

**HAZLE TOWNSHIP PLANNING DEPARTMENT  
REGULAR MEETING  
JANUARY 20, 2026  
TIME: 6:00 PM**

**PURPOSE OF MTG: REGULAR MONTHLY MEETING**

**AS PER LEGAL NOTICE ADVERTIZED AGENDA:**

**THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!**

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**ROLL CALL:**

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

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**APPROVAL OF PREVIOUS MINUTES:**

**Motion to Approve the Minutes of December 16, 2025.**

**MOTION:**

**SECOND:**

**ROLL CALL: MARCHESE:**

**DALEY:**

**SYNOSKI:**

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**BILLS TO BE PAID:**

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

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

**SOLICITORS:**

**RJD:** 12/31/25 – Atlas Level 4 Stw - \$ 460.00 / Butler 260 SD - \$ 517.50 / Northpoint Data Ctr - \$ 6,41.00 / STTC LD - / Project X - \$ 230.00/ STTC LD - / Mericle SR 309C Storage Sheds - \$ 4,255.00 / Mericle Crossroads Phase 2 LD & SD - \$977.50 / HASD Field House - \$ 333.50 / HIP North Lot 28 SD - \$ 632.50 / Mericle CRE Phase 1 - \$ 4,887.50 / Ridgewood Phase 1 - \$ 1,081.00 /PPL Minor SD - \$ 345.00/ Mericle HIP North Lot 2 \$ 880.00 / Mericle Phase 1 SD (13) lots - \$ 1,430.00 / Mericle Phase 1 LD \$ 2,090.00 / New Age SD - \$ 632.50 / **TOTAL - \$ 25,169.00**

**SECRETARY:** MTG('S) MINUTES: 12/16/25 Meeting - \$ 50.00

**Motion to recommend the Supervisors pay the above bills.**

**Motion:**

**Second:**

**Roll Call: Daley:**

**Marchese:**

**Synoski:**

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**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 – **March 17, 2026**

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

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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.**

**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 / 1/2/26 RJD Rev #2 – (4) comments / 12/31/25 Mericle - Revised submission & Response comments of RJD Rev dated 4/11/25, Wetland Delineation Report & Revised plans dated 11/03/25 /

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

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

**Received:** Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 5,655,66 Recreation Fee - \$ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzern Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev– in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission – Response to RJD Rev of May 1, 2025 – Lot Closure Report – **Waiver requests – 203, 301.C 7 501 – Requirement of a Preliminary plan submittal & 404.1 Plan Scal 1" = 60' / 10/17/25 2<sup>nd</sup> Zoning Review – In compliance / Ext of time to expire 3/17/26 /**

**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 3/17/26 /

**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 / 90 Day ext of time to expire 3/17/26 /

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

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

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

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

**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 /

**NEEDS EXT OF TIME**

**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 / 1/6/26 Zoning Review – In Compliance /

**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 / Storm Sewer Calculation\_ 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 / 12/22/24 Fire Chief – No comments / 12/23/25 Mericle **Revised Submission** – Response comments to RJD Rev of 12/15/25, 12/22/25 Revised Stormwater Management Report and revised plans / 12/31/25 RJD Rev #3 – (5) comments /

**Waiver Requests** 203, 301.A, 301.C, & 501 Requirement of a Preliminary Plan submittal / 813.1 & 1009 Requirement of curbs in Parking lots in parking lots / 813.2A Requirement of concrete sidewalks along Roadways / 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.**

**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**

**NEEDS EXT OF TIME**

**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' / 12/31/25 RJD Rev #2 – (2) comments /

**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.**

**NEEDS EXT OF TIME**

**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 / 1/2/25 RJD Rev #1 – (5) General, (26) Saldo & (3) Stw comments /

**NEEDS EXT OF TIME**

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

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

**New Age Development Minor SD Received: 12/15/25 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 / 1/4/26 RJD Rev #1 – (7) comments / 1/6/26 Zoning Rev – In Compliance

**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)**

**Ridgewood Sunburst Phase 1B Received 12/15/25 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 / 1/6/26 Zoning Rev – In Compliance /

**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**

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

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

Wetland Fact Sheet / Geotechnical Engineering Report / Plans / Corr to Zoning / 1/6/26 Zoning Rev – In Compliance /

**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.**

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## **NEW PLANS SUBMITTED**

**CanDo Inc Humboldt Station Lot 107 Major SD    Received: 12/8/2025    P-25-32**

**Received:** Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / Sd Fee - \$ 850.00  
Recreation Fee - \$ 300.00 / Project Narrative / Signed Applicant Acknowledgement / Signed Developer’s  
Agreement to pay all fees / 11/24/25 UGI – Gas service available / Deeds / 1/6/26 Zoning Rev – In  
Compliance / 1/5/26 Luz Cty Planning – No comment /

**Located along Commerce Dr & Barletta Road in a (B-2) Zone. Proposed is to consolidate (3) adjoining lots into two new lots.**

**Motion to accept the CanDo Inc HIP Lot 107 Major Subdivision as a complete application**

**Motion:**

**Second:**

**Roll Call:**

**Daley:**

**Marchese:**

**Synoski:**

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**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**

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### **CORRESPONDENCE:**

**Luz Cty Planning** 12/10/25 New Age Sd – (2) comments

12/10/25 HIP North LOT 28 sd – No comments

1/5/26 Humboldt Station lot 107 SD – No comments

1/7/26 Hazleton Creek SD & LD – (3) comments

**Luz Cty Engineering** 12/9/25 New Age SD – (13) comments

12/9/25 HIP North Lot 28 SD – (14) comments

1/5/26 Hazleton Creek SD & LD – (63) Twp & (7) General comments

**Mericle** 1/7/26 SR309B SD plans for signing & SR309C LD plans for signing

**FLB Law** 1/8/26 PPL Minor SD plans for signing

**RJD** 12/31/25 HIP North Lot #2 Rev #3 – (5) comments

12/31/25 Crossroads Phase 1 (13) lot SD – Rev #2 – (2) comments

1/2/25 Crossroads Phase II Major SD – Rev #2 – (4) comments

12/2/25 Crossroads Phase 1 amended LD Plan – Rev #2 – (5) General, (26) Saldo & & (3) Stw  
comments

1/4/25 New Age SD – Rev #1 (7) comments

1/4/25 CanDo HIP Lot 28 Minor SD – (11) comments

1/19/26 CanDo HIP North Lot #28 Minor SD – (1) waiver request

**DEP** 12/31/25 HASD Tennis Courts – Revision – Planning Module approval

12/24/25 SR309B & 309C – Revision – Planning Module Approval

1/12/26 Project Hazlenut – Intent to issue – NPDES offsite utilities

**designBLD** 12/15/25 Butleer 260 Bldg 5 LD – NPDES Chapter 102 municipal notification

**Zoning** 1/6/26 Amazon AVP1 Major SD – In Compliance

1/6/26 Hazleton Creek Commerce Amended Major SD & LD – In Compliance

1/6/26 Mericle Crossroads Phase II Major SD – In Compliance

1/6/26 Ridgewood Sunburst Phase 1B Minor SD – In Compliance

1/6/26 New Age Minor SD – In Compliance

1/6/26 HIP North Lot 28 Minor SD – In Compliance

1/6/26 HIP Lot 107 Major SD – In Compliance

**Bohler Eng** 1/16/26 Hazleton Creek SD – Revised plans for signin

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**The next regular Planning meeting will be held Tuesday February 17, 2026 at 6:00 PM**

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**Motion to adjourn the meeting at \_\_\_\_\_ PM Motion: Second:**  
**Roll Call: Daley: Marchese: Synoski:**