

October 14, 2025

6:00 P.M.

The regular monthly meeting of the Hazle Township Board of Supervisors was called to order by Chairman, Griguoli. After the Pledge of Allegiance to the Flag, roll call was taken as follows:

Jim Montone, present

Wendy Naprava, Rec. Sec., present

Bob Fiume, present

Atty. Chris Slusser, present

Tony Griguoli, present

Joe Calabrese, RJD Eng., absent

MINUTES: Chairman Griguoli entertained a motion to approve the minutes of the September 8, 2025 regular meeting and the September 24, 2025 special meeting as prepared by the Recording Secretary. **Motion by Montone, second by Fiume to approve the minutes.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes

TREASURER'S REPORT: Chairman Griguoli entertained a motion to approve the **September 2025 Treasurer's Report. Motion by Montone, second by Fiume to approve the September 2025 Treasurer's Report.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

BILLS: Chairman Griguoli entertained a motion to pay the bills due and payable through October 14, 2025. **Motion by Montone, second by Fiume to approve the bills as presented for payment.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

ADMINISTRATIVE ACTIONS

Chairman authorized Wendy to open the emergency and material bids.

Chairman asked if anyone has any comments on the agenda items. – No comments

RESOLUTION #2025-19 – SEWAGE FACILITIES PLANNING MODULE – PROJECT HAZELNUT: Chairman Griguoli asked for comments. Attorney Slusser commented that just for the record he is not providing any guidance on this, guidance is being provided by the conflict counselor even though he is not present for tonight's meeting. Chairman Griguoli entertained a motion for Resolution #2025-19. **Motion by Fiume, second by Montone to pass Resolution #2025-19.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

PROJECT HAZELNUT – PRELIMINARY/FINAL MAJOR SUBDIVISION. PROPOSED IS TO COMBINE (10) PARCELS OF LAND INTO (1) PARCEL, THEN CREATE (3) PARCELS FROM THE COMBINED PARCEL LOCATED BETWEEN HUMBOLDT INDUSTRIAL PARK NORTH AND TOMHICKEN ROAD: Chairman Griguoli asked for comments. Attorney Slusser commented that just for the record he is not providing any guidance on this, guidance is being provided by the conflict counselor even though he is not present for tonight's meeting. Chairman Griguoli entertained a motion for the above. **Motion by Montone, second by Fiume to pass the above for Project Hazelnut.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

HASD INDOOR ATHLETIC FACILITY – LAND DEVELOPMENT- AUTHORIZATION FOR THE SUPERVISORS TO SIGN THE LAND DEVELOPMENT AGREEMENT: Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for the authorization. **Motion by Fiume, second by Montone for the authorization to sign the land development agreement.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

INTERGOVERNMENTAL COOPERATION – AGREEMENT OF COST SHARING WITH HCA FOR HUMBOLDT STREET PAVING PROJECT. AUTHORIZE HAZLE TOWNSHIP TO REIMBURSE HCA IN THE AMOUNT OF \$36,700 FOR THE ROADWAY IMPROVEMENTS BEYOND THE ROAD RESTORATION REQUIREMENTS OF THE HAZLE TOWNSHIP UTILITY CUT AND EXCAVATION ORDINANCE: Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for the approval. **Motion by Montone, second by Fiume to reimburse HCA as stated above.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

DISABLED VETERANS REAL PROPERTY TAX EXEMPTION FOR JOSEPH E. TRNGUCH – HIS APPLICATION HAS BEEN APPROVED BY THE PA DEPARTMENT OF MILITARY & VETERANS AFFAIRS: Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for the exemption. **Motion by Fiume, second by Montone to approve the property tax exemption.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPROVE CHANGE ORDER #2 AND #3 FROM PENNSY SUPPLY, INC. FOR THE HAZLE TOWNSHIP 2025 PAVING PROJECT IN THE AMOUNT OF \$197,800.99: Chairman Griguoli asked for comments–no comments. Chairman entertained a motion for the change orders. **Motion by Montone, second by Fiume, to approve the change orders from Pennsy Supply.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPROVE APPLICATION AND CERTIFICATE FOR PAYMENT #3 FROM PENNSY SUPPLY, INC. FOR THE HAZLE TOWNSHIP 2025 PAVING PROJECT IN THE AMOUNT OF \$659,113.41: Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for the approval. **Motion by Montone, second by Fiume to approve the certificate for payment #3 from Pennsy Supply.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPROVE FOR PAYMENT INVOICE #1077 FROM COX FABRICATION IN THE AMOUNT OF \$3,218 FOR THE PICKLEBALL COURT WINDSCREEN AT COMMUNITY PARK: Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for invoice #1077. **Motion by Fiume, second by Montone to approve invoice #1077 from Cox Fabrication.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPROVE PROPOSAL FROM ENVIRONMENTAL PLANNING & DESIGN TO PREPARE ORDINANCE AND MAP ASSESSMENTS RELATED TO DATA CENTERS: Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for the proposal. **Motion by Montone, second by Fiume to approve the proposal.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPOINT GINA PREHOT TO THE HAZLE TOWNSHIP RECREATION COMMITTEE: Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for the appointment. **Motion by Fiume, second by Montone for the appointment to the Recreation Committee.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

BID TABULATION FOR EMERGENCY EQUIPMENT AND MATERIALS AND AWARD BIDS TO THE LOWEST RESPONSIBLE BIDDERS CONTINGENT UPON REVIEW BY THE SOLICITOR AND ENGINEER AND TO RE-BID ITEMS THAT WERE NOT BID ON: Wendy read the bids aloud. Bids are attached in the minutes. Chairman Griguoli asked for comments – no comments. Chairman Griguoli entertained a motion for the award and re-bid as stated above. **Motion by Montone, second by Fiume to award the bids to the lowest responsible bidders contingent upon review and to re-bid the items that were not bid on.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

REPORTS

ROAD MASTER: Jim said they are getting the trucks ready for the snow, putting on the spreaders and making sure everything works.

ENGINEER: Nothing.

FIRE DEPARTMENT: No report/nobody present.

CODE ENFORCEMENT OFFICER: Nobody present

ZONING OFFICER: Nobody present

OLD BUSINESS

There was nothing to discuss under old business.

NEW BUSINESS

There was nothing to discuss under new business.

AUDIENCE PARTICIPATION

Mike Bogansky, 1763 SR 940, Hazle Township, came to say a few words about last months' meeting. He thinks what happened was a disgrace and that Mr. Montone should have never been attacked like that. Personal attacks on any one of you people sitting up there should not be allowed. Anytime someone gets out of hand they should be told to go sit down. It was unbelievable what he was saying to Mr. Montone. Chairman Griguoli said that will not happen again and Supervisor Fiume agreed. Mr. Bogansky said that he calls on all of the Supervisors up there and if anyone of them are being attacked then someone else should say something and it should not be left go. He said they are all doing a fantastic job and that there is more work being done in this Township now than has been done in a long time and everything is looking good. We've had more roads paved than we ever had before. He hopes it never happens again because nobody in the audience came to that meeting to hear what went on.

Mike Costanzo, he represents Grace Fellowship Church, 27 Pecora Boulevard, Hazle Township. They have been in communication with PNC Bank about erecting a sign for their church at the

intersection of Pecora Boulevard and Route 93. Obviously they need the banks permission so he was talking with the property manager and he was talking with Chuck Krone from the Hazle Township zoning department and Chuck said they would need the permission of the Supervisors. Mr. Constanzo said they've been around since 1967 and are a pillar in the community and offer a monthly food distribution and the roadside sign will help with visibility by letting people know where to go for these services. Chairman Griguoli asked where the sign was Mike said it is by the Community Park sign and they can put it right next to it or on the same post. The Supervisors said they do not have a problem with it and will talk with Chuck Krone about it and let him know that they are ok with it.

Regina Shovlin, 415 E. 14th St., Hazle Township said she is here for the last time and came to thank the supervisors for taking care of the curbing by her house, they did a beautiful job.

Keri Fisher, 541 New Cranberry, Hazle Township, wants to know if any progress was made with 924 Landscaping doing what needs to be done to fix the water problem. Chairman Griguoli said a notice of violation was issued via certified mail by the code enforcement officer to both the current property owner and also the business owner. They had multiple conversations and emails with them both. The Supervisors were told they have hired a consultant to prepare a stormwater plan for the subject property to remedy the post development stormwater runoff from the site of the redevelopment conditions as required by the stormwater ordinance. Supervisor Montone said so they hired a consultant to go on the property to tell them what they need to do to correct the problem there. Keri said the 924 Landscaping guy told her boss that he's trying to do it himself to save month. Montone said well that's not the deal we made, he's suppose to hire a consultant and if he doesn't have the credentials to be a consultant then we're going to go after him, we're not going to play games. We are going to stay on him and we're not accepting his plan unless it comes from a certified consultant.

Tammy Parise, 45 Louis Schiavo Drive, Hazle Township, thanked the supervisors for sending out the engineer for the issues she's having with the Hydrodynamic property next door to her with the stormwater run off. The engineer sent Nick Pane and he came out and took pictures and looked everything over. She was emailing back and forth to the engineer, Mr. Calabrese. First David's solution was to fill the asphalt cracks with asphalt filler which doesn't work. Now he has used spray foam insulation in between the highway dividers and that are not a retaining wall to begin with and they're crumbling into her yard with the spray foam insulation. She hasn't been home with it's pouring down rain to see where that situation is going right now but she also has other concerns with that property. She sent a few emails to Chuck but she's going to be sending a lot more because everybody and their brother has a key to the business, little kids are running around and that property all summer long. Her main thing is this...she received a letter that she has to tap onto the sewer in 60 days (she got an extension) but she doesn't want to invest any money in her property unless these issues are fixed over there because he has a land use variance. He has to maintain the integrity of the neighborhood which is not happening. His one employee comes over there revving bikes for over a year, Kenny Savatori, riding these dirt bikes all over the place. She got videos and pictures of everything and she's going to send everything to Chuck. She told Chuck to let Mr. Montone be aware of what she sent already and she don't know if he had time to or not. He hasn't answered her back yet but she has a lot more to send him anyway so she's going to do that for now. Her questions are: She said to Attorney Slusser that when they had the land use variance hearing they were interviewed by WYLN she believes, and Attorney Slusser stated that he has two employees and 3 vans and all deliveries will be off site. She said no deliveries are off site. She has a video from yesterday of a semi-truck that came and kept going forward and back to get in there and all this stuff is happening right outside her back door. She has no privacy at all. They're parking abutting her property, it's suppose to be a 10 ft. side

setback, isn't it. There's her house, there's his property, and that lot there with the highway dividers which is not a retaining wall and does not work as such and they they're abutting right t her back door, pulling in there all the time. They got this whole lot, they can park in the middle of the lot. He also has a giant dumpster now and the door doesn't work right and the guys are climbing over into the dumpster and pounding it with their feet to open it and then they can't get it closed. There's a lot of noise beyond what should be. It's ruining the whole neighborhood. Her family has been in that house for almost 50 years. She works hard on her property as well as on her rental property and if they're not doing anything right I tell them immediately. So Chairman Griguoli said you're going to send everything to Chuck and then he will show us and then they'll take it from there. Tammy said OK. She also said she believes there's a code that he should have a privacy fence 6 to 8 ft. high and he doesn't but she didn't want to address that yet because how are you going to put a fence up because of the flooding. Chairman said he got a note from Joe C. that said they called Mr. Popiak and instructed him to seal the voids in his retaining wall between the Parise and Popiak property. All cracks have been sealed but Joe said they will definitely continue to monitor it during heavy rain events. Tammy said thank you. She said she also requested the engineer to send her a legal letter of what his findings were and what he thought solution would be and why he talked to him privately which she thought was out of the norm. She has to tap onto the sewer and is concerned about the road and all the roads have just been paved but only up to the stop sign where Mr. Popiak's property is. Her street was paved a long time ago and she wonders when it's going to be paved (maybe next year), because she has a 1 year extension to hook to the sewer. She would like to be aware of when they're going to pave because she is under the understanding that she'll have to pay for the entire street if it has just been paved and it's a state road and that's very costly. Supervisor Montone said it is not a state road and nobody is going to make you pay for that road. She thanked the Supervisors.

