HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
OCTOBER 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!

ROLL CALL:

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

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of September 15, 2026.

Motion: **Second:**

ROLL CALL: Marchese: **Daley:** **Synoski:**

BILLS TO BE PAID:

ADVISORS: **Octoberber** (2) @ $ 60.00 Each for (1) meetings
DIRECTOR: $ 175.00 for October Meeting(s)
Barry Isett
SOLICITOR:
SECRETARY: MTG('S) MINUTES: 9/15/26 Meeting - $ 50.00

Motion to recommend the Supervisors pay the above bills.

Motion: **Second:**

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

EXTENSIONS OF TIME

Mericle Crossroads Phase 2 Preliminary/Final Major SD **– November 17, 2026**
Mericle Crossrads Phase III, Phase IV & Phase V Major SD's **– December 15, 2026**
Mericle SR 309B Mixed Use Dev LD & SD **– October 20, 2026**
Mericle Crossroads Phase II Prelim/Final Major LD – **November 17, 2026**
Hazleton Creek Industrial Ctr – Revised **– December 15, 2026**
Butler 260 Bldg 6 Major LD – **October 20, 2026**
Mericle Phase III Major LD – **November 17, 2026**
Jeddo Coal Co. Minor Subdivision – **November 17, 2026**

ADMINISTRATIVE ACTIONS

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

PLANS CONSIDERED FOR APPROVAL

CanDo HIP North Lot #1 & #7 Minor Subdivision Accepted: 8/18/2026 P-26-13
Received: Cover Letter / Application / Project Narrative / Fees - $850.00 SD & $ 1,627.05 Rec Fee / Fee Schedule 7 Summary Sht / Waiver Request – Plan Scale / Signed Developer's Agreement / Applicant Checklist / 7/10/26 Dep – No Planning Module needed / Deed's / Plans / Corr to Zoning / 8/17/26 Luz Cty planning – (3) comments & Engineering – (5) comments / 9/14/26 Zoning Review – In Compliance / 9/11/26 Barry Isett Rev #1 – (12) comments / 9/28/2026 HIP N Lot 1 & 7 Minor Subdivision – All comments have been addressed- (1) Waiver

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

Motion to grant waiver request of 604.1 Plan Scale of 1" = sixty (60) feet.
Motion: Second:
Roll Call: Daley: Marchese: Synoski:

Motion to approve the CanDo HIP North Lot #7 Minor Subdivision
Motion: Second:
Roll Call: Daley: Marchese: Synoski:

REZONING REQUEST

PNK P1 LLC REAONING REQUEST (M-1) TO (i-2) RECEIVED: 9/16/2025 P-26-16
RECEIVED: Cover Letter / Application / Rezoning Fee - $ 2,500.00 / 9/22/26 Application sent to Luzerne County Plannng / Current Zoning Map / Zoning map with Rezoning request outlined / Deeds / Purchase Agreement / Plans / Adjoining property owners within feet / 9/29/26 Luz Cty Planning – No comment / 10/17/26 Barry Isett Rev. (12) comments /

Proposed is to Rezone 779.9 Acres of land from (M-1) Mining to (I-2) Heavy Industrial located North of SR 940, East of Birch Road, West of Sunrise Court and Windy Hill Road

Motion to Recommend/Deny approval of the PNK1 LLC Rezoning Request for 779.9 Acres of land to be rezoned from (M-1) Mining to (I-2) Heavy Industrial North & West of SR 940 from Ebervale through Drifton. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

PLANS UNDER REVIEW

Mericle Crossroads Phase 2 Preliminary/Final Major SD Accepted: 2/18/25 P-25-03
Received: Cover Letter / Application / Checklist / Fees - $ 11,544.00 SD Fee & $ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer / 3/4/25 Luzerne county Planning (5) comments & Engineering (89) comments / 4/7/25 Zoning Review – In compliance / 4/29/25 Revised Submission – response comments to RJD rev 4/11/25 & revised plans / 4/30/25 **Waiver request** (1) 203, 301.C & 501 – Requirement of a Preliminary Plan Submittal, & (2) 404.1 Plan Scale / 5/1/25 RJD Rev #1 – (1) General & (31) Saldo comments / 1/2/26 RJD Rev #2 – (4) comments / 12/31/25 Mericle - Revised submission & Response comments of RJD Rev dated 4/11/25, Wetland Delineation Report & Revised plans dated 11/03/25 / 90 day extension of time expires 11/17/26 /

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

Mericle Crossroads Phase III Preliminary/Final Major SD Accepted: 3/18/2025 P-25-04
Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee $ 5,655,66 Recreation Fee - $ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzern Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev– in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission – Response to RJD Rev of May 1, 2025 – Lot Closure Report – **Waiver requests – 203, 301.C 7 501 – Requirement of a Preliminary plan submittal & 404.1Plan Scal 1" = 60' /** 10/17/25 2nd Zoning Review – In compliance / 6/3/26 Mericle Revised Submission – Response comments to RJD Review of 11/18/25, Wetland Delineation Report & revised Plans with a revision date of 5/21/26 / 6/14/26 Barry Isett Rev #3 – (5) comments / Ext of time to expire 12/15/26

