

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
FEBRUARY 17 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	Terry Daley - Present
Joseph Marchese - Present	Lee Ann Kasha - Present
Joe Calabrese, Engineer - Present	John Synoski - Present
Chuck Krone, Zoning Officer - Present	Atty Sean Logsdon - Present

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to Approve the Minutes of January 20 , 2025.

Motion Second:

ROLL CALL: Marchese: Daley: Synoski:

BILLS TO BE PAID:

ADVISORS: FEBRUARY (2) @ \$ 60.00 Each for (1) meetings
DIRECTOR: \$ 175.00 for FEBRUARY Meeting(s)
SOLICITORS: 1/28/26 - \$ 600.00 Atlas rail siding agreements & \$ 675.00 – December mtg & Atlas Rail Siding Agreements
Barry Isett: No Billing submitted
SECRETARY: MTG('S) MINUTES: 1/20/26 Meeting - \$ 50.00

A Motion was entertained to recommend the Supervisors pay the above bills.

Motion by Marchese and Second by Daley.

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

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 – **April 21, 2026**
Mericle Crossroads Phase II Prelim/Final Major LD – **February 17, 2026**
Mericle HIP North Lot2 Major LD – **February 17, 2026**
Butler 260 Bldg 5 Major LD – April 21, 2026
Mercile Crossroads Phase 1 Revised Land Dev – April 21, 2026

ADMINISTRATIVE ACTIONS

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.

There was no public comment

PLANS CONSIDERED FOR APPROVAL

New Age Development Minor SD

Accepted: 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 / 1/20/26 Peters Consultants – Revised plans & response comments to RJD rev 1/4/26 // 2/11/26 Barry Isett Rev #2 – (2) comments /

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)

Joe C – This is a minor Subdivision recently modified (1) Lot into (2) lots. He did 2 reviews and all comments have been addressed. The only outstanding item is the Sewage Planning Module and that is in the process.

**A Motion was entertained to approve the New Age Development Minor Subdivisions.
Motion by Marchese and Second by Daley. Roll Call: Marchese: Aye Daley: Aye
Synoski: Aye**

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 - / 90 Day Ext of time to expire 4/21/26 / 1/21/25 HT Fir Chief Rev. – No comment / 2/12/26 Barry Isett Rev #2 – (11) comments /

Proposed is to construct one 1,006,880 SF industrial facility on a proposed 260 Acre Parcel along SR 424 & Conahan Drive

Bill Letwinsky Design BLD was present for Northpoint

Atty Logsdon Butler 260 Preliminary/Final Land Development we received a copy of Joe's comment on 2/12/26.

Joe C Based on review we are down to the 4 waiver requests. Request for Preliminary/Final – we are in conformance. Plan Scale – the plan is neat and legible, they are typical waivers.

John S Have they complied with all your comments to date. Joe stated they have.

John s Where are they on the City conditions

Joe C – We did a joint review on the City Saldo and Township Saldo. The applicant provided a very thorough review and now they are down to outside agencies. The Land Development Agreements are in process. The outside agencies are Sewage Planning Module approval, NPDES approval, Letter from

Hazleton City Authority for water, The Municipal authority of Hazle Township for Sewer, Agreements & Final Fees and the Highway occupancy permit.

A Motion was entertained to grant the following waiver requests for Butler 260 Building 5 Preliminary/Final major Land Development (1) 203, 301.A, 301.C & 501 Requirement of a Preliminary Plan submittal, (2) 813.1 & 1009 Requirement of concrete curbs along parking lot, (3) 813.2 Requirement of sidewalks along existing roadway frontage & (4) 404.1 Plan scale no small than 1" = 60'. Motion by Daley and Second by Marchese.

