

**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	Terry Daley
Joseph Marchese	Lee Ann Kasha
Joe Calabrese, RJD Eng	John Synoski
Chuck Krone, Zoning Officer	

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of March 18, 2025.

MOTION:	SECOND:	
ROLL CALL: MARCHESE:	DALEY:	SYNOSKI:

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

Motion to recommend the Supervisors pay the above bills.

Motion:	Second:	
Roll Call: Daley:	Marchese:	Synoski:

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

**Motion to grant the request for a 90 day Extension of time for Mericle Crossroads East Preliminary/Final Major Subdivision & Land Development. Motion: Second;
Roll Call: Marchese: Daley: Synoski:**

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

NEEDS EXT OF TIME

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

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 /

Motion to grant the request for a 90 day Extension of time for Hazleton Hospitality Minor Subdivision. Motion: Second; Roll Call: Marchese: Daley: Synoski:

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 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

Motion to grant the request of HASD Indoor Athletic Facility Preliminary/Final Major Subdivision for a 90 Day Extension of time to expire July 15, 2025. Motion: Second; Roll Call: Daley: Marchese: Synoski

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.

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 / 4/14/25 RJD Rev #2 – (2) comments – waiver requests /

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

Motion to grant the following waiver requests for Crossroads XOXO Preliminary/Final Major Subdivision: 203 & 301.C – Requirement of a submission of a Preliminary Plan & (2) 404.1 Plan scale must be no smaller than 1” = 60’. Motion: Second: Roll Call: Marchese: Daley: Synoski:

Motion to Recommend Approval of the Crossroads XOXO Preliminary/Final major Subdivision to the Supervisors. Motion: Second: Roll Call: Marchese: Daley: Synoski:

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 /

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

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.

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 Kreisl lot / 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 /

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.

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) 811.6Sewer 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 /

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.

**Motion to accept the Mericle SR309B Proposed Mixed Use Development Preliminary/Final Major Land Development and Subdivision as a complete application. Motion: Second:
Roll Call: Marchese: Daley: Marchese:**

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

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.

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 Kreisl-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

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

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

*******PLEASE NOT CHANGE OF DAY*******

Motion to adjourn the meeting at _____ PM Motion: Second:
Roll Call: Daley: Marchese: Synoski: