

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
APRIL 21, 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 - Present

Joseph Marchese - Absent

Joe Calabrese, Engineer - Present

Chuck Krone, Zoning Officer - Absent

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of March 17, 2026. Motion by Daley and Second by Synoski ROLL CALL: Marchese: Absent Daley: Aye Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for APRIL Meeting(s)

Barry Isett 4/9/26 Butler 260 LD - \$ 810.00 / Amazon AVP1 Of Site Yard - \$ 135.00 / Ridgewood Sunburst Phase 1B - \$ 590.00 / Mericle Xroads Phase 1 LD - \$ 405.00 / FW Webb - \$ 7,732.50 / Central PA Equities - \$ 540.00 / Project hazelnut - \$ 1,255.00 / Mericle Xroads Phase 1 Construction - \$ 7,485.00 / Hazleton Beltway Phase 2 Minor SD \$ 675.00 / Mericle Phase 1 Lot 1 Basin Report - \$ 1,920.00 / Hazleton Logistic Site 2 Basin Report - \$2,000.00 / Mericle 309C - \$ 1,727.50 / Mericle Lot 57 - \$ 405.00 Total - \$ 25,702.50

SOLICITORS: 3/27/26 - \$ 510.00

SECRETARY: MTG('S) MINUTES: 3/17/26 Meeting - \$ 50.00

Motion to recommend the Supervisors pay the above bills. Motion by Synoski and Second by Daley Roll Call: Daley: Aye Marchese: Absent Synoski: Aye

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **May 18, 2026**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **May 18, 2026**

Mericle Crossroads Phase III, Phase IV & Phase V Major SD's – **June 16, 2026**

Mericle SR 309B Mixed Use Dev LD & SD – **April 21, 2026** – Tonight We have a formal request for an extension

Mericle Crossroads Phase II Prelim/Final Major LD – **May 18, 2026**

Mericle HIP North Lot2 Major LD – **May 18, 2026**

Hazleton Creek Industrial Ctr – Revised – **June 16, 2026**

Amazon Offsite Yard Prelim/Final LD – **June 16 2026**

ADMINISTRATIVE ACTIONS

For Public Knowledge – Resolution 2026-13 Enacted by the Supervisors on April 13, 2026
A Resolution Governing Public Comment at Open Meetings will be read into the record.

Synoski Read Resolution 2026-13 into the record, (attached to these minutes)
We do not have the Sign in sheet tonight, we do follow state your name, address and agenda item
your speaking on.

**A Motion was entertained to add to the Agenda the approval of Supervisors
Resolution 2026-13. Motion by Daley and Second by Synoski. Roll Call: Daley: Aye
Synoski: Marchese: Absent**

**A motion was entertained to approve Resolution 2026-13 as an administrative policy
of the Planning Board motion by Daley and second by Synoski. Roll Call: Daley: Aye
Synoski: Aye Marchese: Not present**

**PUBLIC COMMENT: Public comment on agenda items only. Please state your first
and last name, your address, and the agenda item you wish to comment on.**

Sherri Homanko – 349 W 30th Street – How are you going to address for ADA Accommodations
for Public Comment. There are projects going on in Hazle Township and Hazleton that affect
people that don't live in the Township. She asked the Board to take these into consideration.
Synoski: To address your comment we cannot change the Resolution, the Supervisors have to
do that.

PLANS CONSIDERED FOR APPROVAL

HAZLETON BELTWAY CTR PHASE 2 MINOR SD Accepted: 3/17/2026 P-26-02
Received: 2/23/26 Integrated Consulting -Cover Letter / Application / Checklist / Wetland Fact Sht / Fee
Schedule & Summary sht / Signed applicant acknowledgement / Signed Developer's Agreement to Pay
all Fees / Luzerne County Application / Deeds / Plans / Corr to Zoning Officer / 3/18/26 Luz Cty
Planning (8) comments & Engineering 3/13/26 (11) comments /3/30/26 Barry Isett Rev #1 – (18)
comments / 4/7/26 **Revised Submission Received- 5/3/26** – Response comments to Isett Rev #1, Legal
Descriptions for Lot 2 & 3 8/4/2022 DEP – Planning Module Approval & Revised Plans with a revision
date of 4/1/2026 / 4/17/26 Barry Isett Rev #2 – All comments addressed / 4/19/26 Zoning Rev – In
Compliance