Roll call: Marchese: Aye Daley: Aye Synoski: Aye

A Motion was entertained to recommend approval Butler 260 Building 5 Preliminary/Final Major Land Development to the Supervisors with the following conditions 91) Sewage Planning Module approval, (2) NPDES Approval, (3) Letter from Hazleton City Authority and the Municipal Authority of Hazle Township, (land Development Agreements & Final Fees & (5) The Highway occupancy permit. Motion by Marchese and Second by Daley

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

Mericle Crossroads East Phase 1 Revised Major Land Dev. Accepted: 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 / 90 Day Ext of time to expire 4/21/26 / 1/26/26 LCD NPDES – (NOI) Technically adequate / Ext of time to expire 4/21/2026 / 2/15/26 Barry Isett – Rev #1 – (4) comments / 2/17/26 HT Fire Chief rev /

Located West of SR 309 & East of I81. This plan proposes to change the building layouts for proposed lots 2, 7, 8 & 9, reconfigure Crossroads Blvd North & East of I81

Jeff Deangelo, Mericle was present

Joe C this is an amended plan. They bought land from HCA and adjusted some of the lots.

A Motion was entertained to recommend approval of Mericle Crossroads East Phase 1 Revised Major Land Development to the Supervisors with the following conditions (1) Amend Agreements to the change in the plans , (2) Amend the NPDES, (3) Receipt of Highway Occupancy permit & 940 comply with the Fire Chief comments. Motion by Marchese and Second by Daley

Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

Mericle HIP North Lot #2 Expansion Prelim/Final Major LD Accepted 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.

Motion to add the recommendation of waivers for Mericle HIP North Lot #2 Expansion to the Agenda. Motion by Marchese and Second by Daley

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

Motion to recommend the Supervisors grant the following waiver for Mericle HIP North Lot #2 Expansion Preliminary/Final Major Land Development: (1) 203, 301.A, , 301.C & 501 – Requirement of a Preliminary Plan submittal, (2) 813.1 & 1009 Requirement of curbs along Parking Lots, 813.2A Requirement of concrete sidewalks along roadways. Motion by Daley and Second by Marchese

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

A Motion was entertained to add the recommendation for approval of Mericle HIP North Lot #2 Expansion Preliminary/Final Major Land Development to the Supervisors.

Motion by Marchese and Second by Daley

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

A Motion was entertained to recommend approval to the Supervisors for Mericle HIP North Lot 2 Expansion Preliminary/Final Major Land Development to the Supervisors with the conditions that the NPDES is received and Land Development Agreements are executed and final fees are paid Motion by Daley and Second by Marchese.

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

A Motion was entertained to grant a 90 Day extension of time request for Mericle HIP North Lot 2 Expansion Preliminary/Final Major Land Development to expire May 18, 2026. Motion by Marchese and Second by Daley

Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

CanDo Inc Humboldt Station Lot 107 Minor SD Accepted: 1/20/26 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 / 2/17/26 Isett Rev #1 – Suitable for Action.

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

Joe C This is a minor Subdivision combining (3) existing parcels into one parcel. Zoning Officer – No board review is necessary and the County had no comment. Sewage Planning isn't required.

A Motion was entertained to approve the CanDo Inc Humboldt Station Lot 107 Minor Subdivision.. Motion by Daley and Second by Marchese
Roll Call: Daley: Aye Marchese: Aye 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 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.

Joe C spoke to their surveyor, he met with the property owner and explained what they need as far as a maintenance agreement. Once this is received the Municipal authority can sign off on it.

A Motion was entertained to grant/deny a 90 Day extension of time request for Valeri & Sofi Properties Inc Minor Subdivision to expire May 18, 2026. Motion by Marchese and Second by Daley.
Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

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

Jeff Deangelo was present for Mericle. They are following up with a resubmission shortly and also for the Phase 2 Subdivision.

A Motion was entertained to grant a 90 Day extension of time request for Mericle Crossroads Phase 2 Preliminary/Final Major Subdivision to expire May 18, 2026. Motion by Daley and Second by Marchese. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

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.

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 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.

Joe C spoke to Bohler Engineering and they had some questions on our last set of comments and they are working on updating the plans. This is an old Schiavo site and there's easements, they are working on extinguishing some of the easements.