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

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 12/15/26 /

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

Mericle Crossroads Phase V Preliminary/Final Major SD Accepted: 3/18/2025 P-25-06
Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - $4,762.76 & Recreation - $ 5,406.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne Cty / 3/17/25 Mericle – Corr to HCA for water service / 3/17/25 Corr to MAHT for sewer service / 4/2/25 Luzerne Cty Planning (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev– In Compliance / 90 Day ext of time to expire 12/15/26 /

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) / 12/4/25 NPDES NOI complete & technically adequate / 12/5/25 Zoning Rev – Revised Plans – In Compliance / 12/24/25 Dep – Planning Module approval (Revision) / 1/5/26 LCD - Revised Submission 6/25/25 Response comments to RJD review of 5/14/25 / 9/30/2025 Revised Submission – Response comments to RJD Revew 7/15/25 – Waiver Requests – Deeds- Probable Construction costs Erosion Potential Analysis for Chapter 102 Stormwater Management Report Revised 6/23/2025 – Plans / **5/26/26** Revised Submission – Bohler Engineering – Response comment to RJD Rev of 10/15/25 – (2) Waiver Requests- 12/24/25 Revised Planning Module Approval – 4/22/26 NOPDES Approval – 6/4/25 Geo Technical Report – 3/4/26 Penn Dot TIS approval 5/21/26 Revised Stormwater Mgt Report – Revised Plans / 12/12/26 Barry Isett Rev #4 – (8) comments / 90 Day Ext of time to expire 10/20/26 / 10/9/26 90 day Ext of Time request /

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.

Motion to Grant a 90 Day extension of time for Mericle SR309B Mixed Use Development.
Motion: Second
Roll Call: Daley: Marchese: Synoski:

Mericle Crossroads Bus Park– Phase II Prelim/Final Major Land Dev. Accepted: 5/21/25 P-25-12
Received: Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 4/30/25 Corr to Luzerne County / Deeds / Stormwater Management Report / Plans / Waiver Requests 813 & 1009 Concrete curbs along parking lots &813.2 – Concrete sidewalks along proposed road frontage / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 12/15/25 LCD – NPDES Technical Deficiencies / 1/6/26 Zoning Review – In Compliance / LCD 4/2/26 Technical Deficiency Letter, Crossroads East Phase 1 / 90 day extension of time expires November 17, 2026 / 6/19/26 Barry Isett Rev #2 – (25) comments /

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

Hazleton Creek Proposed Industrial Center – Revised Accepteded 12/15/25 P-25-28
Preliminary/Final Major Subbdivision & Land Development
Received: Cover Letter / Application / Checklist / Signed Developer's Agreement / Stormwater Management Permit Application / Fee Schedule & Summary Sht / Fee - $ 4,659.00 LD Fee & $ 2,450.00 Rec Fee / Signed Certificate of Ownership / 10/28/25 Bohler Eng – Previous Waiver Requests – This plan does not exacerbate any of the prior approved Waivers / 4/12/24 Department – approved jurisdiction determination on US waters including jurisdictional wetlands / 1/16/24 Dep Water Obstruction & encroachment permit / Stormwater Management Report / Submittal to Luzerne County 10/30/25 / 1/6/26 Zoning Rev – In compliance / 1/7/26 Luz Cty Planning – (3) comments & Engineering – (63) Twp comments & (7) General comments / 1/20/26 Bary Isett Rev #1 – (7) General, (30) Saldo & (3) Stormwater comments / 1/22/26 Luz Cty Planning – (5) comments & 1/5/26 Eng – (21) City & (32) Twp & (5) General comments / 1/21/26 Fire Chief rev- no comments/ Ext of time to expire 12/15/26 / 9/25/26 Final NPDES Permit /

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

Butler 260 Bldg 6 Preliminary/Final Major Land Development Accepted: 4/21/26 P-26-05
Received: Cover Letter / Project Narrative / Application / Checklist / Fee Schedule & Summary Sht / LD Fee - $ 16,363.00 / Drainage Plan Application / Stormwater Mgt Application / Signed Certificate of ownership / 9/22/25 UGI – Natural Gas Available / 8/15/2025 ppl Electric available / 12/15/22 HCA – Drinking Water available / Signed Applicant Acknowledgement / 4/1/26 design BLD Waiver Requests – 203, 301.C & 501.A – Requirement of a Prelliminary Plan Submittal, 813.1 & 1009 Concrete curbs along parking lot / E&S & Stormwater Probable costs / 3/31/26 Dep – Act 537 Planning – This project is exempt / Deeds / PNDI Report / Corr to Zoning & Fire Chief / E & S Control Report / PCSm Report / Wetland Report / Plans / 3/31/26 Dep Act 537 Sewage Planning – Exemption / 4/19/26 Zoning Rev – In Compliance /5/6/26 Luz Cty Planning – (7) comments & Engineering – (57) comments / 5/19/26 Barry Isett – Rev #1 – (60) Saldo, (4) Stormwater, (6) Zoning & (19) General comments / Ext of time to expire October 20, 2026 / 9/16/26 LCD – NPDES Incomplete / 10/2/26 Fire Chief – No comment / 10/1/26 design BLD – Revised submission & response comments to Barry Isett review of May 19, 2026, **Waiver Requests – 813.1 & 1009** Concrete curbs along the edge of parking lot, **813.2** – Concrete sidewalks along existing road frontage, **404.1** – Plan scale no smaller than 1" = 60', Parcel Map check report, Second Amendment to Purchase & Sale Agreement, Deed of

