

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
JANUARY 20, 2026
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

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

APPROVAL OF PREVIOUS MINUTES:

A Motion was entertained to approve the Minutes of December 16, 2025. Motion by Marchese and Second by Daley

ROLL CALL: Marchese: Aye Daley: Aye Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for JANUARY Meeting(s)

SOLICITORS: 12/23/25 \$ 1,200.00

RJD: 12/31/25 – Atlas Level 4 Stw - \$ 460.00 / Butler 260 SD - \$ 517.50 / Northpoint Data Ctr - \$ 6,41.00 / STTC LD - / Project X - \$ 230.00/ STTC LD - / Mericle SR 309C Storage Sheds - \$ 4,255.00 / Mericle Crossroads Phase 2 LD & SD - \$977.50 / HASD Field House - \$ 333.50 / HIP North Lot 28 SD - \$ 632.50 / Mericle CRE Phase 1 - \$ 4,887.50 / Ridgewood Phase 1 - \$ 1,081.00 /PPL Minor SD - \$ 345.00/ Mericle HIP North Lot 2 \$ 880.00 / Mericle Phase 1 SD (13) lots - \$ 1,430.00 / Mericle Phase 1 LD \$ 2,090.00 / New Age SD - \$ 632.50 / Butler 260 LD - \$ 3,105.00 **TOTAL - \$ 25,169.00**

SECRETARY: MTG('S) MINUTES: 12/16/25 Meeting - \$ 50.00

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

Motion by Daley and Second by Marchese

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 – **January 20, 2026**

Hazleton Hospitality Minor Sd – 60 Day Ext of time – **January 20, 2026**

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

Mericle Crossroads Phase II Major LD – **February 17, 2026**

Mericle HIP North Lot2 Major LD – **February 17, 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

CanDo HIP North Lot #28 Minor SD **Accepted: 12/15/25** **P-25-30**

Received: Cover Letter / Application / Project Narrative / Deed / Fee Schedule & Summary Sht / Signed Developer's Agreement to Pay All Fees / Applicant Checklist / 11/14/25 Dep Sewage Application mailer submitted / 3/11/01 Dep Planning Module approval for Humboldt North 34 Lots / 11/6/25 UGI Gas Available 11/11/25 Request to ppl for electric / **Waiver Request** – 604.1 – Plan scale of 1" = 60' / 11/25/25 Dep No Planning Module Needed / 1/4/25 RJD Rev #1 – (11) comments / 1/6/26 Zoning Rev – In Compliance / 1/9/26 design BLD Revised Plans & / Response comments to RJD Rev of 1/4/26 / / 1/19/26 Barry Isett Rev #2 – (1) waiver Request

The purpose of this Subdivision is to properly subdivide HIP North Lot 28 (9.65 Acres) from the parent tract of land of Humboldt Industrial Park North. Located East of North Park Drive

A Motion was entertained to approve waiver request of Saldo Section 604.1 Plan scale of 1" = 60' for Cando Hip North Lot #28 Minor Subdivision. Motion by Marchese and Second by Daley
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

A Motion was entertained to approve the CanDo HIP North Lot #28 Minor Subdivision. Motion by Daley and Second by Marchese
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

PLANS UNDER REVIEW

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 01/20/26 /

Joe C – This plan has been on the Agenda for a long time. They were notified that the last time extension request would be the last one unless comments were addressed and an update on the plan was given. The Engineer was notified to attend the meeting. There has been no response.

A Motion was entertained to deny a 90 day Extension of time request for Hazleton Hospitality Minor Subdivision to expire April 21, 2026. Motion by Machese and Second by Daley
Roll Call: Daley: Aye Marchese: Aye Synoski: Aye

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 //

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 – This one is the same as the previous plan, there has been no movement. The Planning Module is complicated.

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

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 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 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 /

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.

A Motion was entertained to grant a 90 day Extension of time request for SR309B Preliminary/Final Major Land Development to expire April 21, 2026 Motion by Daley and Second by Marchese

Roll Call: Daley: Aye

Marchese: Aye

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 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.

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.

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 -

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

A Motion was entertained to grant a 90 day extension of time for Butler 260 Building 5 Preliminary/Final Major Land Development to expire April 21, 2026. Motion by Daley and Second by Marchese

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

Mericle Crossroads Phase 1 – Lot 10 Prelim/Final Major SD Accepted: 10/21/25 P-25-26
Received: Cover Letter / Application / Checklist / Signed Certificates of Ownership / Fee Schedule & Summary Sht / SD Fees - \$ 4,578.20 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 10/10/25 Zoning Review – In Compliance / 12/15/25 RJD Rev #1 – (4) General & (10) Saldo Comments / **Waivers Requested – 203, 301.A & 501** – Requirement of a Preliminary Plan Submittal & **404.1** Plan Scal no smaller than 1" = 60' / 12/31/25 RJD Rev #2 – (2) comments /

Proposed is to add a 5.74 acres piece of land to existing Lot #10. Roadways, Crossroads Blvd North & Road "E" are being reconfigured to accommodate the railroad crossing.

