

**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

Joseph Marchese

Joe Calabrese, RJD Eng

Chuck Krone, Zoning Officer

Terry Daley

Lee Ann Kasha

John Synoski

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of August 19, 2025.

MOTION:

SECOND:

ROLL CALL: MARCHESE:

DALEY:

SYNOSKI:

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

Motion to recommend the Supervisors pay the above bills.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

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 Crossrads Phase IV Major SD – **September 15, 2025**

Mericle Crossrads 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 /

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.

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 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 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

Motion to grant the request of Mericle for a 90 day extension of time request for Crossroads East Phase III, IV & V. 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 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

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 /

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.

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.

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

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 /

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.

Motion to grant the 90 day extension of time request for the Davidick & Matos Minor Subdivision.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

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

Motion to recommend approval of Project Hazlenut Preliminary/Final Major Subdivision to the Supervisors. Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

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’ /

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

:

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.

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**

NEW PLANS SUBMITTED

PPL Electric Utilities Corp 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.

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 /

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 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

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

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

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