can ask that question about trucks, jake brakes, traffic.

Rob Zafian – 21 Olympic Lane – Do we have a master plan of the town where we can see the projects.

Synoski It does not exist, this Board can look at it. We'll see what we can do to implement that.

Sherri Homanko – 349 W 30th street – asked if the items was specifically for Data Centers. You can go online and see who the end user is. Regarding AWS it's on there. You shouldn't be voting on things

Synoski – We rely on our Solicitors, we may not be able to ask anything else

Joe C – So again, the only reason its on here is ppl is only subdividing its land. We have no jurisdiction over it before or after

John s – That line is not part of this application. I really think PPL should have been here tonight.

Tammy Parise – Louis Schiavo Drive, Hazle Twp – Can we request our address not be posted on the minutes.

Rockman – Yes

Parise – There's no permit for taking trees down on your own property. She Showed the Board pictures of a woman's view before and after. The people should not be taking down the trees and that brings up conservation that is involved in this. I see on Louis Schiavo Drive where Mericle is putting up the storage sheds. Conservation is a huge concern for me. Where are the animals going to go. Mericle SR309B she asked about traffic, is there going to be a 4 way stop sign.

Joe C With the future plans, Mericle had a scoping with PennDot, that is being reviewed by Penn Dot on a whole. That could either be a 4 way stop or a 2 way stop. Penn Dtot gave the Twp discretion on that.

Parise asked if the car wash will be touchless.

Steve Makstadd, Mericle – We do not have a tenant yet.

Parise thanked Mr Calabrese, you're an asset.

Sue Freekot 532 Buck Mountain Blvd – Eagle Rock – Planning does review of the proposals

John s – Subdivision and Land Development, under certain minor projects we have the ability to approve.

Freekot – Just because it's always been that way doesn't mean it's the right way

John S – I think so

Joe C – This is a Planning Department. John is a professional Engineer. Terry and Joe work in construction and are very knowledgeable.

Freekot – does tonight have to do with the Data Center, what was the bill paid for the data center

Joe c – It's for reviews and inspections

Freekot Where is the car wash going

Joe C Louis Schiavo drive – catty corner from Sheetz

Freekot – last but not least has anyone brought you a Data center Ordinance

Joe C – The Supervisors hired a consultant for that and that is in the process.

Rockman – It goes to the Supervisors, it has to be advertised for 30 days.

Ashley Bart – Clinto Ct, Hazleton – I have been coming to meetings since July, the board has been great in answering questions. So I mention point of order before, so in the Saldo it mentions anything greater than 5 acres should be major an that's initiated with Lee Ann when it comes in, Bart read from the Saldo.

Joe C – There is another section in there, that's a lot line adjustment.

Bart – I know you said you have been doing Preliminary/Final together, that’s really clear in the ordinance that they should submit Preliminary first. In Northpoint it says they should submit Preliminary first so I think that’s going to be their issue. If you look at their substation plans, the substation is right up against Eagle rock, we promise as a community we’ll not let that happen. I also have Hazleton Hospitality is on for 2 years, it should not be on for more than 2 years. We want Wegmans, Home Depot we want development that enhances our lives not just waerhouses.In making these points I’m asking what if it does go past (2) years

Joe c We told them it was their last extension.

Joh S understand we want them off this agenda but we want them to comply

Bart – the ordinances are for our protection, the point for Preliminary Final is not compliant

Joe C It only becomes compliant if the waiver is granted.

Bart asked if there is a section in the Ordinance for waivers.

Joe c – yes there is a section in the Ordinance that addresses waivers. We do everything to make them comply

Bart New plans Hazleton creek, you guys are voting on that , the Saldo says it has to be within 21 days so that would be a violation it’s 20 days.. There’s also and this is consistent there’s several sunshine act violations with Public Notice.

Rockman – I disagree with youm we are fully compliant. We’ve been told we are in compliance with the law.