**Proposed is to Subdivide the existing tract into (2) New Lots. Located East of SR 309 & West of I-
81 to the Schuylkill & Carbon County Boundary Line**

Joe C – This is a simple minor Subdivision. All comments have been addressed.

**A Motion was entertained to Approve the Hazleton Beltway Center Minor Subdivision.
Motion by Daley and Second by Synoski.**

ROLL CALL: Daley: Aye

Marchese: Absent

Synoski: Aye

PLANS UNDER REVIEW

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 May 18, 2026

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.

Joe C – There's been some emails on this. The applicant did reach out to an Attorney to make an Operations & Maintenance Agreement for the Sanitary Sewer. Hopefully they get it to us before our next meeting.

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 – May 18, 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

Jeff Deangelo, Mericle – We are on the tail end of our NPDES upon Response to their comments

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 /

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.

Jeff Deangelo, Mericle – there will be updates for this for the next meeting. We've made some advancements with the Municipal Authority, once we get through Sewage Planning we can continue on with the Subdivision.

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) comments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 3/17/26 /

This project is locate 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 - 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 / 90 Day Ext of time to expire 4/21, 2026

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.

Jeff Deangelo – We are nearing completion on the NPDES Permit, Sewage Planning Has been approved.
John S – We have an extension of time request for this.

A Motion was entertained to grant a 90 day extension of time for Mericle SR 309B LLC Proposed Mixed Use Development Preliminary/Final Major Land Development. Motion by Synoski and Second by Daley
Roll Call: Daley: Aye Marchese: Absent Synoski: Aye

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 5/18/26 / 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 /

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 approve Bldg #3 into two new building lots. Buildings #3 & #7

Joe C – The Engineer reached out, there's been no update, they requested to be tabled to work on comments.

Amazon AVP1 Off Site Yard Preliminary/Final LD Accepted: 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 / 1/23/26 LCD – NPDES-Incomplete / 2/4/26 Isett Rev #1 –(7) General, (47) Saldo & (8)

Stw comments / 3/24/26 Revised Submission – PNDI ReceiptWetland Absence Presence Report, E& S Narrative, E&S Module 1, Erosion Analysis for Chapter 102 permits, PCSM plan Narrative, Geotechnical Evaluation Report, PCSM Module 2 & Revised Plans / 4/20/26 Barry Isett Rev #2 – (9) comments /

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.

No one was present for the applicant.

Joe C – We have received revised plans, we reviewed the,. There are a few comments outstanding. They have made significant progress since the last meeting.

Hasd Grades 1-5 Elementary School & Road Access Project Preliminary/Final Major LD

Accepted: 3/17/26 P-26-01

Received: Transmittal letter / Application / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Fees \$ 5,284.00 LD Fee & \$ 1,550.00 Recreation Fee / Signed Certificate of Ownership / Wetland Fact Sht / Stw Mgt Application / Project Cover Letter / Waiver Request 203 & 301.C Requirement of a Preliminary Plan submittal / _Parking & Stacking Evaluation Narrative / Dep Planning Module Application Mailer PNDI Search / 11/2025 DCNR – No Impact Anticipated 12/4/25 Us Fish & Wildlife Service – no impact to bats / 2/19/26 Letter of Transmittal to Luzerne County, Transmittal Letter to HCA, Transmittal letter to GHJSA Individual Permit to Dep, Transmittal to Luzerne Conservation District / 10/27/25 UGI Natural Gas Available / 12/29/25 / PPL New three phase service / Deed(s) / PCSM Report / Regulated Waters Delineation Report / Transportation Impact Study / EV Wetland Anti-Degradation Analysis / Stream Crossings Report / Corr To Zoning, Fire Chief / 3/23/36 Luz Cty planning – (9) coments & 3/13/26 Luz Cty Engineering – (40) comments / 4/6/26 Benesch Rev #1 – (57) comments / 3/17/26 Zoning Rev- In Compliance / 3/12/26 GHJSA – Sanitary Sewer available / 3/23/26 LCD NPDES incomplete /