Angelo Christino, 1252 Harwood Road, Hazle Township, said he's back because of the water in front of his house where the drains are. Joe Calabrese was there and Tedesco was there when he had the flood and they saw how everything was going. They came and cleaned the sewers out which it did nothing, it still runs on the road and goes down. He called Calabrese several times but he has not called him back yet. Chairman Griguoli said he does have plans to take care of it but he couldn't make it to the meeting today. Chairman said Joe gave them a drawing and it looks like there's going to be some boxes and pipes coming in. Joe also told the Supervisors that the field survey and base map have been completed and the stormwater improvement plan will be completed in the next few weeks. Mr. Christino asked if he thinks it will be put in before the end of the year and Supervisor Montone said they'll try but he really doubts it.

Mike Gresh, 313 St. Anthony's Drive, Hazle Township, said he was there in the spring complaining about the St. Ann's Road and now he came to thank the supervisors for the terrific job they did on everything in Youngstown.

Al Miller, 556 Hillside Drive, Hazle Township, said he has a water problem. The curb is there and there's a catch basin in to front of Butch's house but the water doesn't make it there. He had a problem there 15 years ago and the Township sub-contracted with Hoffer and he built a swale and the problem was corrected and he appreciated it. Now when they did the new pave recently they dug it out and filled it in and put a cub right in the center of the swale and there is a log flume there. He showed the Supervisors a picture. Supervisor Montone asked if there was any type of a swale left and Al said no, they eliminated it. Chairman Griguoli said they'll have Joe Calabrese, the engineer, come and take a look at it.

Recita Dietrich, 1199 SR940, asked what the supervisors found out with water situation that they have and with the survey and the other stuff because she's not hearing anything. Chairman said

the engineer told him an existing feature survey and base map have been completed for the properties currently experiencing ground water issues. The base map has been shared with the professional geologist who will be performing the soil testing. Once the testing is scheduled the engineer will notify the Township and property owners. Ms. Dietrich asked if they had any idea of how long that will take and do the supervisors know what that's going to consist of. Supervisor Montone said they don't know how long it will take but this guy is a professional and we're doing what he's telling us to do. We're preparing for what he is going to do. Chairman said the Jimmy has been up in that area a lot and he's gone crazy over this and he sees it first hand. Jim keeps Jan updated. Ms. Dietrich said this has been going on for 10 years. Montone said they are doing everything the could possible do here. They brought in the professional because they really want this figured out too. She said she can't use her washing machine because her floor has sunk, she's been going to the laundromat in all kinds of weather. She can't use her stove because it's now tipping in her kitchen because of all of the erosion that's going on under her house. Montone told her that they are doing everything that they can do here. He was down there and he had the water company there how many times and hopefully now they'll get answers from the professional.

Ashley Bahrt, a Hazleton city resident, spoke. Some of her speaking was inaudible because she must have been too far away from the microphone. It was very hard to hear some of the words she was saying. I included what I could hear or understand. She said there is a point of order and the supervisors are breaking the law here by not having conflict solicitor here. There's also a question that they're also breaking the law..... (couldn't hear) because there's questions on that (couldn't hear). Chairman Griguoli said thank you.

ADJOURNMENT: The business at hand being complete, a motion was made to adjourn the meeting. **Motion by Fiume, second by Montone to adjourn meeting.** Adjournment time 6:40 pm.

November 10, 2025

6:00 P.M.

The regular monthly meeting of the Hazle Township Board of Supervisors was called to order by Chairman, Griguoli. After the Pledge of Allegiance to the Flag, roll call was taken as follows:

Jim Montone, present	Wendy Naprava, Rec. Sec., present
Bob Fiume, present	Atty. Christopher Slusser, absent
Tony Griguoli, present	Atty. Donald Karpowich, present
Joe Calabrese, RJD Eng., present	

MINUTES: Chairman Griguoli entertained a motion to approve the minutes of the October 14, 2025 regular meeting as prepared by the Recording Secretary. **Motion by Montone, second by Fiume to approve the minutes.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes

TREASURER'S REPORT: Chairman Griguoli entertained a motion to approve the **October 2025 Treasurer's Report. Motion by Montone, second by Fiume to approve the October 2025 Treasurer's Report.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

BILLS: Chairman Griguoli entertained a motion to pay the bills due and payable through November 10, 2025. **Motion by Montone, second by Fiume to approve the bills as presented for payment.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

Chairman authorized Wendy to open the emergency and material bids that were rebid because nobody bid on them. Wendy said she did not receive any bids to open.

Chairman asked if anyone has any comments on the agenda items.

Dr. Peter Crabb, 109 Samantha Lane, said he was a professor at Penn State for over 30 years. His comment as a scientist is that this project will be a public health disaster to this Township and all of southern Luzerne County. This township already has extremely high cancer rates compared to the rest of the state. Here's what you can expect if this project is approved...more leukemia, more brain cancer, more lymphoma, more cancer of the uterus, more breast cancer in both women and men caused by the dangerous electro-magnetic fields put out by data centers and power lines. You can also expect more cancers and respiratory disease caused by the toxic airborne chemicals emitted by data centers. Also expect more sleep problems, hypertension, headaches, cardiovascular disease, infertility and impaired student performance caused by the constant noise and vibration that will be given off and that travels for miles. The fact is that this project will make a large portion of the township uninhabitable. The only responsible vote can be no way, not here.

Doreen Cherenyock, 17 Ardemis Lane, Sugarloaf Township, she said she believes that the guys here on the board are all intelligent men and that they did a thorough background check individually to see that the data centers do not benefit the people in any shape or form. What they do is cause cancer and she has had cancer three times in her life and she doesn't want it back. And every one of you that would vote for this is looking her in the eye and telling her that they don't care if she gets cancer again...we want the revenue even though it's going to cost us our lives. She has video from the last 2 months from her front deck which she use to call serenity

mountain prior to 2 months ago. She now views 6 days a week from 5:30 a.m. to 9-9:30 p.m. the lights that are glaring into her living room. She never had curtains in 30 years and asked if the supervisors would like to buy her curtains now. She is upset and appalled that you guys would even consider this because everyone of you know if you say yes the whole area is going to be done. Chairman said that this has been going on for months and asked her if she came to any of the planning meetings that we've ad. She did not because she was more concerned about Sugarloaf Township at the time and the lines destroying their homes. The value of her home right now today has dropped because that view is no longer there and it never will be again. Do you know how many animals she has in her yard now...bats are now living in her area as well because you all chased them out. She said please, I am begging you all to do the right thing for the people of this area.....say no.

Christine Gardner, 4215 Hollywood Boulevard, Hazle Township, asked if this was a done deal already or is there still hope that they can drive these awful people out of here. Chairman said this is not a done deal and would like to hear everyone's comments. She said please do not give her hope if there is none---just be honest with her because she already sees the equipment and progress being made on the project so she's a little skeptical.

Scott Montes, 407 Old Cranberry Road, Hazle Township, said according to the blueprints of this project, he's already being affected by everything going on from 6 a.m. to 7 or 8 p.m. He has 3 children that try to sleep and tri-axles and tractor trailers are coming down the main road and you said all the traffic would be coming in from 309 side on this project. Supervisor Montone said that is a different project. Scott said this is part of the data center project because you're putting two of them right off of 924, it was in the blueprints and posted. Joe Calabrese told him that he's talking about the Mericle Cranberry Creek project. You can talk about that but it will have to be done at the public comment section after the meeting because these comments now are only for agenda items.

Ed Negra, 201 Big Mountain Lane, Eagle Rock, said the data center is presently being built and he can't believe that you're saying that it isn't an approved project because they're working day and night there and the lights are tremendous. He lives ½ mile away from there and the pounding of the rocks at night is unbelievable. He's confused when you say that the project hasn't been approved yet, can somebody clarify that. Chairman said it wasn't approved yet. Mr. Negra said then how can they be clearing the property and everything else. Joe C. said they got a permit from the state to clear the land, that's not regulated by Hazle Township. After they got the permit they then went to the state and got a second permit to allow grading on their site. They did come to Hazle Township for a grading permit at their site, so that's what you're seeing now. They're not allowed to do any utilities now or any buildings. Mr. Negra said there's piping there that's all over the place. Joe C. said it's for stormwater. Mr. Negra said so they're putting infrastructure on the property then...it's more than just clearing the property. Joe C. said just stormwater and E&S is what they are permitted to do. Mr. Negra said maybe they should have the governor here because he made a statement saying that he's going to fast track all these data centers in Pennsylvania and for him to say that only tells him one thing...that somebody is getting paid off by somebody.

Sue Frekot, 532 Buch Mountain Blvd., Eagle Rock, Hazle Township, and lives back up to the property that is now being developed. She has her house for sale and she had an offer on it and unfortunately the buyers backed out because of the data center that is going in. She doesn't understand either how all this infrastructure can be going in without a done deal. And what is this going to do to their property values. She said they spent a lot of money to get into a really nice

resort in a nice area and now this is impacting not only our health apparently and their property values and their future.

