

**HAZLE TOWNSHIP PLANNING DEPARTMENT
REGULAR MEETING
NOVEBER 18, 2025
TIME: 6:00 PM**

PURPOSE OF MTG: REGULAR MONTHLY MEETING

AS PER LEGAL NOTICE ADVERTIZED AGENDA:

TO ANYONE IN ATTENDANCE AT THIS MTG. AS PER REVISED SUNSHINE ACT IF YOU WISH TO COMMENT ON ANY ITEM PLEASE LET THE DEPARTMENT KNOW BEFORE A ROLL CALL VOTE IS TAKEN.

THIS MEETING IS BEING TAPED FOR ARCHIVE AND ADOPTED MINUTES!

ROLL CALL:

Atty Jeff Rockman

Joseph Marchese

Joe Calabrese, RJD Eng

Chuck Krone, Zoning Officer

Terry Daley

Lee Ann Kasha

John Synoski

APPROVAL OF PREVIOUS MINUTES:

Motion to Approve the Minutes of October 21, 2025.

MOTION:

SECOND:

ROLL CALL: MARCHESE:

DALEY:

SYNOSKI:

BILLS TO BE PAID:

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

DIRECTOR: **\$ 175.00 for NOVEMBERt Meeting(s)**

SOLICITORS:

RJD: 10/30/25 – Mericle SR309B/Mixed Use - \$ 747.50 / Atlas Level 4 Stw - \$ 230.00 / Butler 260 SD - \$ 1,610.00/ Mericle SR 309C Storage Sheds - \$ 920.00 /Central PA Equities \$ 2,875.00 / HASD Field House - \$ 5,094.00 / Northpoint Data Ctr - \$ 5,819.00 Mericle Crossroads Phase 1 - \$ 1,736.50 / Butler 161 (FW WEBB) - \$ 529.00 / STTC LD - \$ 968.00 / Ridgewood Phase 1 - \$ 1,518.00 / Project X - \$ 1,288.00 /High Hook/Allison Crane - \$ 287.50 / HASD Elementary School Sketch Plan - \$ 862.50 / Valeri & Sofi Minor SD - \$ 172.50 PPL Minor SD - \$ 632.50 **TOTAL - \$ 25288.50**

SECRETARY: MTG('S) MINUTES: 10/21/25 Meeting - \$ 50.00

Motion to recommend the Supervisors pay the above bills.

Motion:

Second:

Roll Call: Daley:

Marchese:

Synoski:

EXTENSIONS OF TIME

Valeri & Sofi Minor SD – 90 Day Ext of time – **November 18, 2025**

Mericle Crossroads Phase 2 Preliminary/Final Major SD – **November 18, 2025**

Mericle Crossrads Phase III, Phase IV & Phase V Major SD's – **December 9, 2025**

Mericle SR 309B Mixed Use Dev LD & SD – **January 20, 2026**

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

Mericle Crossroads Phase II Prelim/Final Major LD – **November 18, 2025**

PLANS FOR APPROVAL

Hazleton Hospitality Minor Subdivision Accepted: 11/21/23 P-23-17

Received: Application / Checklist / SD Fee - \$ 850.00 & \$ 300.00 Recreation Fee / Project Narrative / Fee Schedule Summary Sheet / Signed Applicant Acknowledgement/ Developer's Agreement to Pay all Fees/Deeds/Plans/ Corr to RJD, Zoning/12/11/23 Zoning Rev – (B-2) No comments /12/13/23 Luz Cty Planning – (3) comments/12/15/23 Luz Cty Eng – (16) comments / 12/11/23 RJD Rev#1 – (11) comments / Additional 90 day extension of time to expire 7/15/2025 / ZHB approval – 2/3/25 for zero lot line setback / 9/14/24 Zoning Rev. In Compliance /9/10/24 HT Fire Chief – No Comment / PPL ROW corr / Waiver Request 203 & 301.C – Requirement of a Preliminary Plan submission / 3/12/25 Parking Evaluation Narrative / 90 day ext of time expires 01/20/26 /