Calabrese – I work sor many municipalities and Hazle Township is the only one who puts public notices in the paper.

John Elias – old Cranberry Road. A lot of y wuestion are with cranberry crekk. There was supposed to be no traffic. The curbing is wrong. They’re still coming through at 11PM, Jake brakes. We have a very fine line between residential and commercial. Theere’ special addendums addressed if things move further along. There should be no truck traffic coming through.

John s stated he will see the Zoning Officer tomorrow

Joe C – This is supposed to be a construction access. What the Supervisors did was they have to make a right turn only, that’s when this operational.

Kurt Wilhelm- 1379 Rock Crest Drive, Hazle Twp – There is anamendment for the Subdivision you have before you its going to be a vote tonight. Why are th property lines being changed. We chould know who the poperty owners are, who’s looking out for our best interest as tax payers.

Synoski – This board truly appreciates everyone’s comments. I want to thank everyone on behalf of the Board. We’re going to be going through our agenda items now so if it seems they are going fast, that’s why.

PLANS FOR APPROVAL

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet /Signed Applicant Acknowledgement/ Developer’s Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW

corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative / 90 day ext of time expires 01/20/26 /

Joe c – This plan – discussed earlier, no new info. They were advised there would be no more extensions.

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 November 18, 2025 / 8/19/25 Baer & Evans – Request for a 90 day Ext of time /

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 – Only update, they're still working through Sewage Planning and a 90 day extension of time.

A Motion was entertained to grant the request of Baer & Evans for a 90 day Extension time for Valery & Sofi Properties Inc Minor Subdivision. Motion by Marchese and Second by Daley.

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

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 / Ext of time to expire – November 18, 2025 /

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

Steve Makstadd, Mericle was present. I think it's a good thing we have this input. There was a number of residents that had questions and concerns. I met with some of them to address their concerns. We do take pride in our developments and we try to take the residents concerns into consideration. I am willing to meet with people I will give them my number.

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

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 Scale 1” = 60’ / 10/17/25 2nd Zoning Review – In compliance /**

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.

Joe C – They submitted a revised plan a lot of the comments have been addressed.

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 9/16/25

This project is locate directing 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.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

Joe C – There’s no new info on Phase IV & V

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

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 / 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 /

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 have ongoing discussions with the Engineer. No Action tonight.

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 / 90 Day extension of time to expire 11/18/25 /

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.

Mericle HIP North Lot #2 Expansion Prelim/Final Major LD Received 8/19/25 P-25-20

Received: Cover Letter / Application / Checklist / Stormwater Permit Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County / Wetland Delineation Report / Stormwater Mgt Report / 8/7/25 Zoning Review – Parking not able to be determined / 9/16/25 RJD Rev # 1 - (12) General, (3) Zoning, (35) Saldo & (3) Stw comments / 9/26/25 LCD – NPDES Ext of time / 11/14/25 Mericle Revised Submission & response comments to RJD Rev of 7/28/25 Deed Report, PNDI Report, Floodway analysis Report For Stoney Creek, Estimate for Stormwater Costs, 11/14/25 Pennoni - Geotechnical Engineering Report & Lighting Plan /

Waiver Request 301.C Requirement of a Preliminary Plan submittal / *13.1.A Requirement of curbs in Parking lots / 813.2A Requirement of concrete sidewalks / Storm sewer calculation

Proposed is a 114,800 SF addition to the existing 410,000 Sf Building and (2) future building expansions, 49,220 SF each on Lot #2 in Humboldt Industrial Park North.

Joe C – They recently submitted a revised plan.