Ashley Bahrt, Hazleton, one thing she wants to start with is that you asked the woman previously if she had attended any planning department meetings. Mr. Calabrese can verify that she attended several of them and she was at the Supervisors meetings and she was the only one speaking about any of this and she told you multiple times that there were more people. She said the planning department doesn't vote on this...you guys do. And this is the evidence of the importance of it now, people show up when it matters. Chairman said our planning board is very good and sophisticated, they are very thorough and complete. This project has been in front of the planning board since April. Ashley said she is speaking in defense of the statement criticizing people that may not have been at the planning meetings for whatever reason. This is the important meeting and you know this is the vote that matters. Attorney Karpowich said nobody criticized anybody for not showing up at a meeting. He thinks the point the chairman was trying to make is if this plan was in front of the planning department since April, why weren't people coming with objections during that period. It was just here a month ago and it was advertised...there was a zoning hearing where they got a parking variance for 200 or 300 spaces and nobody came out for that either. She said he has some things she's going to discuss. Chairman said her time is up. Ashley said and how much of my time did you just take up so she is moving on. She said the township is in direct violation of two of their own ordinances. The SALDO ordinance on page 1 it states major subdivisions and major land developments (which this classifies as both) you voted on the subdivision and refused to let her speak on that last month and that was up for vote and she was here to speak on that. They shall require the submission and approval of preliminary plan prior to submitting a final plan. This project has been submitted as preliminary/final all the way through...violation. The zoning ordinance violation...in your zoning ordinance and she has communication from Chuck on this, he approved this project by right and there's not one word in your ordinance about data center use so that is incorrect. It should be approved by special exception. If you look in the ordinance under the special exception section, there are more applicable projects like alternative energy projects, heavy industry. This project cannot be classified as light industry, it cannot be compared to a warehouse with the amount of resources that it uses, that is irresponsible at best and corrupt at worst and we won't go there if we don't have to. Section 320 of the zoning ordinance reads whenever for uses not addressed in the ordinance (which this is) whenever in any district established under this ordinance a use is neither specifically permitted nor denied and an application is made by the land owner to the zoning officer for such uses, the zoning officer shall refer the application to the zoning hearing board to hear and decide such requests as a special exception. She said she has in writing (from Chuck) that never happened, it was not put through as special exception and there was no zoning hearing. The board shall have the authority to permit the use or deny the use in accordance with the standards governing special exception applications. The use may be permitted if it is determined to be similar to and compatible with permitted uses. That's what he used to approve it...it's not valid. The burden of proof shall be upon the applicant to demonstrate the proposed use would meet the standards and criteria for special exceptions as contained in article 6 and would not be substantially detrimental to the public health, safety and welfare and/or environmental features and characteristics of the site and or surrounding areas which is all glaringly proven.

Tammy Parise, 45 Louis Schiavo Drive, Hazle Township, said she's starting with the company, One Trinity Real Estate, that is proposing this plan. The parent company to them is Realto Capital Management which is a subsidiary of Global Investment Firm Fortress Investment Group LLC which is owned and operated by Soft Bank Group Corp. The founder and pretty much owner of Soft Bank Group is Masi Oshi Sun, he is a Japanese entrepreneur investor, philanthropist, etc. and he's worth \$55.1 billion dollars. His fortune jumped \$9 billion dollars in 2 weeks. He's partnering

with open AI and Oracle. Tammy said her major point of this is what happened to her that set a precedent that when a business wanted to get a land use variance next to her property and they did, and then the lay of the land was changed through the person that sold that to him, Christopher Ustynoski (she said you might remember this solicitor) bought the property next door to her and changed the lay of the land illegally without any permits, planning submitted or anything like that. She has the letter from Schumacher and you were given a copy over a decade ago. For a decade now she has been dealing with stormwater runoff which, according to Mr. Calabrese with stormwater, the township will only interfere with that happening on new construction. New construction is only new construction until the place is opened up and occupied which isn't very long. A lot of other people have been having stormwater runoff issues from a lot of other development that's been going on in the township. And going forward, whatever issues come up with, these people are not going to have any ground to stand on. Mr. Montone this can affect your area, Birch Road. Also, she is wondering about conflict of interest big time with the township because the person, by the way the attorney you had said when she had 8 waterfalls gushing into her backyard to put hay and grass between the fence and the waterfalls. Solicitor said he does not remember. She said sometimes we gain from conflict of interest because with her situation that she's bringing before the board here recently, he's a mediator and he can't mediate with her because it would be a conflict of interest. There's too many conflicts of interest going on here. The man who bought the property next door to her works for the township as a sewer inspector. Supervisor Montone said he does not work for Hazle Township. She said well he did years ago and the person that represented him was Attorney Slusser who is the solicitor and all of you know him. Chairman Griguoli said she is over her time limit so they're going to have to take comments from the next person. She said this is going to raise electric bills and water bills, and they plan on using waste water from sewage so many that's why after bringing this to the board, that she is receiving threatening letters from the board that she has 60 days to tap on to sewer at her own cost while Mericle is getting \$8 million dollars in grants. Where is our money. She pays all her bills in full and because she isn't a bum and pays all her bills she gets nothing.

Ginny Marcille-Kerslake, 103 Schoen Road, Exton, PA, she traveled 2 hours to come to this meeting here tonight because she is very concerned. First of all, her heart goes out to all the people who are experiencing this right now what you're seeing as construction. In answer to the question about how can this happen, she just wants to answer and say that these people in front of you are not responsible for that. Unfortunately, our governor passed an executive order to fast track permitting from the state on certain projects and this was one of them so that's why that's happening even though the township hasn't approved anything. She wants to follow up on something Ashley said...you are, in having this vote tonight, in violation of your SALDO. She sits on her townships' planning commission and it does clearly say that major subdivisions and major land developments, which this is, shall require the submission and approval of a preliminary plan before final application can be accepted and that wasn't done. Chairman said that would be planning. Ginny said there's an approval stop so who approves it...the planning commission doesn't approve it...that should be the board. So it seems that the SALDO wasn't followed. Attorney Karpowich said planning makes the recommendation but the supervisors approve it. She said sure but her point is that there was no approval of a preliminary plan. He said there's a wavier on the agenda tonight to consolidate. Joe C. said that the planning department makes recommendations to the supervisors. Part of their recommendation was to recommend approval of this plan subject to certain conditions. One of the conditions was a waiver request that was recommended for approval by the planning department to allow the preliminary and final plan to happen concurrently. That request has not been approved by the supervisors yet. Ginny said so what you're saying is they're going to do that tonight. Joe said possibly...it's on the agenda. Ginny said so you all can vote no on that step and it can go back to a preliminary plan..you have that power tonight and she would advise it because this is major and look at this

room full of people. But your zoning ordinance in Section 320 clearly states (you have a saving clause in your zoning ordinance) that if a use is not specifically permitted or denied that this should go to the zoning hearing board and they decide. She looked under the permitted uses for this district and there is no data center or anything like a data center in there. There is a list of permitted uses by special exception which would go to the zoning board for approval, reading through they're even less impactful of what you're looking at right now. The things that are in there that would required review by the zoning hearing board pale in comparison to this. Chairman said you are out of time. Ginny said this should not come straight to you, you had one person make that decision and it appears that was your zoning officer...someone who is not a planner, is not elected but you guys are and you can do the right thing. She thinks by now in the time since this project first came before you and where we are today and all these people behind here who educated themselves on what this would mean to your community and she hopes the supervisors have to. She has been in municipalities across the state on this issue, she has seen townships make the right decision for their community and she hopes you do tonight because if you don't this highly is highly appealable and within 30 days you can expect a challenge in court if you vote for this tonight.

Alexander "Lex" Sloat, 106 Mountain Ridge Road, Sugarloaf is just echoing some of the things people said already. He lives off Tomhicken Road and the banging and clanging that's going on right now all day long and into the night is insane. There must be ordinances for decibels of sound that you guys have and these people are violating it every 30 seconds. Some inspector needs to go there and stop them for violation. Attorney Karpowich said that Hazle Township does not have a decibel limit, they have hours of operation which means there are certain times they can't do work. You cannot have construction between 10 p.m. and 7 a.m. and if they are doing that then somebody needs to call and make a complaint with the township code department. Lex gave the supervisors an article that he googled today titled "will data centers ruin your neighborhood" and it's a big long thing. In the middle of the second page it says are data centers noisy at night? So assume this thing ever got built, the cooling systems are essential for keeping hardware operations contained intake and exhaust fans which are objectionably loud and people describe these noises as buzzing, tinny, wining, low pitched drawl, etc. and what's concerning is what's going to happen afterwards. He lives on the hill just opposite where all this is taking place (they can see it from their house) and they can hear the noise because there are no trees or anything between them. It's just like a valley between them and it's insane what's going on. They're very concerned that once this comes there that it will create a constant humming noise that everyone in Eagle Rock will hear and that there's no way to pull it back after that. He also said when he googled this "will data centers ruin your neighborhood" that 20,000,000 documents exist and he didn't know which one to pick. So if that many documents exist and objections (and this is a place in Virginia where people talk about wells running dry, the amount of water they're using, etc.) it's very, very, very serious.

Bob Zafian, 21 Olympie Lane, Eagle Rock, Hazle Township. One of the concerns he has is that they are going to be bringing people in here that are going to affect our schools, fire departments and EMS...who's going to be paying for a new ambulance or a new fire truck. All these kids and traffic going to school. He pays about \$170/month for water and who's going to pay his water bill when it goes up because of their requirements or his electricity bill when that goes up because they have to build a power plant that will power 90,000 homes. The whole county has 133,000 homes. What do you think that's going to do to our electric bills. You give somebody a 10 year abatement on taxes, everyone of these people are paying for it including you if you live here. You work for us...none of these people want to see it here. I don't know when your elections are coming up but if this goes through, no one here is going to vote for any of you and you won't have a seat anymore and you people will be the reason for the downfall of this town and we're

not going to forget it. You should be concerned how my life is going to be and every single one of us. Not saying that anybody's been paid off because he don't know what's going on but for this thing to be pushed through like that and do you know what would happen if he did anything before he had his permit..he'd be getting fines. He has to wait until he gets his permit. It seems that everyone is turning a blind eye because something's in this for the town and you're not telling us. Chairman said that's incorrect. Mr. Zafian said if there's nothing in this for the town then why are you doing this and what are we getting out of this. Chairman said we're hearing your comments right now. Mr. Zafian said well I'm asking you a question. Chairman said this isn't question and answer time. Mr. Zafian said well if you give us some good answers then we might say start tomorrow. He also said he's only been here for 7 years and some people have been here their whole life and lived in the same town on the same street and now they can't live and every single one of you should think about that because pretty soon you won't be making decisions for this town any longer.

Jerry Pesock, 62 Sugarloaf Avenue, Conyngham. He wants to mention a few things. With regard to the power usage of these data centers...one unit at the nuclear plant puts out enough power for 1,000,000 homes. The data center that's right next to the nuke plant is going to be using that amount of power. The rest of this power is going to be sucked by all of these data centers that are going to be built in the future. There's not going to be enough power. Another thing, they use millions of gallons of water a day sucked out of the water table for cooling. There will be wells going dry. He doesn't know if all of this stuff has been looked at by your engineers. There's also major traffic issues with people that will be moving to this area for jobs. It's not only these data centers, it's the warehouses and the factories too that are on a fast track for this area. There's a lot of our resources that are going to be used up and we're going to pay for it...we're going to see our light bills double and triple. We're going to see our water depleted and this cooling water when it's used in and out of the data center comes out at 144 degrees and it's dumped where...is it dumped back to the water table...this is treated water...it's going to poison our water tables.