Valery & Sofi Properties Inc Minor Subdivision Accepted: 8/20/24 P-24-12

Received: Application / Checklist / Fee schedule & summary sht / SD Fee - \$ 700.00 / Signed Applicant Acknowledgement / Deed(s) / Legal Description / Corr to Luzerne County / Plans / Corr to RJD & Zoning / 8/27/24 Luz Cty Planning – (4) comments & 8/23/24 Luz Cty Engineering – (11) comments / 9/12/24 RJD Rev # 1 – (13) comments / 9/13/24 Zoning Rev. – Not In compliance – Lot size / 1/21/25 RJD Rev #2 – (5) comments / Ext of time to expire November 18, 2025 / 8/19/25 Baer & Evans – Request for a 90 day Ext of time /

Proposed is to create (2) new lots from (1) existing lot, located at 219 & 221 Beaver Brook Road. New lot 1 will be (8,575 SF with an existing half double home, driveway and all public utilities. New lot 2 will be (10,863 SF) with any existing half double home, garage, driveway and all public utilities.

Motion to grant the request of Baer & Evans for a 90 day Extension time for Valery & Sofi Properties Inc Minor Subdivision. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

Mericle Crossroads Phase 2 Preliminary/Final Major SD Accepted: 2/18/25 P-25-03

Received: Cover Letter / Application / Checklist / Fees - \$ 11,544.00 SD Fee & \$ 19,733.70 Recreation Fee / 2/6/25 Dep Application Mailer / Signed Developer's Agreement to pay all Fees / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Wetland Fact Sht / Cover letter to Luzerne County Planning & Engineering / Signed Certificates of Ownership / Wetland Delineation Report / Corr to Zoning Officer & Township Engineer / 3/4/25 Luzerne county Planning (5) comments & Engineering (89) comments / 4/7/25 Zoning Review – In compliance / 4/29/25 Revised Submission – response comments to RJD rev 4/11/25 & revised plans / 4/30/25 Waiver request (1) 203, 301.C & 501 – Requirement of a Preliminary Plan Submittal & (2) 404.1 Plan Scale / 5/1/25 RJD Rev #1 – (1) General & (31) Saldo comments / Ext of time to expire – November 18, 2025 /

Proposed is to subdivide (4) existing lots into (13) building lots, (1) roadway & (3) non-building lots

Motion to grant the request of Mericle for a 90 day Extension time Mericle Crossroads Phase 2 Preliminary/Final Major Subdivision. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

Mericle Crossroads Phase III Preliminary/Final Major SD Accepted: 3/18/2025 P-25-04

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee \$ 5,655.66 Recreation Fee - \$ 7638.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover letter Luzerne Cty / 3/17/25 Mericle request for sewer & water service / 4/1/25 Luzerne County Planning (5) comments & Engineering (96) comments / 5/15/25 Zoning Rev- in Compliance / 90 Day Ext of time to expire 9/16/25 / 10/17/25 Mericle Revised Submission – Response to RJD Rev of May 1, 2025 – Lot Closure Report – **Waiver requests – 203, 301.C 7 501 – Requirement of a Preliminary plan submittal & 404.1 Plan Scal 1" = 60' / 10/17/25 2nd Zoning Review – In compliance /**

This project is located directly West of I-81, North of SR 924, East of lands of Joseph & Elizabeth Marushin and South of lands of Lineage PA Hazleton. Proposed is to create (5) building lots from (2) existing Parcels and (2) roadways. New lots 301- 48.33 Acres, 302 – 50.12 Acres, 303 – 75.41 Acres, 304– 50.61 Acres and 305-25.69 Acres. New Road A– 5.61 Acres & New Road B – 3.86 Acres.

Mericle Crossroads Phase IV Preliminary/Final Major SD Accepted: 3/18/2025 P-25-05

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$ 6,434.24 & Recreation Fee - \$ 9,585.60 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne County / 3/17/25 Mericle – Corr to HCA request for water service / 3/17/25 Corr to HTMA for sewer / 4/2/25 Luzerne Cty Planning – (6) coments & Engineering (99) comments / 5/15/25 Zoning Rev – In Compliance / 90 Day Ext of time to expire 9/16/25

This project is locate directing East of I -81 and north of SR 924. Proposed is to combine and subdivide (8) existing lots into (13) individual lots, which include (6) Building Lots, (1) roadway & (6) non-building (lots. Lots 401 thru 412 & Road A) Lot 401 – 60.97 Ac, Lot 402 – 35.56 Ac, Lot 403 – 42.97 AC, Lot 404 – 18.83 AC, Lot 404- 18.83 Ac, Lot 405-23.04 AC, Lot 406 – 17.74 Ac, Lot 407 – 11.64 AC, Lot 408 – 25.74 AC, Lot 409 – 24.42 Ac, Lot 410 – 26.86 Ac, Lot 411 – 15.31 Ac, Lot 412 – 2.74 Ac & Road A – 13.70 Ac

