

October 13, 2026

5:45 P.M.

PUBLIC HEARING & COMMENT

ROLL CALL:	Jim Montone	Wendy Naprava, Recording Secretary
	Bob Fiume	Chris Slusser, Solicitor
	Tony Griguoli	Joe Calabrese, RJD Engineering
		Don Karpowich, Conflict Solicitor

PUBLIC HEARING AND COMMENT WITH REGARD TO ORDINANCE #2026-10-13-1, AN ORDINANCE OF THE TOWNSHIP OF HAZLE, LUZERNE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP'S ZONING MAP, AS ORIGINALLY ADOPTED IN 1965, TO CHANGE AN M-1 (MINING DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT) FOR AN AREA CONSISTING OF APPROXIMATELY 24.97 ACRES OF LAND CURRENTLY OWNED BY SR 424, LLC, 210 INNOVATION DRIVE NORTH, LLC, AND 110 INNOVATION DRIVE SOUTH, LLC, AND IDENTIFIED AS LUZERNE COUNTY TAX PARCEL 26-U7-00A-12C-000 AND 26-U7-00A-12D-000 LOCATED ADJACENT TO STATE ROUTE 424 AND INTERSTATE 81 WITHIN THE TOWNSHIP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF:

COMMENTS:

Motion to Adjourn Hearing:_____ **Second**_____ **Time:**

Roll call: Montone_____ Fiume_____ Griguoli_____

ADJOURNMENT: Motion Second Time

Regular Meeting, October 13, 2026

6:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Jim Montone Wendy Naprava, Recording Secretary
Bob Fiume Chris Slusser, Solicitor
Tony Griguoli Joe Calabrese, RJD Engineering
Don Karpowich, Conflict Counsel

MINUTES: Regular Meeting, Monday, September 14, 2026

Motion Second

Roll call: Montone _____ Fiume _____ Griguoli _____

TREASURER'S REPORT: September 2026 Motion Second

Roll call: Montone _____ Fiume _____ Griguoli _____

BILLS: Bills Due and Payable thru 10/13/26

Motion Second

Roll call: Montone _____ Fiume _____ Griguoli _____

Authorize Wendy to open the emergency and material bids

Does anyone have any comments on the agenda items.

ADMINISTRATIVE ACTION

ORDINANCE #2026-10-13-1 - AN ORDINANCE OF THE TOWNSHIP OF HAZLE, LUZERNE COUNTY, PA, AMENDING THE TOWNSHIP'S ZONING MAP, AS ORIGINALLY ADOPTED IN 1965, TO CHANGE AN M-1 (MINING DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT) FOR AN AREA CONSISTING OF APPROXIMATELY 24.97 ACRES OF LAND CURRENTLY OWNED BY SR 424, LLC, 210 INNOVATION DRIVE NORTH, LLC, AND 110 INNOVATION DRIVE SOUTH, LLC, AND IDENTIFIED AS LUZERNE COUNTY TAX PARCEL 26-U7-00A-12C-000 AND 26-U7-00A-12D-000 LOCATED ADJACENT TO STATE ROUTE 424 AND INTERSTATE 81 WITHIN THE TOWNSHIP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF:

COMMENTS:

MOTION SECOND

Roll call: Montone _____ Fiume _____ Griguoli _____

McDONALD'S PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT – PROPOSED IS TO CONSTRUCT A 4,181 SQ. FT. MCDONALD'S RESTAURANT ON LOT "D" IN HUMBOLDT STATION:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

AMAZON OFF SITE PARKING YARD AVP1 – HUMBOLDT INDUSTRIAL PARK – AUTHORIZATION FOR THE SUPERVISORS TO SIGN THE LAND DEVELOPMENT AGREEMENTS:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

HASD GRADES 1-5 ELEMENTARY SCHOOL & ROAD ACCESS PROJECT – AUTHORIZATION FOR THE SUPERVISORS TO SIGN THE LAND DEVELOPMENT AGREEMENTS:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