Ann Menentiere, Sugarloaf, has a quick question to clarify. She said she thinks Mr. Calabrese said there was a preliminary/final for major land development and you used that as a waiver and she does not see waiver language in there. Maybe she's misunderstanding and she just wants to clarify. Is that a waiver that they're looking for tonight...she knows it's to combine the preliminary and final land development. Joe said that would be part of the action on the plan, the waiver request and the other conditions by the planning department. She was confused because it doesn't say waiver on the agenda which she thinks may be a point of order and that it may disqualify this and need to get tabled. Joe said what the agenda usually says as recommended by the planning department issued the letter to the supervisors. So when this item comes up we need to consider the application as recommended by the planning department which the letter of recommendation should be in the file. Chairman said continue that. Solicitor said he raised the issue, and she said then without that wording that may nullify that agenda item this evening. Attorney Karpowich said when you guys are done with your comments they may want a brief executive session to discuss issues. Ann said thank you. This is massive and major and she knows the board are all intelligent men and show knows they like to give due diligence to things and with that in mind, there is a tremendous amount of information available on data centers and their impact in a community and I would says, as elected officials, it's concerning that there hasn't been any kind of pro-active dialogue. We can fall back on the oh it's been publicly advertised in a small tiny piece in the paper and the average person isn't probably seeing it or reading the paper but that's not community engagement and true leadership looks like engaged leaders who are talking to their citizens and not just developers. She challenges them to do that, you guys are all local guys and you have roots here and she would imagine that most of you come from working class roots, you have a chance to be looking like the good guys and she recommends that you do

that for your own good and for the people that really care and are here tonight. To rush this and to go through a preliminary and final major land development decision is just kind of shocking. We already live in a verified cancer cluster...it's polycythemia vera and it's leftover from the mining days...people live in that. That's real and let that sink in. Then suits come in and they have no vested interest but they're bottom line, they're concerned about their investors. Please put the needs of your people first, they're always building on spec and they'll just pick the next city. They already own 6% of Hazle Township right now by land.

Sherri Homanko, 349 West 30th St., Hazle Township, is here to raise serious concerns regarding the sewer and waste water capacity needed to support Northpoint Developments proposed data center project with heavy cooling and utility demands. Residents deserve clear and verifiably information conforming that our local sewer and water systems can actually support the scale of this development. The GHJSA's treatment has permitted for about 8.9 million gallons per day and recent reports show that it's already operating close to that limit. Tonight she is formally requesting that the township make the following information public and available for residents to review. The sewer planning module or engineering analysis for this project including projected daily wastewater flows per building and a total build out. The current available capacity at the sewer authority's treatment plant and any data showing how much capacity remains. Whether reservation of capacity agreement or infrastructure upgrade can be executed between the sewer authority, CanDo and NorthPoint. Any meeting minutes or correspondence where the sewer authority discussed the sewer impact to this project or identified funding for required expansions. This is not anti-development, it's a call for responsible planning and transparency. If our systems cannot reliably support the 15 high-demand data centers the public deserves to know before any votes or final approvals are made. We've seen communities in Virginia regret approving similar projects only to face water shortages, grid strain, and rising utility costs. They also cause increased cancer risk and noise pollution. It's a loud humming like a generator that never stops. Will it affect the pillars holding up the mines...let's not repeat those mistakes here. She also asked Chat GTP Excel using publicly available data whether Hazle Township could support Northpoint's proposed data centers. Here's what they had to say using their own technology against them. "Not with today's infrastructure. Both water and power will need major capacity and approvals. Given HCA's documented 6 to 10 ngd system and PPLs 500kw infrastructure plus pending rate actions, it's highly unlikely Hazle Township could reliably support 15 data centers without substantial new water sources, SRBC and DEP approvals, and major grid upgrades on top of the current conservation measures and price pressures." It would also devastate and endanger the bat population that lives where NorthPoint continues to destroy more trees. These are many concerns that many of us share tonight. Before any vote she's asking that the township publicly disclose who the official entity is of this proposed data center. The public reports no official tenant and we deserve to know.....the projected peak electrical load in megawatts, the projected daily water consumption in MGD and the status of the SRBC DEP water use permits and PPL interconnection. Residents deserve full transparency before commitments are made. Also what is the address for this building? You have your meetings advertised as this building be 103 W. 27th St., 101 Wet 27th St. and the actual address of this building is 99 West 27th St. so every advertisement that's been out there, you have the wrong address for this building.

Linda Yurish, 184 Red Rock Road, Sugarloaf, said she has been at the Sugarloaf meetings for months now arguing about these data centers and everything these people have been saying. She really wishes that you all hear...really hear....what they're saying because there's so much at stake here and they all said it. From health problems to wildlife being destroyed, endangered species of bats, noise, and total disruption of peoples lives. It's really disheartening, people cry at night because they're afraid of what's going to happen to this area of ours. It's a beautiful area (or

it was once), now when she drives up to Hazleton you come across that beltway and there's all these big massive buildings, you go out the Tomhicken Road and it looks like a scene from the Lorax movie. There's no trees at all. They want to put a 500KB line from Humboldt down to the valley down to the Susquehanna plant. To you know how big those things are and not to mention all of these things that people have already spoken about but those lines themselves propose so much problems with health with the EMF's given off. There will be towers next to our homes that are 240 ft. with lights on top of them so airplanes don't hit them. What will happen if one of those lines break during a storm, will it cause fires, possibly kill people. There's so much stuff to think about...the water consumption from these data plants. There was just a drought and all summer long we couldn't use water to wash our cars or water lawns. Are we going to be able to take showers and baths next year. She said she's really pleading with the supervisors to hear what the people are saying, think of your children and your grandchildren who have to grow up here. What's going to be there for them.

Chairman said usually we do not let people outside of Hazle Township speak but we're doing this tonight because we want to hear everybody but as it's going a little bit longer and we do have a lot of things we have to talk about, so he'd like Hazle Township people to start coming up to talk if they'd like to.

Greg Judd, 193 South Janhanna Circle, Eagle Rock, said he's in favor. He's asking that nobody boo him because he is in favor of this. The economic growth that something like this is going to bring to our area and bringing tech jobs in not forklift jobs. We all here for jobs...we got Humboldt, we got Valmont, we've got the corporate center. That's why we're all here..we either work in a plant or know somebody that does- it supports everybody here. This is one that doesn't pollute. Your point about the EMF's...everything is underground in concrete. They're talking about taking water from the waste water treatment plant and reusing/recycling it. We've always said another warehouse is just going to be forklift jobs and lower paying jobs. Now we're bringing tech jobs in. What is going to happen to our house values...they're going to go up because if you bring more people into the area that make more money they're going to have money to buy things. We don't have large high rises...we have single family homes. Construction is ugly, there's lots of lights and they're blasting because we live on a rock mountain, but the construction doesn't last forever.

Rich Wienches, 119 Forest Hills, Hazle Township, thinks the solution here is to get this before the zoning board and let them analyze it because the zoning board did a fantast job on a solar farm hearing. They let everybody talk and it went on both sides and then a proper solution came out of it. He really thinks at this point that maybe it might have been an error made where it should have went before the board as a special exception or a variance. He recommends at this point to table it and send it before the zoning board and let them decide which way it goes where everybody here has a chance to stand up and say their points. Then it might go to court if they deny but at least all the people will have an opportunity to say what they have to say. It seems to him like a lot of things were missed. He knows the supervisors will make the right decision because they did in the past.

Anthony Cook, Sugarloaf, just wants to remind the supervisors that there was a time when slavery was legal and if you freed a slave you were a criminal. And there was a time when segregation was legal and if you stood up for equality you were a criminal. Just because it's legal doesn't make it morally right and he wants the guys to do the right thing that is morally right. Sometimes the bottom line doesn't mean anything when there's human lives in play and you're messing with a lot of people's lives here. Our property values are going to go down, the jobs created are non-existent, the tech jobs are nothing. 50 jobs is nothing. Do you know what an

actual manufacturing plant would do in that place. That would be 100,000 jobs not 50. Use the space more wisely.

ADMINISTRATIVE ACTIONS

INTRODUCTION AND REVIEW OF THE PROPOSED 2026 HAZLE TOWNSHIP BUDGET TO BE PLACED ON PUBLIC DISPLAY FOR ADOPTION ON DECEMBER 8, 2025: Chairman Griguoli entertained a motion. **Motion by Fiume, second by Montone to place the adoption on display.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

RESOLUTION #2025-20 – APPOINTMENT OF RAY ZAVADA & J.H. WILLIAMS & CO., LLC AS THE AUDITOR FOR HAZLE TOWNSHIP FOR 2026: Chairman Griguoli entertained a motion for Resolution #2025-20. **Motion by Montone, second by Fiume to pass Resolution #2025-20.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

PROJECT HAZELNUT – PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT. THE PROPOSED PROJECT IS A 1,282 ACRE INDUSTRIAL TECHNOLOGY CAMPUS LOCATED NORTH OF HUMBOLDT INDUSTRIAL PARK NORTH. PROPOSED ARE (15) DATA CENTER BUILDINGS WITH ANCILLARY BUILDINGS, PARKING, UTILITIES, LANDSCAPING AND STORMWATER. PHASE I PROPOSES (5) DATA CENTER BUILDINGS AND (4) ANCILLARY BUILDINGS: Supervisor Fiume recommended to Chairman Griguoli that this needs to be tabled today because there's been a lot of comments and different points and maybe some things were not done correctly so we need time to look into this. Chairman Griguoli entertained a motion. **Motion by Fiume, second by Montone to table this.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

SR309C, LLC – (STORAGE SHEDS) PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT. PROPOSED IS TO CONSTRUCT (5) STORAGE BUILDINGS, AN OFFICE AND PARKING ON THE SE CORNER OF SR 309 AND LOUIS SCHIAVO DRIVE: Sheila DeAngelo, 411 Hillside Drive, asked if she can comment. She didn't realize that she should have commented in the beginning about agenda items because it was all data center talk. Chairman said yes. Sheila said they were not aware of this and they saw the trees all down. She said what do we need storage units for. Joe C. said this is being proposed by Mericle. Sheila said all the trees are gone and they're upset. Joe C. said you don't need a permit to cut trees down on your own property. They're going to make it a 4 pt stop intersection and there was a traffic study by PennDOT. Sheila asked if it will be fenced in and Joe said yes. She said she thinks Hazle Township has enough storage sheds. Chairman Griguoli entertained a motion. **Motion by Montone, second by Fiume to approve the preliminary/final major land development for SR309, LLC.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

HIGH HOOK ENTERPRISES, LLC – RELEASE OF PERFORMANCE SECURITY AGREEMENT: Chairman Griguoli entertained a motion for the release. **Motion by Fiume, second by Montone to approve the release.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

ADVERTISE ORDINANCE TO MAKE NORTH SHERMAN COURT A TWO WAY STREET BETWEEN 22ND & 23RD STS.: Chairman Griguoli entertained a motion for the advertising. **Motion by Montone, second by Fiume to authorize the advertising of the ordinance.** Roll call: Montone, yes; Fiume, Yes; Griguoli, yes.