Mericle Crossroads Phase V Preliminary/Final Major SD Accepted: 3/18/2025 P-25-06

Received: Cover Letter / Application / Checklist / Fee Schedule & Summary Sht / SD Fee - \$4,762.76 & Recreation - \$ 5,406.90 / Signed Applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all fees / Sewage Planning Mailer to Dep / Cover Letter to Luzerne Cty / 3/17/25 Mericle – Corr to HCA for water service / 3/17/25 Corr to MAHT for sewer service / 4/2/25 Luzerne Cty Planning (6) comments & Engineering (99) comments / 5/15/25 Zoning Rev– In Compliance

The project is located off of SR 93 in New Coxeville, South of lands of NP Hazleton Logistics. The purpose of this Subdivision is to create (6) Lots from the existing parcels, (2) of these parcels are in Carbon County. New Lots: Lot 501- 36.70 Ac, Lot 502 – 37.65 Ac, Lot 503 – 37.44 Ac, Lot 504 65.91 Acres – partially in Carbon County, Lot 505 – 25.33 Ac- in Carbon County, and Road A – 10.77 Ac

Mericle SR309B LLC Proposed Mixed Use Development Prelim/Final Major Land Dev & Subdivision Accepted: 4/15/25 P-25-08

Received: Cover Letter / Application / Checklist / Stormwater Mgt Application / Airport Hazard Zone Application / Fee Schedule & Summary Sht / Signed applicant Acknowledgement / Signed Certificate of Ownership / Signed Developer's Agreement to pay all Fees / 5/2/24 HCA – water service request 7000 GPD / 3/22/24 Email to MAHT – Component 3 for review & signatures / 6/26/23 Wetland Presence/Absence Investigation / 3/25/25 Corr to Luzerne Cty / **3/25/25 Waiver Requests:**

(1) 301.A, 301.C & 302 – Requirement of a Preliminary Plan submittal (2) 811.6 Sewer Lateral slopes less than 2% 813.2.A Sidewalks along roadways – partial waiver (4) 814.2 Provide sod on slopes (10%) or greater (5) 814.7 Street trees for Lot 2 frontage (6) 814.11 Requirement to preserve steep slopes (7) 1203.2.F.8 Drainage pipes minimum 15" for roof leaders & site drainage & (8) 1203.3.O.2.f Flat bottom basin in lie of 1"

slope / Stormwater Mgt Report / Plans / 4/7/25 Zoning Review – not in compliance – Variance needed for Access Driveway widths / 4/25/25 Luz Cty Planning – (7) comments & Luz Cty Engineering – (105) comments / 4/25/25 Luz Cty Planning Rev – (7) comments & Engineering (106) comments / 4/24/25 MAHT – Sewer Available – (18 EDU's) / Ext of time to 01/20/26 /

Proposed is to subdivide an existing 78.36 Acre parcel into (3) lots. Lot will be 2.59 Acre parcel for a proposed 6,000 SF Car Wash. Lot 2 will be 2.58 Acres for a proposed 6,049 SF Convenience Store and lot 3 will be 73.19 residual parcel for a proposed future Land Development.

Revised Submission 6/25/25 Response comments to RJD review of 5/14/25 / 9/30/2025 Revised Submission – Response comments to RJD Review 7/15/25 – Waiver Requests – Deeds- Probable Construction costs Erosion Potential Analysis for Chapter 102 Stormwater Management Report Revised 6/23/2025 – Plans /

Mericle Crossroads Bus Park– Phase II Prelim/Final Major Land Dev. Accepted: 5/21/25 P-25-12 Received: Cover Letter / Application / Checklist / Stormwater Management Application / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 4/30/25 Corr to Luzerne County / Deeds / Stormwater Management Report / Plans / 7/19/25 RJD Rev #1 (15) General, (5) Zoning, (90) Saldo & (5) STW / 90 Day extension of time to expire 11/18/25 /

Proposed is to construct (13) Buildings (7,081,500 SF) and (2) Roadways to be dedicated to the Township on a 669 Acre parcel located north of Phase 1.

