

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
SEPTEMBER 15, 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 August 18, 2026.

Motion:

Second:

ROLL CALL: Marchese:

Daley:

Synoski:

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for September Meeting(s)

Barry Isett 8/12/26 Stockton Minor Sd - \$ 135.00 Hazleton Beltway Ctr - \$ 202.50 / Jeddo Coal Co - \$ 67.50 / McDonalds Humboldt Station - \$ 270.00 / Butler 260 Bldg 5 \$ 1,520.00 / Mericle Xroads Phase 1 Construction - \$ 18,100.00 / New Age STw - \$ 270.00 / FW Webb Construction \$ 20,400.00 / Ridgewood Sunburst Phase 1B - \$ 10,330.00 / Amazon offsite yard - \$ 675.00 / Haz Beltway Ctr West - \$ 202.50 / Total - \$ 33,802.50

SOLICITORS: 8/31/26 \$ 2,535.00

SECRETARY: MTG('S) MINUTES: 8/18/26 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 Crossroads Phase III, Phase IV & Phase V Major SD's – **September 15, 2026**

Mericle SR 309B Mixed Use Dev LD & SD – **October 20, 2026**

Mericle Crossroads Phase II Prelim/Final Major LD – **November 17, 2026**

Hazleton Creek Industrial Ctr – Revised – **September 15, 2026**

Butler 260 Bldg 6 Major LD – **October 20, 2025**

ADMINISTRATIVE ACTIONS

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

PLANS CONSIDERED FOR APPROVAL

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

Received: Application / Checklist / SD Fee \$ 750.00 & Rec Fee \$ 288.50 / Signed Applicant Acknowledgement / Deed / Lot 1 & lot 2 Deed Description / Plans / Corr to Zoning Officer / 5/18/26 Luz Cty Planning – (12) comments & 5/13/26 Engineering – (1) General, (4) Zoning & (14) Saldo comments / 6/10/26 Zoning Rev – (1) comment zoning districts are incorrect on plan / 90 Day Extension of time to expire November 17, 2026

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

Motion to approve the Jeddo Coal Company Minor Subdivision.

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

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

Received: Cover Letter / Application / Checklist / Fees - \$ 1,695.00 LD - \$ 1,275.00 Stw & \$ 65.00 Rec Fee / Signed Developer's Agreement to pay all fees / Stormwater Application / Wetland Fact Sht / Fee Schedule & Summary sht / Signed Applicant Acknowledgement / Assistant Secretary's Certificate / Waiver Request(s) 301.C & 501.A Requirement of a Preliminary Plan Submittal & 1203.2.F.8 – Requirement for Drainage Pipes Less than 15" / Corr to Cando / Corr to Luzerne County / Stormwater Mgt Report / Architectural Elevations / Land Title Survey / Plans / 6/10/26 Zoning Rev – No board review is necessary / 6/10/26 Luzerne Cty planning – (11) comments & 6/4/26 Engineering – (51) comments / 7/13/26 Barry Isett Rev #1 - (73) comments / 9/11/26 Rev #2 – (8) comments / 9/11/26 Barry Isett Rev #2 – (8) comments /

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

Motion to recommend the Supervisors grant the following waiver request for McDonalds Humboldt Station Preliminary/Final Major Land Development. 818.3.1b Lighting exceeds .5 footcandles at the property line and .2 footcandles at 10 feet from the property line.

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

Motion to grant a 90 Day Extension of time request for McDonald's Humboldt Station Preliminary/Final Major Land Development to expire December 15 2026.

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

Motion to recommend approval of the McDonald's Humboldt Station Preliminary/Final Major Land Development to the Supervisors. Motion: **Second:**
Roll Call: Daley: Marchese: Synoski:

Holly & Sacketti Reverse Minor Subdivision Accepted 8/18/26 P-26-12

Received: Project Narrative / Application / Applicant Checklist / SD Fee - \$ 700.00 / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Aerial Map / Deed / Legal Descriptions for New Lot 1, New Lot 2A, New Lot 2B & New Lot 3 / Corr to Zoning / 7/15/26 Baer & Evans Corr to Luzerne County / 7/30/26 Luz Cty Planning – (7) comments & 7/29/26 Luz Cty Engineering – (11) comments / 8/14/26 Zoning Rev – In Compliance / 9/11/26 Barry Isett Rev#1 – (13) comments / 9/14/26 Barry Isset Rev #2 – all comments have been addressed

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

Motion to approve the Holly & Sacketti Reverse Minor Subdivision

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

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

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:

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 & 404.1 Plan Scal 1" = 60' / 10/17/25 2nd** Zoning Review - In compliance / Ext of time to expire 3/17/26 / 6/3/26 Mericle Revised Submission - Response comments to RJD Review of 11/18/25, Wetland Delineation Report & revised Plans with a revision date of 5/21/26 / 6/14/26 Barry Isett Rev #3 - (5) comments

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

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

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

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

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

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

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

Motion to grant a 90 Day Extension of time request for Mericle Crossroads Phase III, Phase IV & Phase V Preliminary/Final Major Subdivision applications to expire December 15 2026.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

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

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

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.

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 Accepted 12/15/25 P-25-28
Preliminary/Final Major Subbdivision & Land Development

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

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

Motion to grant a 90 Day Extension of time request for Hazleton Creek Industrial Center Revised Preliminary/Final Major Subbdivision & land Development to expire December 15 2026.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

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

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

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

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

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

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

Motion to grant the request for a 90 day extension of time for Mericle Crossroads Phase III Preliminary/Final Major Land Development. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

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

Luz Cty Planning 8/17/26 HIP North Lots 1 & 7 Sd Rev – (3) comments
8/27/26 SR 424 Rezoning review – No comment

Luz Cty Engineering 8/12/26 HIP North Lots 1 & 7 Rev – (5) Comments

Mericle 9/14/26 90 Day Extension of time request Crossroads East Phase III Major Subdivision
90 day Extension of time request Crossroads East Phase IV Major Subdivision
90 day Extension of time request Crossroads East Phase V Major Subdivision

Zoning 9/14/26 CanDo HiP North Lot #1 & #7 Minor SD Review – In Compliance

Barry Isett 9/11/26 McDonalds's Humboldt Station Rev #2 – (8) comments
9/11/26 Holly & Sacketti Minor SD – Rev #1 – (13) comments
9/11/26 HIP North Lot 1 & 7 Minor SD – (12) comments

Bohler Eng 9/14/26 90 day Extension of time request for McDonalds Humboldt Station

The next regular Planning meeting will be held Tuesday October 20, 2026 at 6:00 PM

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