MOTION TO APPROVE THE GREATER HAZLETON AREA THRIVE 2035: THE MULTI-MUNICIPAL COMPREHENSIVE PLAN FOR THE CITY OF HAZLETON, WEST HAZLETON BOROUGH AND HAZLE TOWNSHIP – AS RECOMMENDED BY THE HAZLE TOWNSHIP PLANNING DEPARTMENT: The audience asked what this was all about. Attorney Karpowich said they did a regional plan with Hazleton, West Hazleton, and Hazle Township. They basically chipped in and did a plan..it's a blueprint for the future planning of these 3 communities combined for what it's going to look like in 10 years. They had public meetings and public hearings and they sent out surveys. They did this because it enables us to get more grant money. It was done between the planning departments. Our Township planning department succeeded in getting what they wanted in the plan. It doesn't enforce anything it is just a blueprint for the future. Chairman Griguoli entertained a motion for the approval. **Motion by Fiume, second by Montone to approve the above multi-municipal comprehensive plan.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

FINANCIAL SECURITY REDUCTION REQUEST IN THE AMOUNT OF \$1,467,400 FROM LINEAGE PA HAZLETON RE, LLC FOR THE PROJECT X LAND DEVELOPMENT CONDITIONED UPON THE DEVELOPER CORRECTING THE MINOR DEFICIENCIES NOTED BY THE TOWNSHIP ENGINEER: Someone in the audience asked what is Project X. Joe Calabrese said that's the name of the project and it's on North Park Drive. It was approved years ago and was built and the developer posted financial security (as required) to make sure they do the improvements...so they did that and they're asking for their bond to be released now. Chairman Griguoli entertained a motion for the release. **Motion by Montone, second by Fiume for the above release of financial security.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

ATLAS RAIL SIDING LEVEL 4 STORMWATER APPLICATION CONDITIONED UPON THE APPLICANT ADEQUATELY ADDRESSING THE REVIEW COMMENTS OF THE TOWNSHIP ENGINEERS REVIEW LETTER DATED NOVEMBER 3, 2025: Chairman Griguoli entertained a motion. **Motion by Fiume, second by Montone for the approval with the conditions in the engineers review letter.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

BUTLER 260 NORTHPOINT BUILDING 5 LEVEL 4 STORMWATER APPLICATION CONTIONED UPON THE APPLICANT ADEQUATELY ADDRESSING THE REVIEW COMMENTS OF THE TOWNSHIP ENGINEERS REVIEW LETTER DATED NOVEMBER 6, 2025: Chairman Griguoli entertained a motion. **Motion by Montone, second by Fiume to approve the above with the conditions in the engineers letter.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

MOTION TO APPROVE THE DEVELOPMENT AGREEMENT, THE STORMWATER AGREEMENT, AND THE TRAFFIC IMPROVEMENT AGREEMENT FOR THE PROJECT HAZLENUT PRELIMINARY/FINAL LAND DEVELOPMENT: Fiume recommended to the Chairman that this be tabled because it's connected to Northpoint and the first one was tabled. Chairman Griguoli entertained a motion to table this. **Motion by Fiume, second by Montone to table this item.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

AUTHORIZATION FOR THE SUPERVISORS TO SIGN THE AGREEMENTS SO THE REFUSE OFFICE CAN SET UP PAY STAR FOR GARBAGE BILLS SO CUSTOMERS CAN PAY ONLINE: Chairman Griguoli entertained a motion for the authorization. **Motion by Montone, second by Fiume for the authorization to sign the agreements for Pay Star.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

CHANGE ORDER REQUEST #4 FROM PENNSY SUPPLY, INC. FOR THE HAZLE TOWNSHIP 2025 PAVING PROJECT IN THE AMOUNT OF \$92,895.00. THE CHANGE ORDER INCLUDES THE COSTS ASSOCIATED WITH MILLING AND/OR PAVING CAFÉ COURT, MCNAIR STREET, ALLEN STREET, THE BABE RUTH FIELD ACCESS ROAD, AND THE STAGING/PARKING AREA OF THE NEW POLE BUILDING AT HAZLE TOWNSHIP COMMUNITY PARK: Chairman Griguoli entertained a motion. **Motion by Fiume, second by Montone to approve Change Order #4 from Pennsy Supply for the Hazle Township 2025 Paving Project in the amount of \$92,895.00.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPLICATION AND CERTIFICATION FOR PAYMENT #4 FROM PENNSY SUPPLY, INC. FOR THE HAZLE TOWNSHIP 2025 PAVING PROJECT IN THE AMOUNT OF \$178,618.91: Chairman Griguoli entertained a motion for the payment. **Motion by Montone, second by Fiume to approve Payment #4 from Pennsy Supply for the Hazle Township 2025 paving project in the amount of \$178,618.91.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

PRICE QUOTE FROM COX FABRICATION TO REPAIR AND STRENGTHEN THE BABE RUTH FIELD BATTING CAGE FOUNDATION POLES IN THE AMOUNT OF \$6,286.10 PER POLE: Chairman Griguoli entertained a motion for the quote. **Motion by Fiume, second by Montone to accept the price quote from Cox Fabrication.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPLICATION AND CERTIFICATION FOR PAYMENT #4 FROM PENNSY SUPPLY, INC. FOR THE OLD AIRPORT ROAD IMPROVEMENT PROJECT IN THE AMOUNT OF \$44,446.62: Chairman Griguoli entertained a motion for the payment. **Motion by Montone, second by Fiume to approve payment #4 from Pennsy Supply.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

AWARD BIDS FOR EMERGENCY EQUIPMENT AND MATERIALS THAT WERE OPENED AT THE OCTOBER 14, 2025 SUPERVISORS MEETING. BIDS AWARDED TO THE LOWEST RESPONSIBLE BIDDERS: Chairman Griguoli entertained a motion for the bids. **Motion by Montone, second by Fiume to award the bids as stated above.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

BID TABULATION – FOR EMERGENCY EQUIPMENT AND MATERIAL ITEMS THAT WERE RE-BID FROM LAST MONTH’S MEETING BECAUSE NO BIDS WERE RECEIVED: Wendy Naprava told Chairman Griguoli that no bids were received from the re-bid. Chairman Griguoli entertained a motion. **Motion by Fiume, second by Montone to table this item.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

REPORTS

ROAD MASTER: Jim said they are getting the trucks ready for the winter, cleaning drains with leaves, and doing some potholes.

ENGINEER: Joe gave an updated on the paving project. They are paving 45 roads in 2 years, they are 50% completed and they did an excellent job. They are finishing up for the year and will continue when the weather breaks in the spring.

FIRE DEPARTMENT: No report/nobody present.

CODE ENFORCEMENT OFFICER: Nobody present

ZONING OFFICER: Nobody present

OLD BUSINESS

There was nothing to discuss under old business.

NEW BUSINESS

There was nothing to discuss under new business.

AUDIENCE PARTICIPATION

Sharon Eckrote, 1301 Hazle Brood Road, Hazle Township, she's here to present Joe with the deed for her property, neighbors property that has the easement included with their deeds. Chuck told her it might be a civil matter but it's in all of their deeds as an easement to keep it open. We're having an issue (which she does not want the supervisors to get involved with) with the Northeast Paradise Club but she would like the Supervisors to finalize this with the easements that's in all of their deeds. The alley itself behind the houses was blocked on the other end; somehow the neighbor got a permit to put up a pole barn up there so the only access to the mountain and their homes behind our properties in on her side. She has everything copied for you guys. The club is saying they own in front of her house, they own the alley and behind and they say that the engineer put stakes in and she has it on video on security cameras that they did it themselves on a Sunday, staked off everything. We cannot access the side or behind their properties, they plan on putting a fence. She said she's not going to go away. She talked to Chuck and that's why she's bringing it to the Supervisors now. The Supervisors said thank you. Chairman Montone asked her what is the issue with the Paradise Club giving you such a hard time. She said she has no idea. She was told by people at the club that the majority does not have an issue with them but there is two guys causing the issues. She said it's ridiculous already. She just wants to be able to access the alley and behind her house.

John Shelly, 1351 S. Church St., Hazle Township, is going to give everybody an example of how this board of supervisors is corrupt and they are liars. Over a year ago there was an ordinance passed prohibiting large vehicles being parked on our properties. Definitions were changed what a large vehicle was including travel trailers and motor homes. This ordinance was passed without it being placed on the agenda and was approved by the three of you. And until he came out and brought awareness of it was it walked back and repealed. Much like the night there was standing room only. Chairman said we took care of that. Mr. Shelly said does that make it right what you did. Supervisors said it was on the agenda. Chairman said there was an error in the...Mr. Shelly cut Chairman off and he said yep I'm going to interrupt you and let me back it up some. Do you remember what you said in response to that. That ordinance that you put into place- it was borrowed language which is not uncommon for municipalities. But what you did was take the exclusions out from two other municipalities that he found and your response was I'm a chiropractor and I missed it. Mr. Shelly said do you remember that? Chairman said yes. Mr. Shelly said I'm not sure what being a chiropractor has to do with any of that and if that's your excuse then you're a bad chiropractor and you're a bad supervisor. You could laugh all you want because it's really funny. Chairman said it's not funny and we took care of that. Mr. Shelly said well that's not right, it should not have had to take public outrage for it to be taken care of and he's not naïve to think that all of this is going to go through. Mr. Shelby said he came out during

the meetings when the land was going to be redesignated from mine to commercial or warehousing whatever the designation is. Nobody was in favor of it then and it still happened. Chairman Griguoli said do you remember me saying that a lot of my neighbors have these beautiful campers and I would never go against that. Mr. Shelly said then why did you do it in the first place. Why would you place an ordinance to be voted on. Chairman said because emergency vehicles couldn't get through. Mr. Shelley told Chairman that he's backpedaling. Mr. Shelly said he's not naïve to think that this is all going to go through, that's great that it was tabled, it's done..it's going through. But that's an example everybody of how this government has lied and did things probably illegally in violation of Sunshine Act and who knows what else and didn't care about the residents.