Consolidation, Supplemental stormwater Infiltration Report – revise 3/31/26Offsite Stormwater Discharge AnalysisE & S Report revised 10/1/26, PCSM Report Revised 10/1/26 / 10/9/26 Request for 90 Day Extension of time / 10/18/26 Barry Isett Rev #2 – (14) comments /

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

Motion to grant a 90 day Extension of time for Butler 260 Building 6 preliminary/Final Major Land Developmet. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

Mericle Crossroads Phase III Prelim/Final Land Dev. Accepted: 5/18/26 P-26-06
Received: Cover Letter / Application / Checklist / Fee - $ 40,018.90 / Stormwater Permit / Wetland Fact Sht / Signed Certificate of ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgment / Signed Developer's Agreement to Pay all Fees / Submittal to Luz Cty Planning & Engineering / Wetland Delineation Report / Corr to Zoning & Fire Chief / 5/29/26 LCD – Incompleteness letter – NPDES / Zoning Rev – Parking Variance Required / 6/12/26 Barry Isett Rev #1 – (134) comments / Ext of time to expire December 15, 2026 /

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

NEW PLANS SUBMITTED

CANDO HIP North Open Space SD Received: 9/8/26 P-26-14
RECEIVED: Cover Letter / Project Narrative / Application / Checklist / Fees $ 850.00 SD Fee & 628.05 Recreation Fee / Signed Developers Agreement to pay all fees / Fee Schedule & Summary Sht / Waiver Request **604.1** Scale no smaller than 1" = 60' / Deed / Plans / Corr to Zoning / 10/8/26 Luz Cty Planning – (3) comments & 9/28/26 Engineering – (6) comments / 10/8/26 Luz Cty planning – (3) comments & Engineering – (6) comments /

Proposed is to subdivide a .532 Acre area of the remnant lands of HIP North and sell to the adjoining landowner to resolve encroachment issues

Motion to accept the CanDo HIP North Open Space Minor Subdivision as a complete application. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

Trovitch Minor SD/Lot Consolidation Received: 9/30/26 P-26-15
Received: Application / Checklist / Sd Fee - $700.00 / Project Narrative / 10/5/26 Zoning Hearing Board Decision granting two non-comforming lots be combined into one lot /Deeds / Plan / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees /

Proposed is to combine two residential lots into one lot at 126-128 Crystal Ridge Court

Motion to accept the Trovitch Minor Subdivision/Lot Consolidation as a complete application.Motion: Second:
Roll Call: Daley: Marchese: Synoski:

Proposed Zoning Ordinance Amendments Relating to Data Centers, Energy Infrastructure, and Other Nonresidential uses: Initial Review and Public Discussion

Initial presentation, review, and discussion of proposed amendments to the Hazle Township Zoning Ordinance concerning data center development, battery energy storage systems, associated power generation and infrastructure uses, and provisions addressing other nonresidential uses not specifically listed in the Zoning Ordinance. The Planning Department will receive public comments and input regarding the proposed amendments, discuss potential recommendations to the Board of Supervisors, and consider additional meetings or continuation of discussion as necessary.

PUBLIC COMMENT

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

CORRESPONDENCE:

LCD 9/16/26 Butler 260 Bldg 6 – NPDES Incomplete

Luz Cty Planning 9/29/26 PNK P1 LLC rezoning Request – No comment
10/8/26 CanDo Open Area SD – (3) comments

Luz Cty Engineering 9/28/26 CanDo Open Space SD – (6) comments

Mericle 10/9/2026 Request for 90 Day Extension of time for Mericle SR309B Mixed Use Dev.

Zoning 10/19/26 PNK P1 LLC Rezoning Request Review – (6) comments

Barry Isett 9/28/2026 HIPN Lot 1 & 7 Minor Subdivision – All comments aaddressed, (1) waiver
10/17/26 PNK P1, LLC Rezoning Request – (12) comments
10/18/26 Butle 260 Bldg 6 – Rev #2 – (14) comments

Hazle Twp Fire Chief 10/2/26 Butler 260 Bldg 6 Rev – No comment

Benesch 9/21/26 HASD New Elementary School Rev #4- All comments addressed

Northpoint Dev. 10/9/26 Request for 90 Day Extension of time for Butler 260 Building 6

Dep 9/25/26 Hazleton Creek – Final NPDES Permit

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

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