A Motion was entertained to grant a 90 day Extension of time request for Mericle Crossroads Phase 1 – Lot 10 Preliminary/Final Major Subdivision to expire April 21, 2026 Motion by Marchese and Second by Daley

Roll Call: Daley: Marchese: Synoski:

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 /

A Motion was entertained to grant a 90 day Extension of time request for Mericle Crossroads East Phase 1 Revised Major Land Development to expire April 21, 2026 Motion by Marchese and Second by Daley

Roll Call: Daley: Aye Marchese: 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 – 97) General, (30) Saldo 7 (3) Stormwater comments /

Joe C We just did our first review on this plan. This plan proposes to split the previously approve Bldg #3 into two new building lots. Buildings #3 & #7

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

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)

The applicants Engineer provided revised plans at tonight's meeting.

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 /

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 – Did not get a chance to review this yet.

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 /

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.

NEW PLANS SUBMITTED

CanDo Inc Humboldt Station Lot 107 Major SD Received: 12/8/2025 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 /

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

A Motion was entertained to accept the CanDo Inc HIP Lot 107 Major Subdivision as a complete application. Motion by Daley and Second by Marchese.

Roll Call: Daley: Aye

Marchese: Aye

Synoski: Aye

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 12/10/25 New Age Sd – (2) comments
12/10/25 HIP North LOT 28 sd – No comments
1/5/26 Humboldt Station lot 107 SD – No comments
1/7/26 Hazleton Creek SD & LD – (3) comments

Luz Cty Engineering 12/9/25 New Age SD – (13) comments
12/9/25 HIP North Lot 28 SD – (14) comments
1/5/26 Hazleton Creek SD & LD – (63) Twp & (7) General comments

Mericle 1/7/26 SR309B SD plans for signing & SR309C LD plans for signing
1/20/26 90 Day of Time extension Request for SR309 B Mixed Use Development
1/20/26 90 Day of time extension for Mericle Crossroads Phase 1 – Lot 10 Preliminary/Final Major Subdivision
1/20/26 90 Day Extension of time request for Mericle Crossroads East revised Major Ld

FLB Law 1/8/26 PPL Minor SD plans for signing

RJD 12/31/25 HIP North Lot #2 Rev #3 – (5) comments
12/31/25 Crossroads Phase 1 (13) lot SD – Rev #2 – (2) comments
1/2/25 Crossroads Phase II Major SD – Rev #2 – (4) comments
12/2/25 Crossroads Phase 1 amended LD Plan – Rev #2 – (5) General, (26) Saldo & & (3) Stw comments
1/4/25 New Age SD – Rev #1 (7) comments
1/4/25 CanDo HIP Lot 28 Minor SD – (11) comments
1/19/26 CanDo HIP North Lot #28 Minor SD Rev – (1) waiver request

DEP 12/31/25 HASD Tennis Courts – Revision – Planning Module approval
12/24/25 SR309B & 309C – Revision – Planning Module Approval
1/12/26 Project Hazlenut – Intent to issue – NPDES offsite utilities

designBLD 12/15/25 Butleer 260 Bldg 5 LD – NPDES Chapter 102 municipal notification

Zoning 1/6/26 Amazon AVP1 Major SD – In Compliance
1/6/26 Hazleton Creek Commerce Amended Major SD & LD – In Compliance
1/6/26 Mericle Crossroads Phase II Major SD – In Compliance
1/6/26 Ridgewood Sunburst Phase 1B Minor SD – In Compliance
1/6/26 New Age Minor SD – In Compliance
1/6/26 HIP North Lot 28 Minor SD – In Compliance
1/6/26 HIP Lot 107 Major SD – In Compliance

Bohler Eng 1/16/26 Hazleton Creek SD – Revised plans for signin

Northpoint Dev 1/19/2026 90 Day Ext of time request for Butler 260 Bldg5 Major LD

Barry Isett 1/2026 Proposed Industrial Center Lot#3 Amended Land Development Rev #1 – (7) General, (30) Saldo & 93) Stormwater comments

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

**A Motion was entertained to adjourn the meeting at 7:40 PM Motion by Marchese and Second
By Daley Roll Call: Daley: Aye Marchese: Aye Synoski: Aye**