Rick Korinchock, 604 Birch Road, Hazle Township, said this is more informational to let you guys know what's going on in the neighborhood. As you know Mr. Hawbaker has property behind us. In the last several months he has clearcut over 1,400 acres of property. He is now in the process of leveling the banks. He said he contacted DEP and mining and the conservation department about it. The mining he's fine doing what he is. The conservation hasn't got back to him. His understanding is that some of the trees that were cut, there's only a certain time period when you can cut trees on that property because of the bats and everything else. All said and done. In the process as he's doing it, he's doing test boring which he knows he's allowed to do on his property and he's also doing a site survey and plan. But he has the people who are doing the test boring, he's planning on putting 9 warehouses back there. He doesn't know how much came to the township or not but he wants to bring it to your attention. According to our zoning thing it's a Mining (M-1) district, warehouses are not a permitted use and they're not a use by special exception either. With conservation district if there's any of that, it's not again a permitted use or by special exception. He told the hunting club (some of his neighbors are members) that when their lease expires in April he's not renewing the hunting club lease for that property. So he's going to do something to it, so he wants to bring it to your attention and he don't know what the township can do to get involved but Jim you know behind our houses everything that he has cut, he's leveling the banks, the animals have no place to go, everything is coming up now into everybody's property. When it rains where is the water going to go. With all the trees cut down we're going to get dust and more noise pollution than ever. So he's just bringing it up to the Township and it would be nice if you could find out exactly what his plans are and let us know for our community. Chairman said he hasn't come before us with anything.

Jocelyn Podlesny, 526 Birch Road, Hazle Township, and Hawbaker owns the land behind her 2 acres and he's clearing the trees beginning very early in the morning and waking her up and she usually gets up at 5:30-6:00. From the properties down from her home Northpoint Power purchased the properties so what else is going on is the quarry and the blasting. The blasting is shaking her home to a point where her cracks increased in her house. Is there anyone overseeing the amount of blasting or the powerfulness of it or what they're using. Attorney Karpowich said it's a quarry operation and is regulated by DEP so they regulate the blasting. Chairman said when we get a complaint we tell the office to call the DEP and they go to site. It's a big concern to her. She also wants to reiterate are we getting warehouses or a data center. That's a concern. Do you know what Northpoint Power is doing with the land that they purchased. Joe C. said there has been no application submitted to the township and he can check with the code officer and see. She asked if he is aware of what Hawbaker is doing with the property. Chairman said he's never come before us or proposed anything. Attorney Karpowich in order to timber you need to file a plan with the Luzerne County Conservation District to get a permit. Check with Luzerne Conservation District for the plan.

Jamie Price, 606 Birch Road, Hazle Township asked what is the timeframe to clear land during the day. They told her that we cannot regulate mining, the state does so tell the zoning officer.

Keri Fisher, 541 New Cranberry Road, Hazle Township, asked if they heard anything regarding her water issue and 924 Landscaping. Joe Calabrese aid that code enforcement issued a notice of violation to property owner and to 924 Landscaping (they are leasing). He had 30 days to have the stormwater plan and they did not do it. They are getting citations and will get them daily. He also said that they contacted him and told him that they hired someone to do that.

Recita Dietrich, 1199 SR 940, Hazle Township, wants an update on the water situation behind her house. Joe Calabrese said the HCA was there and they verified that valves are closed and it's a dead line, Joe thinks they could be leaking. Township hired a professional geologist to find the source of the groundwater so hopefully he'll be getting to work in a week or two. She's not happy waiting longer, her house is getting more damaged and who will be responsible. Supervisors said they have been trying to get to the bottom of this problem for them for years so hopefully now we will get an answer soon.

Karen Thomashunis, 515 Birch Road, Hazle Township, asked if there is a 10-year tax exemption for Hazlenut. Supervisors said yes they applied for LERTA

Sue Frekot, 532 Buck Mountain, Eagle Rock, asked why can't the Supervisors vote no tonight. The supervisors said they want to discuss it and then they will have a future meeting.

ADJOURNMENT: The business at hand being complete, a motion was made to adjourn the meeting. **Motion by Fiume, second by Montone to adjourn meeting.** Adjournment time 8:05 pm.

The Supervisors went into Executive Session from 8:10 p.m. to 8:40 p.m. to discuss the data center.

November 26, 2025

1:00 P.M.

A special meeting of the Hazle Township Board of Supervisors was called to order by Chairman, Anthony Griguoli. After the Pledge of Allegiance to the Flag, roll call was taken as follows:

Jim Montone, absent

Wendy Naprava, Rec. Secretary, present

Bob Fiume, present

Chris Slusser, Solicitor, present

Tony Griguoli, present

Chairman asked if anyone has any comments on the agenda items. – No comments – nobody present.

RESOLUTION #2025-21 – APPLY FOR AND REQUEST A LUZERNE COUNTY LOCAL SHARE ACCOUNT (LSA) GRANT IN THE AMOUNT OF \$136,284.00 FROM THE COMMONWEALTH FINANCING AUTHORITY TO PURCHASE (3) F-150 XL 4X4 TRUCKS AND DESIGNATE ANTHONY GRIGUOLI, CHAIRMAN AND JAMES MONTONE, SECRETARY, AS THE OFFICIALS TO EXECUTE ALL DOCUMENTS AND AGREEMENTS PERTAINING TO SAID GRANT: Chairman Griguoli entertained a motion for Resolution #2025-21. **Motion by Fiume, second by Griguoli to approve Resolution #2025-21.** Roll call: Montone, absent; Fiume, yes; Griguoli, yes.

ADJOURNMENT: Motion by Griguoli, second by Fiume to adjourn the meeting. Adjournment time 1:03 p.m.

December 8, 2025

6:00 P.M.

The regular monthly meeting of the Hazle Township Board of Supervisors was called to order by Chairman, Griguoli. After the Pledge of Allegiance to the Flag, roll call was taken as follows:

Jim Montone, present

Wendy Naprava, Rec. Sec., present

Bob Fiume, present

Atty. Christopher Slusser, absent

Tony Griguoli, present

Joe Calabrese, RJD Eng., present

MINUTES: Chairman Griguoli entertained a motion to approve the minutes of the Special Meetings November 14, 2025 and November 26, 2025 as prepared by the Recording Secretary.

Motion by Montone, second by Fiume to approve the minutes. Roll call: Montone, yes; Fiume, yes; Griguoli, yes

TREASURER'S REPORT: Chairman Griguoli entertained a motion to approve the **November 2025 Treasurer's Report. Motion by Montone, second by Fiume to approve the November 2025 Treasurer's Report.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

BILLS: Chairman Griguoli entertained a motion to pay the bills due and payable through December 8, 2025. **Motion by Montone, second by Fiume to approve the bills as presented for payment.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

Chairman asked if anyone has any comments on the agenda items.

Mary Robinson, Sophia Coxe, Drifton, Hazle Township asked who is the current roadmaster. Tony said Jim is. She said if you're the working roadmaster then why do we need two part time Roadmasters? Jim said because there is a lot going on in the Township and if he is not available Then one of these guys are. Is it possible to hire one full time person instead of two part timers? Tony said it would cost a lot more money for full time. She said well don't you guys get paid for doing this? He said yes we will. She also said that she understands that we're looking to insure you this month Dr. Griguoli, is that because you no longer have your health insurance? He said that's a HIPPA violation, you can't ask him that. She said she was sorry but she's just asking because it's on the agenda. So what kind of insurance would we be providing. Tony said the same that the employees have. She said ok that's sufficient.

John Shelley, 1351 S. Church St., said so Jimmy you said you're the current roadmaster now. Jim said yes. He asked what salary he collects. Jim said he only gets paid for that when the road foreman is off so if he takes a vacation day or he's sick, etc., then Jim fills in for him and he gets paid what he gets paid. John asked what is his hourly rate. Jim said not sure off hand but somewhere around \$30/hour. John asked what is the total cost for everything for having part time roadmasters? The township website lists Synoski as the roadmaster. Jim said well that's a misprint, he's the road foreman. John asked so what is the sudden push for you guys to be named as part time roadmasters. Tony said there's a lot going on in the township and they are involved seven days a week. He takes calls all the time and it is a lot. They spend a lot of time doing this and we were elected to do this and we care about the township residents. It is needed for the township to have the three of them. John said he is actually not opposed but what is the cost of everything going to be? He said he knows the supervisors put in more time than what you do here but the appearance of it doesn't seem norm. Tony said we have to do it at the beginning of the

year. We should have been doing this for years. Jim has been doing this for 12 years and never did this until they actually started talking to other townships and they are the ones that mentioned it to us. Jim said he is going into his 13th year, and for 12 years in this township he never took advantage of any of the perks that he was able to take advantage of...even when he was appointed master. He takes the very minimum, he uses his personal vehicles everyday and took trips to Lancaster to pick up a trailer for the township and didn't get a dime for it or any gas money. He could turn in gas slips every time he uses his vehicle but he does not, he has never turned in any in the 12 years because he loves where he lives, he thinks this township is great and he thinks they are doing a great job. They brought a lot of jobs into this township, the industrial park is exploding and everyone benefits from that. Jim was looking at property taxes today and what people are paying in the township and it's wonderful what he's reading. The property taxes have not been raised in 22 years. Humboldt Industrial Park is paying all the bills in this township and every one of us work very hard to make this happen. John said he's not disputing that, he just wants to know what's our bottom line on this. Jim said Wendy will let you know after the meeting. John said you understand the appearance of it though. Jim said we're not doing anything different than any other community. John said he knows that you are allowed to do it by code. And that he understands that other communities have been doing it for years. Jim said, on a personal note, he comes to meetings and he gets it...people can come and stand at the podium and talk to me anyway they want to talk to me, they can call me names or whatever...that's what he signed up for, he's been here a long time, 12 years as a supervisor and 12 years before that as a zoning officer. 10 of those 12 years as chairman of the zoning hearing board. He has 24 years in of community service for this township and you want to know the straw that breaks the camels back....when his wife goes out in public and gets attacked over a data center, or people come to our home when he's not home and they scream at her on the front porch...that's where he draws the line. He said he was the guy elected...if you want to talk to me and you don't come to the meeting to talk to me, then you can call this township anytime you want and set up a meeting with me and I will call you back or come to your house and talk to you. There's no one in the township in the past 12 years that can say that I never called them back about a situation. John said he's sorry that happens and it shouldn't happen and he's not arguing that point. John said he's just asking for the bottom line on everything.

ADMINISTRATIVE ACTIONS

ORDINANCE #2025-12-8-1 – AUTHORIZING AND MAKING NORTH SHERMAN COURT A TWO-WAY WESTBOUND STREET BETWEEN WEST 22ND AND 23RD STREETS: Chairman Griguoli entertained a motion for Ordinance #2025-12-8-1. **Motion by Fiume, second by Montone to adopt Ordinance #2025-12-8-1.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

ORDINANCE #2025-12-8-2 – SETTING THE SUPERVISORS SALARIES FOR THE YEAR 2025-2026: Chairman Griguoli entertained a motion for Ordinance #2025-12-8-2. **Motion by Montone, second by Fiume to adopt Ordinance #2025-12-8-2.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

ACCEPT CORRESPONDENCE FROM SUPERVISOR ANTHONY GRIGUOLI REQUESTING THE PROVISION OF INSURANCE FOR HIMSELF AND HIS FAMILY/DEPENDENTS IN ACCORDANCE WITH THE SECOND-CLASS TOWNSHIP CODE, EFFECTIVE JANUARY 1, 2026: Motion by Fiume, second by Montone to accept the correspondence and provide the insurance. Roll call: Montone, yes; Fiume, yes; Griguoli, abstain.