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.

A Motion was entertained to grant a 90 Day extension of time request for Mericle Crossroads Phase 2 Preliminary/Final Major Land Development to expire May 18, 2026. Motion by Marchesea and Second by Daley. Roll Call: Marchese: Aye Daley: Aye Synoski: Aye

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 spoke to their Engineer, he asked to table this plan this month. This is part of Hazleton Creek that was approved the Hazle Township and the City they're looking to amend one of the lots.

Ridgewood Sunburst Phase 1B Accepted 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 / 1/30/26 Luz Cty Planning – (5) comments & 1/23/26 Engineering –(20 General, (2) Zoning(35) Saldo & (5) Stw comments / 2/13/26 Barry isett Rev #1 – (7) General & (21) Saldo comments

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

Joe C This received preliminary approval and final approval on Phase 1A, this is phase 1B. We reviewed the plan, there's some comments. This is not ready for action. We're asking them to core the section on 1A to make sure it's up to Township specifications.

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 /

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.

Joe C We just did our first review, there is a fair amount of comments.

NEW BUSINESS

Application of CanDo to the PUC to expand its water supply in an additional portion of Hazle Township, West Hazleton and Sugarloaf Township and abandon portions of its water service Territory in Hazle Township and East Union Township for review.

Jonathan Nace, Cozen Oconor, Law Firm in Harrisburg was present. They filed with the PUC to expand and also abandon portions of CanDo water supply. We filed with the PUC, the commission asked if it does or does not comply with Zoning and Saldo Ordinances.

Joe C We're not approving or denying this, we would just be making a determination if it complies with our Ordinances.

John S asked about the tracts they want to abandon.

Nace – Showed the Board on the Maps the existing Service territory, all our customers are industrial/Commercial. North point is asking for 30,000 GPD. Since it is an adjoining property we will extend onto their property and connect. The portion to be abandoned is currently serviced by Hazleton City Authority.

John S Where old Barletta's ws, there is an existing line there?

Nace – The other portions are serviced by private wells. We are requesting to provide water in the Township that doesn't currently have it and I believe it complies with Zoning.

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 1/22/26 Hazleton Creek – Revised SD – (5) comments
1/30/26 Ridgewood Sunburst Phase 1B – (5) comments

Luz Cty Engineering 1/5/26 Hazleton Creek Rev. – (21) City, (32) Twp & (5) General comments
1/23/26 Ridgewood Phase 1B – (2) General, (2) Zoning, (35) Saldo & (5) Stw comments

Mericle 2/5/26 90 Day ext of time request for Crossroads Phase 2 Major Subdivision
2/5/26 90 Day Ext of time request for Crossroads Phase II Major Land Dev.
2/5/26 90 Day time extension for HIP North Lot 2 expansion Major Land Dev.

LCD 1/23/26 AVP1 Offsite yard – NPDES – Incomplete
1/26/26 Crossroads Phase 1 NPDES – (NOI) – Technically adequate

Barry Isett 2/11/26 New Age SD – Rev #2 – (2) comments
2/12/26 Butler 260 Bldg 5 LD – Rev #2 – (10) comments
2/13/26 Ridgewood Sunburst Phase 1B Final SD – Rev#1 – (7) General & (21) Saldo comments
2/15/26 Crossroads Phase 1 Amended LD Rev #1 – (4) comments
2/17/26 Humboldt Station Lot 107 Minr Sd – Rev #1 – Suitable for action

Peters Consultants 1/20/26 New Age – Revised Plans & response comments to RJD rev 1/4/26

HT Fire Chief 1/21/26 Hazleton Beltway Ctr East – No comments
1/21/26 Mericle Convenience stroe & car Wash – (2) comments
1/21/26 Butler 260 Bldg 5 – No comments

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

A Motion was entertained to adjourn the meeting at 6:47 PM Motion by Marchese and Second by Daley. Roll Call: Daley: Aye Marchese: Aye Synoski: Aye