Proposed is to construct a 321,840 SF New K thru 5 Elementary School North of the existing High School with capacity for 1200 students, an additional 88 parking spaces, a new driveway from 23rd Street between the High School & Early learning Center. Construction of a new private access road connecting to Hazle Township Blvd.

Joe C – Isett is the Engineer for the School District, this was reviewed by Benesch.

Kevin Markle, Barry Isett was present. We received the comments from Benesch, we are working on those comments. We are in compliance with Zoning.Sewage Planning exemption was submitted Friday. We are working through the comments of the Township and County.

NEW PLANS SUBMITTED

Mericle Crossroads Phase 1 Lot 6 Prelim/Final Major SD Received: 3/17/2026 P-26-03

Received: Cover Letter / SD Fee - \$ 2,473.00 / Application / Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County Planning & Engineering / Deed (s) / Plans / 4/7/26 Luz Cty Planning Rev – (9) comments & 3/27/26 Cty Engineering – (10) comments / 4/19/26 Zoning Rev – In Compliance /

Proposed is to convey a small portion of Lot 6 into the existing sanitary sewer pump station

Jeff Deangelo, Mericle was present. This plan proposed is a minor subdivision. We are annexing .05 acres from our ownership to the Municipal Authority. It will amend our Phae 1 Land Development.

A Motion was entertained to accept the Mericle Crossroads Phase 1 Lot 6 preliminary/Final Major Subdivision as a complete application. Motion by Daley and Second by Synoski.

Roll Call: Daley: Aye

Marchese: Absent

Synoski: Aye

Eagle Rock EH Lots 109/110 Minor SD

Received: 3/31/26

P-26-04

Received: Application / Checklist / SD Fee - \$800.00 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Plans / 4/19/26 Zoning Rev – In Compliance

Proposed is a lot line adjustment for Lots 109 & 110 in the Eastern Hills section of Eagle Rock shifting the lot line 7 feet into lot 109 to accommodate construction on lot 110.

Joe C- All items are administratively completet

A Motion was entertained to accept the Eagle Rock Minor Subdivision/Lot Line Adjustment as a complete application. Motion by Synoski and Second by Daley

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

Butler 260 Bldg 6 Preliminary/Final Major Land Development Received: 4/1/26 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

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.

Fred Eagan with Northpoint was present. We are here for acceptance. We were here last month for lot 5. We have a lot of our outside agencies addressed, MAHT, Penn Dot TIS- HOP for major access.

A Motion was entertained to accept the Butler 260 Building 6 Preliminary/Final Major Land Development as a complete application. Motion by Daley and second by Synoski. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

SKETCH PLAN

ONVO TRUCK PLAZA SKETCH PLAN HIP LOT 107

P-26-04

RECEIVED: Cover Letter / Application / Applicant Checklist / Fee \$600.00 /Project Narrative / 4/19/26
Zoning – No comments at this time

Proposed is to construct an 8, 720 SF Convenience Store, Gas pumps with parking for 66 car spaces an 21 truck spaces, Humboldt Travel Holdings is currently under contract to purchase Lot 107 from Cando

Joe Stokas was present. We currently have Lot 106 under contract in order to develop this for a Truck Plaza, Convenience store and Fast Food Restaurant. There will be 2 stations for Fuel. This is a 10 Acre parcel. PPL has an easement through the property, they won't allow trucks parked in the easement. Proposed is 66 Car spaces and 18 Full size Truck space.