BID TABULATION FOR EMERGENCY EQUIPMENT AND MATERIALS AND AWARD BIDS TO THE LOWEST RESPONSIBLE BIDDERS AND TO RE-BID THE ITEMS THAT WERE NOT BID ON:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

REJECT THE BIDS THAT WERE RECEIVED AND TABLED AT LAST MONTH'S MEETING FOR MISCELLANEOUS EQUIPMENT FOR SALE BY HAZLE TOWNSHIP BECAUSE THE BIDS WERE DEEMED TO BE MUCH LESS THAN FAIR MARKET VALUE:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

MOTION TO RATIFY THE PAYMENT TO LANCASTER TRUCK BODIES IN THE AMOUNT OF \$126,421.00 THAT WAS PAID ON OCTOBER 1, 2026:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

MOTION TO APPROVE PAYMENT TO BUTLER TOWNSHIP IN THE AMOUNT OF \$9,466.52 FOR LEGAL FEES INCURRED BY THE TOWNSHIP IN THE MATTER OF GLENN O. HAWBAKER VS. BUTLER TWP. BOARD OF SUPERVISORS ET AL (42 CD 2024) AS HAZLE TOWNSHIP DID NOT HAVE STANDING TO INTERVENE AS A PARTY SINCE IT WAS NOT AN ADJOINING PROPERTY OWNER BUT SEVERAL COMMUNITIES WITHIN HAZLE TOWNSHIP WOULD BE DIRECTLY AFFECTED BY THE PROJECT:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

MOTION TO RETAIN SP&R AT THE COST OF \$5,000 TO CONDUCT A COMMUNITY SURVEY TO SUPPLEMENT THE COMPREHENSIVE PLAN BECAUSE IT DIDN'T SPECIFICALLY ADDRESS DATA CENTERS:

COMMENTS:

MOTION

SECOND

Roll call: Montone_____ Fiume_____ Griguoli_____

REPORTS

ROAD MASTER:

ENGINEER:

FIRE DEPARTMENT:

CODE ENFORCEMENT OFFICER:

ZONING OFFICER:

OLD BUSINESS

NEW BUSINESS

AUDIENCE PARTICIPATION

Speaker: _____
Topic: _____

Speaker: _____
Topic: _____

Speaker: _____
Topic: _____

Speaker: _____
Topic: _____

Speaker: _____
Topic: _____

Speaker: _____
Topic: _____

ADJOURNMENT: Motion Second Time

ORDINANCE 2026-10-13-1

AN ORDINANCE OF THE TOWNSHIP OF HAZLE, LUZERNE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP'S ZONING MAP AS ORIGINALLY ADOPTED IN 1965 TO CHANGE A M-1 (MINING DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT) FOR AN AREA CONSISTING OF APPROXIMATELY 24.97 ACRES OF LAND CURRENTLY OWNED BY SR 424, LLC, 210 INNOVATION DRIVE NORTH, LLC, AND 110 INNOVATION DRIVE SOUTH, LLC, AND IDENTIFIED AS LUZERNE COUNTY TAX PARCEL NUMBERS 26-U7-00A-12C-000 AND 26-U7-00A-12D-000 LOCATED ADJACENT TO STATE ROUTE 424 AND INTERSTATE 81 WITHIN THE TOWNSHIP; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, in 1965, Hazle Township enacted a Zoning Map in conjunction with a Zoning Ordinance pursuant to its authorities established by the Pennsylvania Municipalities Planning Code; and,

WHEREAS, the Supervisors of this Township have received an Application for Rezoning of certain parcels of real estate located within the Township, consisting of approximately 24.97 acres of land currently zoned M-1 (Mining District), seeking to rezone said lands to I-1 (Industrial District), as more particularly described herein and as depicted on the **proposed Zoning Map** attached hereto as Exhibit "A", as well as the **existing Zoning Map** attached hereto as Exhibit "B", both being incorporated by reference within this Ordinance and which are further described as follows:

A. Parcel 26-U7-00A-12C-000: Applicant seeks to rezone approximately 21.70 acres currently zoned M-1 to an I-1 district. This parcel is identified as Luzerne County Tax Parcel Number 26-U7-00A-12C-000 and is generally located adjacent to Interstate 81 Northbound and north of S.R. 424 within Phase I of the CrossRoads East Business Park within Hazle Township and is more particularly described as "Parcel No. 1 (North of S.R. 424)" in Luzerne County Deed Book 3025 at Page 256267 et. seq.;

B. Parcel 26-U7-00A-12D-000: Applicant seeks to rezone approximately 3.27 acres currently zoned M-1 to an I-1 district. This parcel is identified as Luzerne County Tax Parcel Number 26-U7-00A-12D-000 and is generally located adjacent to Interstate 81 Northbound and south of S.R. 424 within Phase I of the CrossRoads East Business Park within Hazle Township and is more particularly described as "Parcel No. 2 (South of S.R. 424)" in Luzerne County Deed Book 3025 at Page 256267.

The above-described parcels constitute a combined total acreage of approximately 24.97 acres and are collectively known as the "CrossRoads East Lands."

WHEREAS, the parcels of real estate described herein are owned by SR 424, LLC, and affiliated entities; 210 Innovation Drive North, LLC and 110 Innovation Drive South, LLC, and SR 424, LLC is the applicant for the rezoning request; and,

WHEREAS, the Board of Supervisors have met the procedural requirements of the Municipalities Planning Code for the Commonwealth of Pennsylvania relative to adoption of their proposed Zoning Map amendment with a correlating Ordinance, including notice, review, posting, and holding of a Public Hearing; and,

WHEREAS, the Board of Supervisors, after due consideration of the proposed rezoning request, hereby adopts this Ordinance in conjunction with the Application as submitted by SR 424, LLC.

NOW, THEREFORE, be it hereby resolved, enacted and ordained by the Hazle Township Board of Supervisors, Luzerne County, Pennsylvania, as follows:

1. The Zoning Map for the Township of Hazle is hereby amended to rezone the CrossRoads East Lands, being the following parcels as depicted on the proposed Zoning Map attached hereto as Exhibit A and incorporated herein by reference, and as follows:

A. Parcel 26-U7-00A-12C-000: 21.70 acres currently zoned M-1 to I-1;

B. Parcel 26-U7-00A-12D-000: 3.27 acres currently zoned M-1 to I-1.

2. The Zoning Map of this Township shall be immediately amended to reflect the rezoning changes set forth above with all parcels identified changing from the M-1 (Mining District) to the I-1 (Industrial District).

3. The proposed Zoning Map attached hereto as Exhibit "A" and the existing Zoning Map attached hereto as Exhibit "B" are both incorporated herein by reference with Exhibit "A", the proposed Zoning Map, being approved as an amendment to Exhibit "B", the existing Zoning Map.

4. All Ordinances, or parts thereof, inconsistent herewith or in conflict with any of the specific terms enacted hereby are specifically repealed.

5. The Board of Supervisors does hereby reserve the right from time to time to adopt further modifications or supplements to or amendments of its own Zoning Map consistent with the procedural mandates of the Pennsylvania Municipalities Planning Code.

6. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on any of the remaining portions of the Zoning Map.

7. This Ordinance shall become effective immediately following its adoption by proper motion of the Board of Supervisors at a duly convened Public Hearing and/or Public Meeting.