A Motion was entertained to grant the request of Mericle for a 90 day Extension time for HIP North Lot # 2 Expansion Preliminary/Final Major Land Development. Motion by Daley Second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

PPL Electric Utilities Corp Minor SD Accepted: 9/16/25 P-25-22

Received: Cover Letter / Application / Checklist / Project narrative / Fee Schedule & Summary Sht / SD Fee - \$ 1,162.80 / Signed Applicant Acknowledgement / 10/20/25 RJD Rev #1 – (4) General & (100) Saldo comments / **Revised Submission received 11/7/25** – Cover Letter Response comments to RJD Review of 11/6/25, Parcel Map Check Report, Deed, Revised Plan- Revision date 11/4/25, design bld –

Stormwater Mgt Plan - Response comments to RJD rev9/26/25, 11/4/25 Revised E&S Report, 11/4/25 Revised PCSM Report /

PPL proposes a lot line adjustment, to sell 15.64 acres for a new distribution substation for an end user and PPL is to receive 6 acres. PPL will retain ownership of Lot's 1, 3 & 4. PPL will continue to operate & maintain existing electric transmission facilities within all four lots – easement rights to be retained.

Joe C – There was supposed to be a representative here tonight. We have not received County comments.

Butler 260 SR 424 Preliminary/Final Major Subdivision Accepted: 9/16/25 P-25-23

Received: Cover Letter / Application / Checklist / SD Fee - \$ 5,470.00 & Rec Fee - \$ 7,800.00 / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Certificate of Ownership / 8/6/25 Dep – No Planning Module needed / Project Narrative / Deed(s) / Redacted Purchase Agreement / Corr to Zoning Officer / 9/23/25 Luzerne Cty Planning – (1) comment & Engineering – (29) comments / 10/23/25 Luz Cty Planning – (2) comments & Engineering (57) comments & (12) General comments / **11/12/25 Revised Submission received:** Response comments to RJD Rev of 10/16/25. Waiver requests: 203, 301.C & 501 – Requirement of a Preliminary Plan, 404.1 – Plan Scale / 11/ 18/25 RJD Rev #1 (3) comments / 11/18/25 Zoning review – In Compliance /

Proposed is to combine (3) parcels into (2) parcels approximately 260 Acres, Parcel 4 – City of Hazleton & Hazle Township, Parcel 5A – Hazle Twp, Parcel 6 – City of Hazleton & Hazle Twp

Atty Rockman turned the meeting to Atty Logsdon.

Tom Williams, Nirth Point Development – This is not a Data Center. This was accepted 9/16/25, I think we're ok on the extension.

Joe C – This project is changes in lot lines, this is the subdivision portion of it. They have addressed a lot of the comments we are waiting on the Zoning Officer for the City of Hazleton.

Atty Logsdon will follow up with the City of Hazleton's Zoning Officer.

Arias Minor Subdivision Accepted: 10/21/2025 P-25-24

Received: Application / Checklist / Project Narrative / SD Fee - \$ 700.00 / Wetlands Fact Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed / Legal Description / Plans / Corr to Zoning & Twp Engineer / 9/17/2025 Luzerne County Planning – No comment / 11/18/25 Zoning Review – In Compliance

Proposed is to create one new lot from (2) existing parcels. Proposed new lot 1 has an existing driveway & public utilities available.

This is a minor subdivion. It is ready to approve but because it wasn't on the agenda tonight I recommend it be tabled.

Butler 260 Bldg 5 Preliminary/Final Major Land Dev Accepted: 10/21/25 P-25-25

Received: Cover Letter / Application / Checklist / Drainage Application / Fees / Stormwater MGt Application / Signed Certificate of Ownership / Project Narrative / Deed(s) / PNDI / Wetland Report / 9/22/25 UGI – Gas Available / 8/15/25 PPL Work Order # 9/30 25 design BLD request for to HCA for water service / Fee Schedule & Sumary sht / Signed Applicant Acknowledgement / 9/30/25 design BLD Waiver Request Saldo section(s)203, 301.C, 501– Requirement of Preliminary plan submittal &

404.1 – Plan Scale / Probable Cost sht for Municipal Bonding / Sewage Facilities Planning Module Application Mailer / 7/1/2025 Application to GHJSA / Plans / Corr to Fire Chief, Zoning Officer & Twp Engineer / 10/16/25 RJD Rev. #1 – (7) General, (10) Saldo comments / 10/23/25 Luz Cty Planning – (2) comments & Engineering – (56) comments /

Proposed is to construct one 1,006,880 SF industrial facility on a proposed 260 Acre Parcel along SR 424

Joe C has not had a chance to review this application yet.