Joe C The purpose of this Sketch Plan is to address items for Preliminary/Final. Access is to a Township road. The Township will be paving Commerce Drive this year, we want to keep in contact with that Driveway. They are proposing underground Stormwater. They did submit the Sketch Plan to CanDo

John S – As a sketch plan there is no formal action tonight.

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

Joe C – I have 2 items to discuss. Lot Consolidation proposed on Lands of Butler Enterprises. This is Butler 260. There is a portion of S.Conahan Drive that the applicant asked the City of Hazleton to vacate. City Council approved the vacation of these small areas. To be thorough they did a Minor Subdivision to incorporate into the overall plan. This is all in the City of Hazleton, They're asking Hazle Township to defer to the City. There is an intermunicipal Agreement. Normally if the Boundary Crosses into the Township we continue to Review. It all falls into the City.

John S – Defer to conflict Counsel to give us input.

Joe C – In the past we have deferred.

CORRESPONDENCE:

Benesch 4/6/26 HASD New 1-5 Elementary School Rev #1 – (57) comments

Luz Cty Planning 3/13/26 Hazleton Beltway Ctr Phase 2 SD – (8) comments

3/23/26 HASD New 1-5 Elementary School – 9 comments

4/7/26 Crossroads Phase 1, Lot 6 SD – (9) comments

Luz Cty Eng 3/13/26 HASD K -5 New Elementary School – 40 comments

3/13/26 Hazleton Beltway Ctr Phase 2 SD – (11) comments

3/27/26 Crossroads Phase 1, Lot 6 SD – (10) comments

Dep 2/23/26 Project Hazelnut Revision – Extension of time for review

3/11/26 Project Hazelnut Offsite Utilities (MAHT) Completeness letter

3/31/26 Butler 260 – Act 537 Planning exemption

4/2/26 Crossroads East Business Park Phase 2 – Technical Deficiency

4/2/26 Diplomat Investment Partners Minor Amendment to NPDES Approval (Butler 161)

4/4/26 Project Hazelnut – Technical Deficiency Act 537

Integrated Consulting 4/3/26 Hazleton Beltway Ctr Minor SD - Response comments to Isett Rev #1

LCD 3/23/26 HASD New 1 -5 Elementary School NPDES application incomplete

4/2/26 Technical Deficiency Letter, Crossroads East Phase 2

4/2/26 Diplomat Investment Partners Minor Amendment NPDES approval

Benesch 4/6/26 Rev #1 HASD New Elementary School& Road – (57) comments

Zoning 3/17/26 HASD K-5 New Elementary School – In compliance

4/19/26 Hazleton Beltway Minor SD – In Compliance

Onvo Sketch Plan – No comment at this time

Butler 260 Bldg 6 – In Compliance

Mericle CR Phase 1 – Lot 6 SD – In Compliance

Eagle Rock Lot 109/110 Minor SD – In Compliance – they have a hardship due to past zoning requirements

Barry Isett 3/30/26 Hazleton Beltway Ctr Phase 2 Minor Sd – Rev #1 – (18) comments

4/20/26 Amazon AVP1 Offsite Yard – Rev #2 – (9) comments

Magellan Architects 3/24/26 Revised Submission AVP! Offsite Yard

Mericle 4/16/26 Request for 90 Day extension of time for SR309B Mixed use

John S – Next month ad to the Agenda – Public Comment for items not on the Agenda
There was no Public comment

The next regular Planning meeting will be held Monday May 18, 2026 at 6:00 PM

**A Motion was entertained to adjourn the meeting at 6:46 PM Motion by Daley and
Second by Synoski Roll Call: Daley: Aye Marchese: Absent Synoski: Aye**

RESOLUTION 2026 -13

A RESOLUTION GOVERNING PUBLIC COMMENT AT OPEN MEETINGS OF THE BOARD OF SUPERVISORS OF HAZLE TOWNSHIP

WHEREAS, the Board of Supervisors of Hazle Township recognizes the value of public comment on matters of community interest and the importance of allowing members of the public to express themselves on such matters.

