

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
MARCH 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

Joseph Marchese - Absent

Joe Calabrese, Engineer - Present

Chuck Krone, Zoning Officer - Present

Terry Daley - Present

Lee Ann Kasha - Present

John Synoski - Present

APPROVAL OF PREVIOUS MINUTES:

Synoski mad a Motion to Approve the Minutes of February 17, 2026, Second by Daley

ROLL CALL: Marchese: Not present

Daley: Aye

Synoski: Aye

BILLS TO BE PAID:

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

DIRECTOR: \$ 175.00 for MARCH Meeting(s)

SOLICITORS: Barry Isett: No Billing submitted

SECRETARY: MTG('S) MINUTES: 2/17/26 Meeting - \$ 50.00

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

Motion by Daley Second by Synoski.

Roll Call: Daley: Aye

Marchese: Not present

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 – **March 17, 2026**

Mericle SR 309B Mixed Use Dev LD & SD – **April 21, 2026**

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

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

Mary Robinson, Sophia Coxe Drive, Drifton I see roads being dedicated to the Township on the Mericle Property this leaves the taxpayers to pay for these roads.

Joe C The municipality does not have to accept roads, the developer can ask, they need to be built to Township specs. Our recommendation is that they're consistent with our Ordinance so

the offer of dedication would be to the Supervisors, one of the main considerations is if they can get liquid fuels money.

PLANS CONSIDERED FOR APPROVAL

Ridgewood Sunburst Phase 1B Final Subdivision 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 – The Preliminary plan was approved for 37 lots. Phase 1A was approved & is almost finished, this is Phase 1B, this allows them to connect with Father Angelo/Christine Road. The only outstanding items are the Agreements, they are in process.

A Motion was entertained to recommend approval the Ridgewood Sunburst Phase 1B Final Major Subdivision to the Supervisors with the condition that all Agreements be completed and executed. Motion by Daley and Second by Synoski.

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 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 – Last meeting we gave a 90 Day extension of time, we did tell them it was the last extension we were foing to give. I will eind them, there's been no movement in last 30 days.

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 was present. We are making [progress, the Subdivision and Land Development are tied together. Phase 2, the NPDES went back to the Conservation District.

Phase 3 we're getting close to a resubmission.

We are working through Sewage Planning on Phase 2, 3, 4, & 5.

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 I-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

A Motion was entertained to grant a 90 day extension of time request for Mericle Crossroads Phases III, IV and V Preliminary/Final Major Subdivision(s). Motion by aley and Second by Synoski

Roll Call: Daley: Aye

Marchese: Not present

Synoski: Aye

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 – They subbed this out to Bohler Engineering, last I talked to them there were some existing easements which they are looking to extinguish

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 /

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.

Joe C – This goes with Phase II Subdivision, they are good on time

Hazleton Creek Proposed Industrial Center – Revised Accepted 12/15/25 P-25-28
Preliminary/Final Major Subdivision & 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 – Did a review on January 20th, there was a fair amount of comments, they are working on them. The applicant requested a 120 day extension of time, we can only grant them 90 days.

A Motion was entertained to grant a 90 day extension of time for Hazleton Creek Proposed Industrial Center – Revised plan. Motion by Synoski and Second by Daley.

Roll Call: Daley: Aye Marchese: Not present Synoski: Aye

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, they have a 90 day extension of time request. The Engineer reached out and said they are going to submit by the end of the week

A Motion was entertained to grant a 90 Day Extension of time request for Amazon AVP1 Off Site Yard Preliminary/Final Land Development. Motion by Daley and Second by Synoski.

Roll Call: Daley: Aye Marchese: Not present Synoski: Aye

NEW PLANS SUBMITTED

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

Sub: 2/20/26 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 /

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.

Kevin Markle, Barry Isett was present. We made all of submissions to outside agencies. We received a letter Sewage Planning is not required.
Joe C – Afred Benesch will be reviewing this plna

A Motion was entertained to accept the HASD Grades 1 – 5 Elementary School & Road Access Project Preliminary/Final Major Land Development as a complete application.

Motion by Synoski and Second by Daley

Roll Call: Synoski: Aye Marchese: Not Present Daley: Aye

HAZLETON BELTWAY CTR PHASE 2 MINOR SD SUB: 2/24/2026 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 /

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

Nick Rutkowski, Hillwood Previously there were 2 approved buldings. We are looking to subdivide the larger to 2 lots for a 3 milion SF building and a 700,000 SF building.

A Motion was entertained to accept the Hazleton Beltway Center Phase 2 Minor Subdivision as a complete application. Motion by Daley and Second by Synoski

Roll Call: Synoski: Aye Marchese: Not present Daley: 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:

Barry Isett 2/16/26 HASD new Elementary School – Cover Letter
3/13/26 Ridgewood Sunburst Phase 1B Final SD – (1) comment

Mericle 3/16/26 90 Day Extension of time Request for Crossroads Phase III, Phase IV and Phase V Preliminary/Final Major Subdivisions

Zelenak Contracting 3/16/26 Request for a 90 Day Extension of time for Ridgewood Phase 1B

Barry Isett 2/16/26 HASD New Elementary School Project Cover Letter

Dep 2/23/26 Project hazelnut Revision – Extension of time for review
3/11/26 Project Hazlenut Offsite Utilities (MAHT) Completeness letter

Troutman pepper locke 3/13/26 Request for a 120 Day extension of time for Hazleton Creek Proposed
Industeial Center – Revised

Magellan Architects 3/16/26 Request for 90 Day Ext of time for Amazon AVP1 offsite yard

Mary Robinson asked about minutes on the website. The minutes will be put on the website.

The next regular Planning meeting will be held Tuesday April 21, 2026 at 6:00 PM

A Motion was entertained to adjourn the meeting at 6:24 PM

Motion by Daley and Second by Synoski

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