Mericle Crossroads Phase 1 – Lot 10 Prelim/Final Major Subdivision Sub: 10/21/25 P-25-26

Received: Cover Letter / Application / Checklist / Signed Certificates of Ownership / Fee Schedule & Summary Sht / SD Fees - \$ 4,578.20 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 10/10/25 Zoning Review – In Compliance /

Proposed is to add a 5.74 acres piece of land to existing Lot #10. Roadways, Crossroads Blvd North & Road "E" are being reconfigured to accommodate the railroad crossing.

Joe c did not have a chance to review this plan

Mericle Crossroads East Phase 1 Revised Major Land Dev. Received: 10/21/25 P-25-27

Received: Transmittal Letter / Corr to Luzerne Cty Planning & Engineering / Application / Checklist / LD Fee \$ 8,519.00 / Stormwater Management Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / 10/30/25 Luz Cty Planning – No Comment & Engineering – (99) comments

Joe C – This would be the Land Development to go along with the subdivision.

NEW PLANS SUBMITTED

Hazleton Creek Proposed Industrial Center – Revised Received 10/29/25 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 /

As the public commented, this was received 20 days prior to the meeting. We will not accept the at this time.

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 10/30/25 Mericle Crossroads Phase 1 Revised LD – No Comment
10/30/25 Mericle Crossroads Phase 1 Revised SD – (2) comments
10/23/25 Butler 260 Bldg 5 Major LD - (2) comments

Luz Cty Engineering 10/30/25 Mericle Phase 1 (Lot 10) Revised Major LD – (99) Comments
1029/25 Mericle Crossroads Phase 1 – Revised Major SD – (84) comments
10/22/25 Butler 260 Bldg 5 Major LD - (56) comments

Mericle 11/14/25 Revised submittal for HIP North Lot #2 Expansion- Response to RJD Rev of 7/28/25

Van Cleef Eng 11/6/25 PPL Lot Line Adjustment – Response to RJD review of 8/27/25

LCD 11/10/25 Project Hazlenut Offsite Utilities NPDES – application complete

RJD 11/28/25 Butler 260 Prelim/Final Major SD – (3) comments

The next regular Planning meeting will be held Tuesday December 9, 2025 at 6:00 PM

**A Motion was entertained to adjourn the meeting at 8:10 PM Motion by Marchese and
Second by Daley**

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

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
DECEMBER 16, 2025
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

Lee Ann Kasha - Present

Joe Calabrese, RJD Eng - Present

John Synoski - Present

Chuck Krone, Zoning Officer - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of November 18, 2025. Motion by Marchese and Second by Daley

ROLL CALL: Marchese: Aye

Daley: Aye

Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for DECEMBER Meeting(s)

SOLICITORS:

RJD: 11/30/25 – Atlas Level 4 Stw - \$ 3345.00 / Butler 260 SD - \$ 575.00/ Mericle SR 309C Storage Sheds - \$ 920.00 /Central PA Equities \$ 4,979.50 / HASD Field House - \$ 1,288.00 / Northpoint Data Ctr - \$ 12,118.50.00/ STTC LD - \$ 968.00 / Project X - \$ 2,380 / STTC LD - \$ 690.00 /Arias Minor SD – 575.00 / Butler 260 LD STW- \$ 805.00 / Mericle Crossroads Phase 3 SD - \$ 460.00 / PPL Minor SD - \$ 287.50 / HIP North Lot 15/16 - \$ 690.00 **TOTAL - \$ 25288.50**