WHEREAS, in order to permit the fair and orderly expression of public comment, the Board of Supervisors of Hazle Township desires to provide an opportunity at each open meeting of the Board for comment on matters of concern, official action or deliberation before the Board prior to official action by the Board.

NOW, THEREFORE, be it resolved, that the Board of Supervisors of Hazle Township hereby adopts the following rules and procedures for public comment at its Regular Meetings:

1. The opportunity to comment during the public comment session will be open to the following: (a) residents of Hazle Township; (b) Township taxpayers; (c) Representative(s) of a company that is a Township taxpayer; and (d) Employees of the Township.
2. The comments by any individual shall be limited to three (3) minutes.
 - a. The speaker's three (3) minutes will be uninterrupted by the Board so long as the discussion relates directly to matters over which the Board has jurisdiction;
 - b. The three (3) minute time limit is continuous and cannot be split up as to time or speakers;
 - c. Speakers may not cede their time to other persons;
 - d. No speaker will be permitted to speak more than once during the public comment session; and
 - e. Any questions asked by the speaker during the three (3) minutes shall be reserved for answer by the Board, its members, or its staff at the end of the three (3) minute period, if they deem a response is necessary. The Board reserves the

right to not provide answers at the time of public comment to any questions asked by the public.

3. Any individuals referenced in Paragraph 1 who wish to comment shall, prior to the start of the meeting, register on a form and will include their name, municipality, and business affiliation, if applicable. If commenting on behalf of a company as a taxpayer, then the speaker shall also state the name of the company and the fact that he/she is speaking on behalf of the company.

4. The Board shall require that all public comments related to agenda items be made at the beginning of each meeting and all public comments related to non-agenda items be made at the end of each session.

5. If the Board determines there is not sufficient time at a meeting for public comments, the comment period may be deferred to the next regular meeting or to a special meeting occurring before the next regular meeting.

6. An individual's right to make public comment(s) may be terminated by the Chairman (or acting Chairman) of the Board if said individual's comment(s):

- a. incite an immediate breach of the peace;
- b. is/are considered as a whole to prominently appeal to prurient interests, are otherwise obscene, constitute threats of bodily harm, personally directed, abusive, obscene, or irrelevant;
- c. go beyond the three (3) minutes. If a speaker violates either (a), (b) and/or (c) of this Paragraph, the speaker will be asked to stop speaking and may be requested to leave the meeting.

7. The Chairman (or acting Chairman) of the Board may

- a. Interrupt or terminate a participant's statement when the statement is too lengthy, personally directed, abusive, obscene, or irrelevant.
- b. Request any individual to leave the meeting when that person does not observe reasonable decorum.
- c. Request the assistance of law enforcement officers to remove a disorderly person when his/her conduct interferes with the orderly progress of the meeting.
- d. Call a recess or adjourn to another time when the lack of public decorum interferes with the orderly conduct of the meeting.

e. Waive these rules with the approval of the Board.

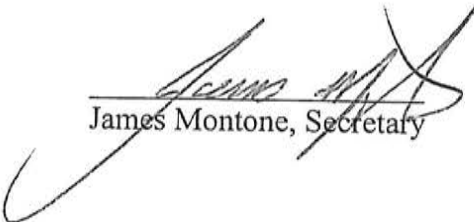
8. The meeting agenda shall be available to the press and public prior to all open meetings.

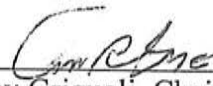
9. All previous Resolutions which are inconsistent with this Resolution are hereby repealed in their entirety.

DULY RESOLVED, this 13th day of April 2026.

ATTEST:

**HAZLE TOWNSHIP
BOARD OF SUPERVISORS**


James Montone, Secretary


Anthony Griguoli, Chairman

Robert Fiume, Vice-Chairman