ADOPT A POLICY MAKING PART TIME ROADMASTERS ELIGIBLE FOR TOWNSHIP PROVIDED HEALTH INSURANCE FOR THEMSELVES, THEIR FAMILY AND THEIR DEPENDENTS; OR IF THE PART TIME ROADMASTER AND/OR THEIR FAMILIES/DEPENDENTS ARE INSURED UNDER AN OUTSIDE HEALTH INSURANCE POLICY THEN THEY SHALL RECEIVE A QUARTERLY STIPEND OF \$550.55: Chairman Griguoli is entertaining a motion to amend this item to read below as the next item. **Motion by Fiume, second by Montone to amend this agenda item (see new wording/agenda item immediately below this).** Roll call Montone, yes; Fiume, yes; Griguoli, yes.

ADOPT A POLICY MAKING PART TIME ROADMASTERS ELIGIBLE FOR TOWNSHIP PROVIDED HEALTH INSURANCE FOR THEMSELVES, THEIR FAMILY AND THEIR DEPENDENTS OF IF THE PART TIME ROADMASTER OR THEIR FAMILIES OR DEPENDENTS ARE INSURED UNDER AN OUTSIDE HEALTH INSURANCE POLICY THEN THEY ARE ELIGIBLE FOR REIMBURSEMENT FOR THEIR ACTUAL INSURANCE COSTS FROM THE TOWNSHIP IN AN AMOUNT NOT TO EXCEED \$1,000 PER MONTH: Chairman Griguoli entertained a motion to adopt the policy. **Motion by Montone, second by Fiume to adopt this policy.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPOINT ANTHONY GRIGUOLI AS A PART-TIME ROADMASTER WITH A MONTHLY STIPEND TO BE SET BY THE AUDITORS: **Motion by Montone, second by Fiume to appoint Anthony Griguoli as a part-time roadmaster with a monthly stipend to be set by the auditors.** Roll call: Montone, yes; Fiume, yes; Griguoli, abstain.

APPOINT ROBERT FIUME AS A PART-TIME ROADMASTER WITH A MONTHLY STIPEND TO BE SET BY THE AUDITORS: **Motion by Griguoli, second by Montone to appoint Robert Fiume as a part-time roadmaster with a monthly stipend to be set by the auditors.** Roll call: Montone, yes; Fiume, abstain; Griguoli, yes.

APPOINT JAMES MONTONE AS A PART-TIME ROADMASTER WITH A MONTHLY STIPEND TO BE SET BY THE AUDITORS AND ALSO APPOINT JAMES MONTONE AS A WORKING ROADMASTER WHO WILL BE PAID, IN ADDITION TO HIS MONTHLY STIPEND, AN HOURLY RATE (WHICH WILL BE SET BY THE TOWNSHIP AUDITORS) FOR TIME SPENT WORKING WITH THE ROAD DEPARTMENT. **Motion by Griguoli, second by Fiume to appoint James Montone as a part-time roadmaster with a monthly stipend and a working roadmaster with an hourly rate both to be set by the township auditors.** Roll call: Montone, abstain; Fiume, yes; Griguoli, yes.

ADOPTION OF THE 2026 HAZLE TOWNSHIP BUDGET WITH AMENDMENTS TO REFLECT THE ANTICIPATED NEW COSTS RELATED TO SALARIES AND HEALTH INSURANCE: Chairman Griguoli entertained a motion for the amended budget. **Motion by Montone, second by Fiume to adopt the 2026 Hazle Township budget with amendments above.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

AUTHORIZATION FOR THE SUPERVISORS TO OPEN A NEW BANK ACCOUNT FOR HAZLE TOWNSHIP LAND BANK AT MID PENN BANK: Chairman Griguoli entertained a motion for the above authorization. **Motion by Fiume, second by Montone for the authorization for the Supervisors to open a new bank account for Hazle Township Land Bank at Mid Penn Bank.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

AUTHORIZATION TO TRANSFER \$100,000 FROM THE GENERAL FUND INTO THE HAZLE TOWNSHIP LAND BANK ACCOUNT FOR START-UP: Chairman Griguoli entertained a motion for the authorization. **Motion by Montone, second by Fiume for the authorization to transfer \$100,000 from the general fund into the Hazle Township Land Bank Account.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

CHANGE ORDER #5 FOR THE HAZLE TOWNSHIP 2025 PAVING PROJECT FROM PENNSY SUPPLY, INC. IN THE AMOUNT OF \$190,063.92. THIS CHANGE ORDER INCLUDES ADDITIONAL MILLING, PAVING, AND CURBING ON WEST 30TH STREET, WOODLAWN DRIVE, CHERRY BLOSSOM, AND FAIRLAWN BOULEVARD: Chairman Griguoli entertained a motion for the change order. **Motion by Fiume, second by Montone to approve Change Order from Pennsy Supply as stated above.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

APPLICATION FOR PAYMENT #5 FOR THE HAZLE TOWNSHIP 2025 PAVING PROJECT FROM PENNSY SUPPLY, INC. IN THE AMOUNT OF \$284,510.09: Chairman Griguoli entertained a motion for the application for payment. **Motion by Montone, second by Fiume to approve application for Payment #5 from Pennsy as stated above.** Roll call: Montone, yes; Fiume, yes; Griguoli, yes.

AUTHORIZATION TO POST A WEIGHT LIMIT OF 6 TONS ON WINDY HILL ROAD: Chairman Griguoli entertained a motion for the authorization. **Motion by Fiume, second Montone for the authorization to post a 6 ton weight limit on Windy Hill Road.** Roll call: Montone, yes; Griguoli, yes; Griguoli, yes.

REPORTS

ROAD MASTER: Jim said the guys are working on trucks. There is very little they can do outside. They did a great job with the last snow storm and there were very few breakdowns and that's rare. Also, he said they have 2 brand new Peterbilt trucks that were purchased, one was purchased with a grant and one was purchased through the general fund. Each truck is fully fitted with boxes, plows, spreader, etc. at a cost of \$250,000. About 15 months ago those trucks were delivered by Peterbilt to Lancaster Bodies and we're still waiting for them to be outfitted, believe it or not. Everyone keeps blaming covid – that was five years ago. Well anyway he got word that one of them is suppose to be started this month. He said we ordered an emergency vehicle for the firehouse like 4 years ago. The truck is almost paid off now and we still do not have it. It should be delivered soon.

ENGINEER: Joe gave an updated on the paving project. He said it was a very ambitious project, it was scheduled to pave over 13 miles of roads this year and we're about 2/3 completed, about 67% of the roads are done. They anticipated this so the remainder will just be finished in the spring of 2026 when the asphalt plants open back up. He thinks Pennsy has done a fabulous job and they got a lot of good reports and feedback about them. Supervisor Montone asked Joe to address Jan and Recita about what's going on at Ski Court. Joe said he's sure that they saw the surveyors in their yards and the stakes. So the stakes are for where to soil test probes are going to go. He was scheduled to come the day of the snow and he obviously called and cancelled because he couldn't do it because of the snow. He may be calling you if he hasn't already because he wants to get a little more background information on the history of this and nobody knows it better than you two. We're just waiting for another day to get him out there. It's not the best time of year to do soil probes just because of the temperature but if we want to get it done that he's ok

with that. Jim said it took this guy a long time to get back to us with what he had to do and that's out of our hands. We're at his mercy. Joe said there's not many professional geologists in Pennsylvania with his qualifications so he's very, very backed up and then when he was finally able to fit a date in, it snowed. Joe also said there was another similar situation for properties in Ridgewood where they were having ground water issues for quite some time now. The HCA found the leak, they repaired it, they said all was good, this house was still getting ground water. We asked HCA to check it again, they came back, they found 2 additional leaks, they repaired them, so he's not sure if their issue has been totally abated. But the bottom line is that he's still not convinced that the old water line doesn't have something to do with it. Recita asked if we ever got the report back from the water company and Joe and Jim said they didn't so Joe said he will follow up with them. She said so once we find out where this water is coming from, then what. Joe said it depends on where it's coming from. If it's from the old water line then the HCA has to stay on it and find all the sources of leaks in that area and correct it. She said well what if it's ground water. Joe said well if it's ground water then that's more complicated and he'll have to talk to the Supervisors about that because it's all on private property. To solve the problem an underground French drain would have to be put in to divert the groundwater around your property. Recita said his has been going on for so long and we've been saying about it and now our homes are damaged. so what do we do about all the damage. She said this has been going on for like 10 years. Joe said it would depend on what the source is and who is the person who caused the problem for you...he said it's more of a legal question for you and nobody knows the answer to that yet. The Township doesn't own any utilities so it wouldn't be Hazle Township. She said well we've been trying to tell you this for so long. Jim said he's been working on this for years...before you even moved back here. He said he never met anyone that lived in that house until you moved back here. He's just saying to defend us...he's been working on this for years with you, so please don't say nobody cared. Recita said she's not saying that. Jim said he's been working on this for years and he wishes he could have solved this years ago. We tried everything. We spent quite a bit putting all the piping in, hundreds of thousands of dollars on that road, so please don't sit there and say we're ignoring it, we're not.

FIRE DEPARTMENT: No report/nobody present.

CODE ENFORCEMENT OFFICER: Nobody present

ZONING OFFICER: Nobody present

OLD BUSINESS

There was nothing to discuss under old business.

NEW BUSINESS

There was nothing to discuss under new business.

AUDIENCE PARTICIPATION

Sue Frekot, 532 Buck Mountain Blvd., Eagle Rock, asked the Supervisors where do we stand with the data centers? Are we going to find out if it's getting appealed and what are the next steps? Tony said they didn't hear anything yet. Joe said he believes they have 30 days from the data they received that decision. The date on the decision was the 26th so we still have a little time on that. She also asked if they were able to review the data center ordinance that was submitted

last month. Joe said the ordinance circulated and he reviewed it and reached out to the consultant with a couple questions and we're trying to set up a mutual time that we could discuss everything. They prepared an ordinance as well as some draft overlay maps. She said so how does that work...does it get reviewed and approved and put into place...what's the next step? Tony said we would vote on it if we are okay with writing. Joe C. said we would follow the same process like any other ordinance...you review it internally until you get to a point where you feel this is something you may want to adopt and then it would be advertised to the public and sent to the planning department for their review and to the county for their review and recommendations. She asked where it is in that process and the supervisors said stage 1. She said it's her understanding that this needs to be put into place should Northpoint come back with another proposal. It has to be already in place so timing is of the essence. Jim said well we have to follow procedure. She said it doesn't sound like there's much of a procedure and it's taking a long time. Joe C. said there's a long procedure to get it to a point where you're okay with the language and everything until you can finally send it to the county for their review and comment, and to planning for their review and comment. And also a public hearing and if any of those comments require a substantial change then you basically have to start the process over with the re-advertising the new ordinance. Joe said this is his personal opinion...he thinks project Hazelnut, this was just recently denied and the appeal period is not even over yet, he really don't know what he can say because this may be involved with possible litigation, he don't see a new project coming in very quickly based on the outcome of the denial. Tony said if they happen to appeal it, the could take a while, so we would have to get our ordinance. Sue said ok as long as it's in place. She asked where do we stand with the house bill and the senate bill in Harrisburg that wants to move past all of this local litigation. The Supervisors said they don't know and that she should call her state representative. She said this could all be null and void if that goes through.