SECRETARY: MTG('S) MINUTES: 11/18/25 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

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – February 17, 2026

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **February 17, 2026**
Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **December 16, 2025**
Mericle SR 309B Mixed Use Dev LD & SD – **January 20, 2026**
Hazleton Hospitality Minor Sd – 60 Day Ext of time – **January 20, 2026**
Mericle Crossroads Phase II Prelim/Final Major LD – **February 17, 2026**
Mericle Crossroads Phase II Major LD – **February 17, 2026**
Mericle HIP North Lot2 Major LD – February 17, 2026

ADMINISTRATIVE ACTIONS

PUBLIC COMMENT: Public comment on agenda items only. Please state your first and last name, your address, and the agenda item you wish to comment on.

PUBLIC COMMENT:

Todd Eachus, Butler Township, Former State Representative would like to address Data Centers. According to a recent Rolling Stone article (published Nov. 24, 2025. Amazon's hyperscale data centers in Oregon have drawn scrutiny for massive water consumption, placing serious stress on local aquifers, water wells, streams and rivers. Communities there have faced reduced water availability for households, farms and ecosystems, especially during droughts. Experts warn that water withdrawals for data center cooling at this scale threaten long-term water security and community resilience. Beyond water scarcity, these facilities contribute to chemical runoff, industrial waste and constant methane and diesel emissions from 24/7 operations. Nearby areas have reported clusters of cancer and other chronic illnesses, prompting investigations into links with data center pollutants. These public health concerns need to be taken into serious consideration before approving data centers.

Mary Robinson, Drfton – The PPL Subdivision. There is no construction, why are they splitting up the lots. Mericle Business Park – the roadways dedicated to the Township, does that mean the roadways are going to be maintained by the Township instead of the one who owns it.

PLANS CONSIDERED FOR APPROVAL

PPL Electric Utilities Corp Minor SD **Accepted: 9/16/25** **P-25-22**

Received: Cover Letter / Application / Checklist / Project narrative / Fee Schedule & Summary Sht / SD Fee - \$ 1,162.80 / Signed Applicant Acknowledgement / 10/20/25 RJD Rev #1 – (4) General & (100 Saldo comments / **Revised Submission received 11/7/25** – Cover Letter Response comments to RJD Review of 11/6/25, Parcel Map Check Report, Deed, Revised Plan- Revision date 11/4/25, design bld – Stormwater Mgt Plan, 11/4/25 Revised E&S Report, 11/4/25 Revised PCSM Report / 11/12/25 Luz Cty Planning – (2) comments & Engineering – (7) comments Hazle Twp & (10) comments & (4) General comments Hazleton City / 11/25/25 No Planning Module Needed / 12/12/25 RJD Rev – (1) comment – Waiver request – no objection/

The applicant, PPL Electric Utilities Corporation, is proposing to subdivide two (2) existing parcels totaling approximately 49.3 acres to create four (4) new lots. PPL will continue to operate & maintain existing electric transmission facilities within all four lots with all easement rights to be retained. The ownership of the land associated with Proposed Lot 2 on this subdivision will be conveyed to Butler 260 (24 acres). There is no construction associated with this proposed minor subdivision.

Joe C - We have received a revised plan and clarification on our first review. All comments have been addressed, the one outstanding item is they are requesting a waiver for plan scale.

Received: Application / Checklist / Project Narrative / SD Fee - \$ 700.00 / Wetlands Fact Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed / Legal Description / Plans / Corr to Zoning & Twp Engineer / 9/17/2025 Luzerne County Planning – No comment / 11/18/25 Zoning Review – In Compliance

Proposed is to create one new lot from (2) existing parcels. Proposed new lot 1 has an existing driveway & public utilities available.

Joe C This is combining two parcels into one based on our review of November 18th this is in compliance with the Saldo and is in position to be approved tonight.