Mericle HIP North Lot #2 Expansion Prelim/Final Major LD Received 8/19/25 P-25-20
Received: Cover Letter / Application / Checklist / Stormwater Permit Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Corr to Luzerne County / Wetland Delineation Report / Stormwater Mgt Report / 8/7/25 Zoning Review – Parking not able to be determined / 9/16/25 RJD Rev # 1 - (12) General, (3) Zoning, (35) Saldo & (3) Stw comments / 9/26/25 LCD – NPDES Ext of time / 11/14/25 Mericle Revised Submission & response comments to RJD Rev of 7/28/25 Deed Report, PNDI Report, Floodway analysis Report For Stoney Creek, Estimate for Stormwater Costs, 11/14/25 Pennoni - Geotechnical Engineering Report & Lighting Plan /

Waiver Request 301.C Requirement of a Preliminary Plan submittal / *13.1.A Requirement of curbs in Parking lots / 813.2A Requirement of concrete sidewalks / Storm sewer calculation

Proposed is a 114,800 SF addition to the existing 410,000 Sf Building and (2) future building expansions, 49,220 SF each on Lot #2 in Humboldt Industrial Park North.

Motion to grant the request of Mericle for a 90 day Extension time for HIP North Lot # 2 Expansion Preliminary/Final Major Land Development. Motion: Second:
Roll Call: Daley: Marchese: Synoski:

PPL Electric Utilities Corp Minor SD Accepted: 9/16/25 P-25-22
Received: Cover Letter / Application / Checklist / Project narrative / Fee Schedule & Summary Sht / SD Fee - \$ 1,162.80 / Signed Applicant Acknowledgement / 10/20/25 RJD Rev #1 – (4) General & (100) Saldo comments / **Revised Submission received 11/7/25** – Cover Letter Response comments to RJD Review of 11/6/25, Parcel Map Check Report, Deed, Revised Plan- Revision date 11/4/25, design bld – Stormwater Mgt Plan - Response comments to RJD rev 9/26/25, 11/4/25 Revised E&S Report, 11/4/25 Revised PCSM Report /

PPL proposes a lot line adjustment, to sell 15.64 acres for a new distribution substation for an end user and PPL is to receive 6 acres. PPL will retain ownership of Lot's 1, 3 & 4. PPL will continue to operate & maintain existing electric transmission facilities within all four lots – easement rights to be retained.

Butler 260 SR 424 Preliminary/Final Major Subdivision Accepted: 9/16/25 P-25-23

Received: Cover Letter / Application / Checklist / SD Fee - \$ 5,470.00 & Rec Fee - \$ 7,800.00 / Applicant Checklist / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Certificate of Ownership / 8/6/25 Dep – No Planning Module needed / Project Narrative / Deed(s) / Redacted Purchase Agreement / Corr to Zoning Officer / 9/23/25 Luzerne Cty Planning – (1) comment & Engineering – (29) comments / 10/23/25 Luz Cty Planning – (2) comments & Engineering (57) comments & (12) General comments / **11/12/25 Revised Submission received:** Response comments to RJD Rev of 10/16/25. Waiver requests: 203, 301.C & 501 – Requirement of a Preliminary Plan, 404.1 – Plan Scale / 11/ 18/25 RJD Rev #1 (3) comments / 11/18/25 Zoning review – In Compliance /

Proposed is to combine (3) parcels into (2) parcels approximately 260 Acres, Parcel 4 – City of Hazleton & Hazle Township, Parcel 5A – Hazle Twp, Parcel 6 – City of Hazleton & Hazle Twp

Arias Minor Subdivision Accepted: 10/21/2025 P-25-24

Received: Application / Checklist / Project Narrative / SD Fee - \$ 700.00 / Wetlands Fact Sht / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Deed / Legal Description / Plans / Corr to Zoning & Twp Engineer / 9/17/2025 Luzerne County Planning – No comment / 11/18/25 Zoning Review – In Compliance

Proposed is to create one new lot from (2) existing parcels. Proposed new lot 1 has an existing driveway & public utilities available.