Lynn Wilhelm, 1379 Rock Crest Dr., Eagle Rock said when Sue was asking the question on timing and Joe and Jim were saying that it has to go through these different policies or steps...what are those timings of those steps. She's a project manager for a pharmaceutical company and when she pulls out a timeline on a particular piece that she needs to submit somewhere, she tells them that it takes 5 days for this step, and then 7 days for the next step, 3 days for the next, etc. What are the days for each of these steps. Joe said he'll try and answer to the best of his ability, it's really not his expertise. He believes the process is once the supervisors are comfortable with the draft ordinance as presented to them by the consultant, then it will be sent to Luzerne County Planning Commission for their review, they have 30 days to review it and provide comment and if they don't within that 30 days the municipality can assume there is no comment. It also needs to go to the Hazle Township Planning Department which can be done at the same time it is sent to Luzerne County. One doesn't have to wait for the other. So you have to wait those 30 days and then you need advertise for the public hearing which some hearings are different, but it's usually two advertisements not less than 7 days nor more than 30 days. So the bottom line when you add them all together (once draft ordinance is satisfactory to Supervisors), then he would expect around 1 ½ to 2 months before it can be acted upon, assuming there's no major changes on it because then you would have to start the process over. Lynn said so it does trigger starting over, and Joe said if it's a substantial change. She said one of the residents of Eagle Rock asked about a map to show the different sections, somewhere they can see the different phases and how it's going to affect everything. They're so concerned with Eagle Rock; however because it's so huge and that space where they stopped doing all construction in there right now, there's different phases and how far it goes down and what's going to be the actual data center, or what's going to be their parking lot or whatever...like what is each of these sections going to be and how far does it go because they have a general map that they're looking at that's being passed around but it doesn't basically say that the data centers will be plopped here or here or there. They just know that there is this red outline or different colored outlines for

where the data center is but they don't know physically where the data center will be plopped on that land. Joe said as of today there is no data center project, that was submitted and it was denied so there is no project. The previous project, they applied for preliminary approval on the whole thing which would be 19 buildings and then final approval on Phase 1 of that project which would be 5 data centers and then 4 other buildings. The mapping that the township does have that they submitted does show all that...are you asking physically could it be marked on the field so you can see it that way, she said she just wants a map. The Supervisors and Joe said they could get her a copy. She said because if the governor actually pushes this to go through they just want to be able to know what ramifications they have. Joe said he recommends to the Supervisors again, this project was denied and there is potential litigation so before you do anything you should check with the solicitor that is representing the township on this. The Supervisors said ok. Lynn said because it was denied right now all work has stopped...what will happen to that area let's say if it doesn't come through and now that they cut all the trees back there down what happens to that area...does it stay barren. Joe said they are required by state to stabilize all areas and make sure there's not any adverse impact or environmental conditions, etc. to adjoining properties. In this case, depending on where this goes, he is not sure.

Sue Frekot, 532 Buck Mountain Blvd., said...so Northpoint owns this land as or right now so if they wanted to build something else then they would have to go through this whole process, correct? Chairman said yes. Say like if they wanted to build a mall or a warehouse. Joe said that is an I-1 Zone so just keep in the back of your mind that they can build anything that is permitted in an I-1 zone.

Richard Wiendhes, 119 Forest Hills Acres, said the road crew did a fantastic job on the last storm. He wishes PennDOT did as good a job because every street was a mess. Hazle Township always comes out number one when it comes to the snow. He also said that there was a fire up by where he lives and he said he never saw anything like that in his life. His daughter woke him at 4 a.m. and said you have to see what's going on. They fire company had a fire that was unbelievable and they were lucky there was no wind or it would have been worse. There was a scene of like 15 fire trucks lined up back to back, they had to back down the road to dump water into what they call a pond that's portable to fight this fire. Seeing all of these trucks which brought a thought to him with past issues where large trucks go down that road because maybe they put forest hills instead of forest road in their gps then these guys come in here with their tractor trailers and they go to the end of the road and they hit a dead end, now they got a problem because then they got to back all the way out which is almost a mile. It's pretty rough. He suggested to the Supervisors that they put a cul-de-sac at the end of the road so they can turn around. Well anyway the fire company was just incredible, hots off to those guys and they respected the people living there because they didn't even have their sirens on. Mr. Wienches also said that he is an outdoor guy and he wants to get kids off these electronics and outside into nature like at community park. He has been going lately to the school board meetings and they have had a capital expenditure meeting where they explained all the projects that are going on. It was pretty cool and they're very professional. A couple things he noticed was they had this new bus connecting road behind...(remember three years ago when he talked with you guys about a connecting road and we all met with the state and you guys were actually thinking about putting a bridge over the black creek so people from the city can come to the township park without going down 93 or 309 which he thought was a great idea but the school board come up with the bus thing. He asked the school board if it was going to be a private road or accessible to public, it was like up in the air but it's more like for the buses but they have a walking part of it designated for walkers. Which means now you can go from the city behind the high school with a jazzy, bicycle, running, walking etc. cross the black creek but then it stops at Hazle Township boulevard, there's nowhere to go to get to the park right now. When you go to this capital expenditure meeting their

time frame is 2027 and they're going to begin construction of the road. It's going to be an 8% grade for the roads which is ADA compliant. After talking to the engineer, he said we should start looking for grants preparing for maybe putting in that one section (2,700 sq. ft. paved path) for where that bus thing and that walk thing ends so that you can cross the road and go along behind the baseball fields, along the dam and to the park. Now you have a complete connection for everybody that's ADA accessible but it should be done around 2027 because the thing's going to be finished in 2028 so you got plenty of time. It's just food for thought for you guys. Joe C. said to the supervisors so what we could do on that (with your permission) is as you know we already got one grant for community park but we applied for two other grants which we're pretty confident that we're going to get. We're in the process now of preparing the permitting plans so if these grants come through in the spring and summer of this year then we're ready to start construction and spend the money. Joe's suggestion would be to just add this trail to the permitting plans (if you're interested) and then when the money is available it's ready to go. The Supervisors said yes do it. Rich said when you go to these capital expenditure meetings your ears perk up when you hear something. They said something about with that new fieldhouse being built, that there's a significant amount of topsoil and they're not quite sure if they're going to see it or what, but Rich said that we've done them favors in the past so maybe if we ask they would give the topsoil to the township so we can put it in our park. The area he's talking about is the area along/between the breast of the dam and where the dock is that one triangle area is..that area needs to be rebuilt. Nice walkway along the water, cement with nice benches in the ground and people like to have a picnic by the water but there is no grass, so we can do that. Chairman said he'll talk to the school board about the topsoil. Rich said thank you. Jim told Rich that he agrees with him about the fire company doing a terrific job but the road crew also deserves credit...they were out all night salting. Rich said yes, it was very slick and he saw them.

John Shelley, 1351 S. Church St., Hazle Township. Said if it was asked already then he missed it. He said to Joe C. so you were talking about potential litigation with the Northpoint property...he asked if they filed an appeal yet. The supervisors said no nothing. Mr. Shelley said so they have 30 days and the Chairman said yes. John said so if they do file an appeal and it goes to litigation what are the chances that we would have a successful case against them given the culminating factors involved with that. Chairman said that's hard to say, it's unknown, it will go to the court house and it will be up to the courts. John said so with Northpoint Development...was that able to happen because of the fast track from the governor that they were able to bypass the township for permits. Joe C. said no, they got a NPDES permit to grade the land which is a PA DEP permit. Joe said he's not sure if that permit was fast-tracked or just followed the normal approval process. John asked if they need additional permits from the township as well in addition to that or did that cover and satisfy what the needs of the township are. Joe said only because of litigation he feels it's better not to answer that right now. John asked if they needed permits from the township to do the work that they were doing, can you answer that. Then John said exclude their name from the picture...would any other company that wanted to do grade the land or whatever they were doing, need a permit from the township to do that. Joe C. said if someone wants to go in and cut trees and remove stumps and change the grade of the land what someone needs from all municipalities in Luzerne County is a stormwater management because of earth disturbance, not just impervious area, triggers a need for that permit. John said so no permit was issued from the township, that's what you said. Joe said there was no permits issued by the township. John said so if an entity did that they would be in violation of township ordinance and they could face litigation or some kind of action, again excluding the name of Northpoint. The supervisors said this is possibly going to litigation so let's just wait and see what happens. There's going to be a lot more meetings. John said he's trying to understand and learn. Montone said they don't want to get their engineer or themselves in trouble and they don't know where it's going to go when it goes to court. Joe said any violation of the stormwater ordinance there is enforcement remedies in back of the ordinance,

it tells the township exactly what they need to do and it puts the applicant on notice of what's going to happen to them, it tells them how they could appeal any notice of violation, that's all explained in the back of the ordinance. John said ok thanks.

Kurt Wilhelm, 1379 Rock Crest Drive, Eagle Rock, Hazle Township. Said he appreciates all the supervisors do but he is concerned about permits. They built their house from scratch (they're originally from New Jersey) and they had their land a long time here in Hazle Township, and they moved here to their retirement home but are still working. With that being said he is just concerned because when they built their house they got their permits from Hazle Township and worked with Eagle Rock because they were very strict with cutting trees, land management, etc. but as the little man he had to get permits and wait for approval building on this little ½ acre of land. They took acres and acres and dissipated the land, wildlife, who looks at the environmental impact and excess water into the Black Creek. Who looks at this impact of the entire area. We would appreciate if you would adopt an ordinance. It's important that the mine companies rate the pillars of this area before we even came here. They don't care about any of that stuff but we care, we have a vested interest just like you do. Joe said they have a valid permit through PA DEP so it was looked at by DEP and that permit is still active. Right now as far as the Township is concerned, as you know there is no project in front of us. Mr. Wilhelm said he appreciates it and he doesn't want him to talk about things that you shouldn't be talking about. If things are fast-tracked, (he can't fast track building his house), he has to go through procedures and if he dumps pesticide or whatever chemical that is going to affect a person let alone thousands of people in this entire area, somebody should be looking for our back, DEP or EPA environmentalists. All those animals that were displaced and being pushed all over the place. There are a lot of environmental factors and health and well being for us people...we deserve that. He told the Supervisors he appreciates them and thank you.

ADJOURNMENT: The business at hand being complete, a motion was made to adjourn the meeting. **Motion by Fiume, second by Montone to adjourn meeting.** Adjournment time 7:00 pm.