A Motion was entertained to approve the Arias Minor Subdivision. Motion by Mrchese and Second by Daley Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

PLANS UNDER REVIEW

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement / Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative / 90 day ext of time expires 01/20/26 /

Joe C – There is nothing new, it has been hanging on the Agenda for quiet some time. I did notify their Engineer that another extension may no be approved.

John S – Are they stalled on a third party review.

Joe C – They are but there are other comments that have not been addressed.

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 February 17, 2026 / 8/19/25 Baer & Evans – Request for a 90 day Ext of time /

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 – Nothing new, they are down to a waiver request and Sewage Planning approval. The Sewage Planning is a little complex. If we don't see some progress, I don't know if we should give another extension.

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 / Ext of time to expire – February 17, 2026 /

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

Steve Maakestad, Mericle was present. We are doing a resubmission with the Subdivision and a resubmission of the Land Development.

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 / 12/2/25 Request for 90 ext of time /**

This project is located directly West of I-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.

Steve Maakestad, Mericle – We have a response, worked down to 9 comments.

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 9/16/25 / Request for 90 Day ext of time /

This project is locate directing 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

Steve Maakestad, Mericle – We owe a response on Phase IV

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 / Request for 90 Day ext of time /

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

Steve Maakestad, Mericle – We owe a response on Phase IV

A Motion was entertained to approve a 90 Day Extension of time request for Mericle Crossroads Phases III, IV & V Preliminary/ Final Major Subdivisions to expire March 17, 2025.

Motion by Marchese and Second by Daley

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 /

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.

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 /

Joe C – We’ve been going back & forth with Bohler Eng. They’re moving forward. Not ready for approval

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 / 90 Day extension of time to expire 2/17/26 / 12/15/25 LCD – NPDES Technical Deficiencies /

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 Plan for Phase 2. We are going to meet tomorrow. They are moving forward

Mericle HIP North Lot #2 Expansion Prelim/Final Major LD Received 8/19/25 P-25-20

Received: Cover Letter / Application / Checklist / Stormwater Permit Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County / Wetland Delineation Report / Stormwater Mgt Report / 8/7/25 Zoning Review – Parking not able to be determined / 9/16/25 RJD Rev # 1 - (12) General, (3) Zoning, (35) Saldo & (3) Stw comments / 9/26/25 LCD – NPDES Ext of time / 11/14/25 Mericle Revised Submission & response comments to RJD Rev of 7/28/25 Deed Report, PNDI Report, Floodway analysis Report For Stoney Creek, Estimate for Stormwater Costs, 11/14/25 Pennoni - Geotechnical Engineering Report & Lighting Plan / Ext of time to 2/17/26 / 12/14/25 RJD Rev #2 – (10) comments /

Waiver Request 301.C Requirement of a Preliminary Plan submittal / *13.1.A Requirement of curbs in Parking lots / 813.2A Requirement of concrete sidewalks / Storm sewer calculation

Proposed is a 114,800 SF addition to the existing 410,000 Sf Building and (2) future building expansions, 49,220 SF each on Lot #2 in Humboldt Industrial Park North.

Joe C There was a revised submission on this, this is a building addition. We did a second review, a lot of the comments have been addressed. This not ready for approval

Butler 260 Bldg 5 Preliminary/Final Major Land Dev Accepted: 10/21/25 P-25-25

Received: Cover Letter / Application / Checklist / Drainage Application / Fees / Stormwater Mgt Application / Signed Certificate of Ownership / Project Narrative / Deed(s) / PNDI / Wetland Report / 9/22/25 UGI – Gas Available / 8/15/25 PPL Work Order # 9/30 25 design BLD request for to HCA for water service / Fee Schedule & Summary sht / Signed Applicant Acknowledgement / 9/30/25 design BLD **Waiver Request Saldo section(s) 203, 301.C, 501 – Requirement of Preliminary plan submittal & 404.1 – Plan Scale** / Probable Cost sht for Municipal Bonding / Sewage Facilities Planning Module Application Mailer / 7/1/2025 Application to GHJSA / Plans / Corr to Fire Chief, Zoning Officer & Twp Engineer / 10/16/25 RJD Rev. #1 – (7) General, (10) Saldo comments / 10/23/25 Luz Cty Planning – (2) comments & Engineering – (56) comments / 12/9/25 RJD Rev #1 -