Butler 260 Bldg 5 Preliminary/Final Major Land Dev Accepted: 10/21/25 P-25-25

Received: Cover Letter / Application / Checklist / Drainage Application / Fees / Stormwater Mgt Application / Signed Certificate of Ownership / Project Narrative / Deed(s) / PNDI / Wetland Report / 9/22/25 UGI – Gas Available / 8/15/25 PPL Work Order # 9/30 25 design BLD request for to HCA for water service / Fee Schedule & Summary sht / Signed Applicant Acknowledgement / 9/30/25 design BLD **Waiver Request Saldo section(s) 203, 301.C, 501– Requirement of Preliminary plan submittal & 404.1 – Plan Scale** / Probable Cost sht for Municipal Bonding / Sewage Facilities Planning Module Application Mailer / 7/1/2025 Application to GHJSA / Plans / Corr to Fire Chief, Zoning Officer & Twp Engineer / 10/16/25 RJD Rev. #1 – (7) General, (10) Saldo comments / 10/23/25 Luz Cty Planning – (2) comments & Engineering – (56) comments /

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

Mericle Crossroads Phase 1 – Lot 10 Prelim/Final Major Subdivision Sub: 10/21/25 P-25-26

Received: Cover Letter / Application / Checklist / Signed Certificates of Ownership / Fee Schedule & Summary Sht / SD Fees - \$ 4,578.20 / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / 10/10/25 Zoning Review – In Compliance /

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

Mericle Crossroads East Phase 1 Revised Major Land Dev. Received: 10/21/25 P-25-27

Received: Transmittal Letter / Corr to Luzerne Cty Planning & Engineering / Application / Checklist / LD Fee \$ 8,519.00 / Stormwater Management Application / Wetland Delineation Report / Signed Certificate of Ownership / Fee Schedule & Summary Sht / Signed Applicant Acknowledgement / Signed Developer's Agreement to pay all fees / Deed(s) / 10/30/25 Luz Cty Planning – No Comment & Engineering – (99) comments

NEW PLANS SUBMITTED

Hazleton Creek Proposed Industrial Center – Revised Received 10/29/25 P-25-28

Preliminary/Final Major Subbdivision & Land Development

Received: Cover Letter / Application / Checklist / Signed Developer's Agreement / Stormwater Management Permit Application / Fee Schedule & Summary Sht / Fee - \$ 4,659.00 LD Fee & \$ 2,450.00 Rec Fee / Signed Certificate of Ownership / 10/28/25 Bohler Eng – Previous Waiver Requests – This plan does not exacerbate any of the prior approved Waivers / 4/12/24 Department – approved jurisdiction determination on US waters including jurisdictional wetlands / 1/16/24 Dep Water Obstruction & encroachment permit / Stormwater Management Report / Submittal to Luzerne County 10/30/25 /

**Motion to accept Hazleton Creek Proposed Industrial Center – Revised Plan
Preliminary/Final Subbdivision & Land Development as a complete application. Motion: Second:
Roll Call: Daley: Marchese: Synoski:**

THE ENTIRE ABOVE IS ONLY GENERAL NOTES IN REGARD TO OUR CURRENT REVIEW. MORE SPECIFIC INFORMATION OR ITEMS MAY BE REQUIRED AS PLOT PLAN(S) ARE REVIEWED

CORRESPONDENCE:

Luz Cty Planning 10/30/25 Mericle Crossroads Phase 1 Revised LD – No Comment
10/30/25 Mericle Crossroads Phase 1 Revised SD – (2) comments
10/23/25 Butler 260 Bldg 5 Major LD - (2) comments

Luz Cty Engineering 10/30/25 Mericle Phase 1 (Lot 10) Revised Major LD – (99) Comments
10/29/25 Mericle Crossroads Phase 1 – Revised Major SD – (84) comments
10/22/25 Butler 260 Bldg 5 Major LD - (56) comments

Mericle 11/14/25 Revised submittal for HIP North Lot #2 Expansion- Response to RJD Rev of 7/28/25

Van Cleef Eng 11/6/25 PPL Lot Line Adjustment – Response to RJD review of 8/27/25

LCD 11/10/25 Project Hazlenut Offsite Utilities NPDES – application complete

RJD 11/28/25 Butler 260 Prelim/Final Major SD – (3) comments

The next regular Planning meeting will be held Tuesday December 10, 2025 at 6:00 PM

**Motion to adjourn the meeting at _____ PM Motion: Second:
Roll Call: Daley: Marchese: Synoski:**