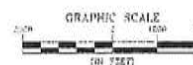
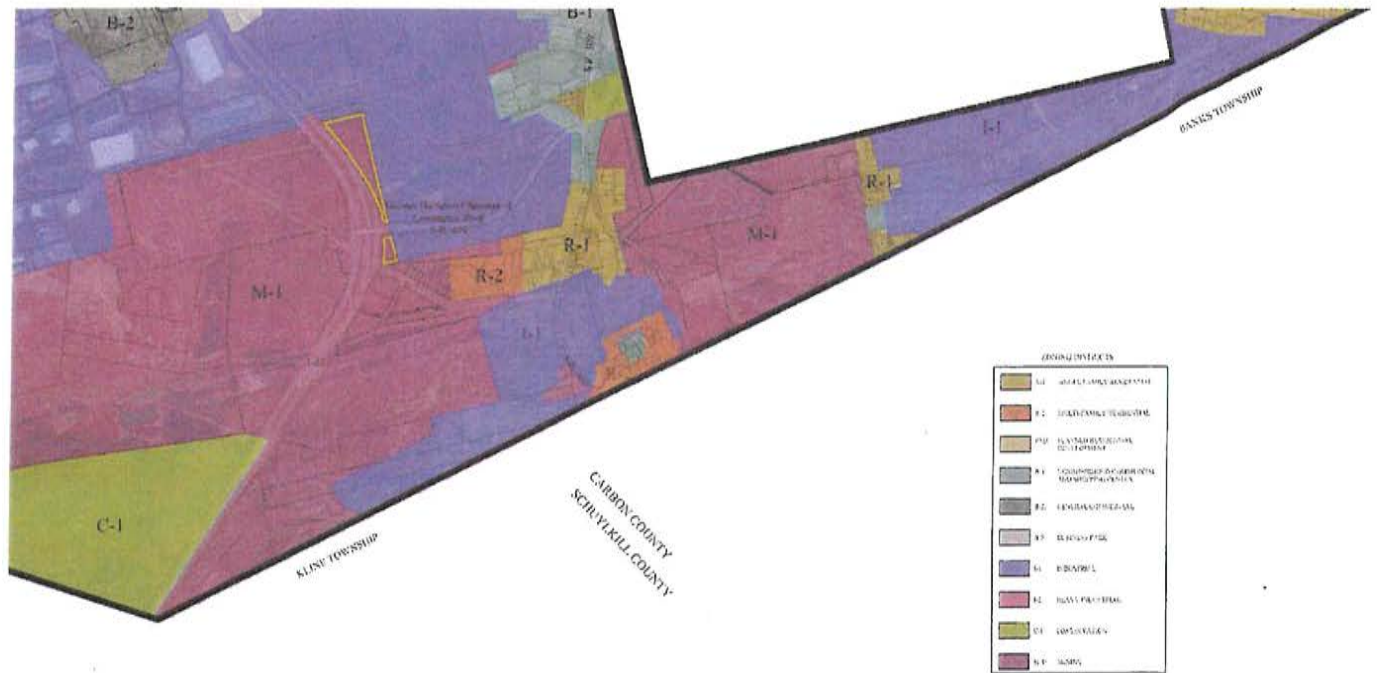
ZONING DISTRICTS

B-1	UNDESIGNATED AGRICULTURE
B-2	DESIGNATED AGRICULTURE
C-1	COMMERCIAL
M-1	MEDIUM DENSITY RESIDENTIAL
R-1	SINGLE-FAMILY RESIDENTIAL
R-2	LOW DENSITY RESIDENTIAL
I-1	INDUSTRIAL
I-2	HEAVY INDUSTRIAL



<u>RJD ENGINEERING INC.</u>	
ZONING DISTRICT BOUNDARY MAP FOR HAZLE TOWNSHIP	
HAZLE TOWNSHIP : LUZERNE COUNTY, PA	
DATE: 5/7/2025	SCALE: 1" = 100' SHEET: 5 of 5
RJD ENGINEERING, INC. 5 WEST BROAD STREET SUITE 700 HAZLETON, PA 18329 TEL: 717-261-1106	RJD JOB NO. 11-106

Exhibit "B"



RJD ENGINEERING INC.	
ZONING DISTRICT BOUNDARY MAP FOR HAZLE TOWNSHIP	
HAZLE TOWNSHIP, LUZERNE COUNTY, PA	
DATE: 5/7/2025	SCALE: 1" = 1000' SHEET: 5 of 6
RJD ENGINEERING, INC. 2 WEST BROAD STREET SUITE 300 HAZLETON, PA 18201 (570) 439-2609	RJD JOB NO. 21-106

ADOPTED this _____ day of _____, 2026, by the Hazle
Township Board of Supervisors.

Hazle Township Supervisors

Attest:

Anthony Griguoli, Chairman

James Montone, Secretary

Robert Fiume, Vice-Chairman