Proposed is to construct one 1,006,880 SF industrial facility on a proposed 260 Acre Parcel along SR 424

Joe C We did a review December 9th. This is still early in the process

Mericle Crossroads Phase 1 – Lot 10 Prelim/Final Major Subdivision Sub: 10/21/25 P-25-26

Received: Cover Letter / Application / Checklist / Signed Certificates of Ownership / Fee Schedule & Summary Sht / SD Fees - \$ 4,578.20 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 10/10/25 Zoning Review – In Compliance / 12/15/25 RJD Rev #1 – (4) General & (10) Saldo Comments / **Waivers Requested – 203, 301.A & 501** – Requirement of a Preliminary Plan Submittal & **404.1** Plan Scal no smaller than 1" = 60' /

Proposed is to add a 5.74 acres piece of land to existing Lot #10. Roadways, Crossroads Blvd North & Road "E" are being reconfigured to accommodate the railroad crossing.

Joe C – We just did a review recently. This a pretty simple subdivision. They are taking a portion lad from a subsidiary (5 acres) and adding to lot 10 and some changes to roadways. There was nothing major in the review..

Mericle Crossroads East Phase 1 Revised Major Land Dev. Received: 10/21/25 P-25-27

Received: Transmittal Letter / Corr to Luzerne Cty Planning & Engineering / Application / Checklist / LD Fee \$ 8,519.00 / Stormwater Management Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / 10/30/25 Luz Cty Planning – No Comment & Engineering – (99) comments /

Joe C – Still needs to review this plan

NEW PLANS SUBMITTED

Hazleton Creek Proposed Industrial Center – Revised Received 10/29/25 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 /

John S – We talked about a presentation, will they do that at the next meeting?/? I think the Sketch plan process is criticle. I'd like to see the applicant here.

Joe C – I did prepare an overall plan that shows the loction of all the projects on our agenda. Jeff, if you can look at this because we are doing something beyond the MPC requirements.

John S – I'd like a legal opinion

A Motion was entertained to accept Hazleton Creek Proposed Industrial Center – Revised Plan Preliminary/Final Subdivision & Land Development as a complete application. Motion by Marchese and Second by Daley.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

New Age Development Minor SD Received: 11/17/25 P-25-29

Received: Cover Letter / Application / Checklist / Fees- \$ 850.00 SD Fee & \$ 750 Recreation Fee / Wetland Fact Sheet / Signed Certificate of Ownership / Fee Schedule & Summary Sht /Signed Applicant Acknowledgement / Deed / Legal Descriptions for new lots / Project Narrative / Signed Developer's Agreement to pay all fees / Plans / Corr to Zoning / 12/10/25 Luz Cty Planning – (2) comments & Engineering – (13) comments /

The purpose of the Minor Subdivision is to create (3) lots from one 24.92 acre. Located along SR 924 between Chestnut Hill Drive and Pin Oak Drive New Lot 1 – (2.57 AC), New Lot 2 (1 AC), Residual Lot 3 – (21.33)

A Motion was entertained to accept New Age Development 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 #28 Minor SD Received: 11/19/25 P-25-30

Received: Cover Letter / Application / Project Narrative / Deed / Fee Schedule & Summary Sht / Signed Developer's Agreement to Pay All Fees / Applicant Checklist / 11/14/25 Dep Sewage Application mailer submitted / 3/11/01 Dep Planning Module approval for Humboldt North 34 Lots / 11/6/25 UGI Gas Available 11/11/25 Request to ppl for electric / **Waiver Request** – 604.1 – Plan scale of 1" = 60' / 11/25/25 Dep No Planning Module Needed /

The purpose of this Subdivision is to properly subdivide HIP North Lot 28 (9.65 Acres) from the parent tract of land of Humboldt Industrial Park North. Located East of North Park Drive

A Motion was entertained to accept CanDo Hip North Lot 28 Minor Subdivision as a complete application. Motion by Marchese and Second by Daley

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

Ridgewood Sunburst Phase 1B Received 11/18/25 P-25-31

Received: Application / Checklist / Wetland Fact Sht / Fee Schedule & Summary Sht /SD Fee - \$ 2,650.00 SD Fee / Signed Applicant Acknowledgement / Airport Hazard Zone Application / Level 4 Stormwater Management Application /

Proposed is to subdivide Lots 1 thru 5 & Lots 11 thru 14 and Parcel C – Stormwater Management along E Venisa Drive in the Ridgewood Sunburst Phase 1 Subdivision

A Motion was entertained to accept Ridgewood Sunburst Phase 1B Final Subdivision as a complete application. Motion by Daley and Second by Daley

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

Amazon AVP1 Off Site Yard Preliminary/Final LD Received: 11/24/25 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 /

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.

A Motion was entertained to accept Amazon AVP1 Off Site Yard Preliminary/Final Major Land Development as a complete application. Motion by Marchese and Second by Daley

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

MEETING DATES FOR 2026

Meetings are held the third Tuesday of each Month at 6:00 PM. Except for the May meeting which will be held on Monday, May 18th at 6:00 PM due to election day.

JANUARY 20, 2026

FEBRUARY 17, 2026

MARCH 17, 2026

APRIL 21, 2026

MAY 18, 2026 - Monday, due to election day

JUNE 16, 2026

JULY 21, 2026

AUGUST 18, 2026

SEPTEMBER 15, 2026

OCTOBER 20, 2026

NOVEMBER 17, 2026

DECEMBER 15, 2026

A Motion was entertained to approve the Planning meeting schedule for 2026. Motion by Daley and Second by Marchese Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

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 11/12/25 PPL Subdivision Review – (2) comments
1/10/25 New Age Dev SD – (2) comments

Luz Cty Engineering 11/11/25 PPL SD Review (7) comments Twp, (10) comments & (4) General comments Hazleton City
12/9/25 New Age Dev Sd - (13) comments

Mericle 12/2/25 90 Day Extension of time Requests for Crossroads East Phases III, IV & V Preliminary/Final Major Subdivisions

North Point Dev 12/4/2025 Request for 90 Day Extension of time for Butler 260 Major SD

LCD 12/4/25 SR309B NPDES NOI is complete & technically adequate

RJD 12/9/25 Butler 260 Bldg 5 – LD – (11) General,(5) Zoning & (55) Saldo comments
12/12/25 PPL Lot Line Adjustment –Rev#2 – (1) comment waiver request – no objection
12/14/25 HIP NW Lot 2 LD – (10) comments
12/15/25 Crossroads east Phase I Major SD Lot 10 Rev #1 – (4) General & (10) Saldo comments

DEP 11/25/25 HIP N Lot 28 Minor SD – No Planning Module Needed
11/25/25 PPL SD – No Planning Module Needed

Northpoint Dev. 12/4/25 90 Day Ext of time request for Butler 260 Major SD

Zoning 11/18/24 Butler 260 Prelim/Final Major LD – In Compliance, no comments
11/18/24 Butler 260 Prelim/Final Major SD – In Compliance, no comments
11/18/24 Arias Minor SD – In Compliance- no comments
11/18/24 Crossroads Phase 1 Preliminary/Final Major LD – Revised- In compliance
12/5/25 SR 209B Zoning Review for Revised Plans – In Compliance

The next regular Planning meeting will be held Tuesday January 20, 2026 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:40 PM. Motion by Daley and Second by Marchese. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

