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East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, Pennsylvania 18702
570.823.1100 FAX: 570.704-0605. E-Mail: mericle@mericle.com

October 24th, 2025

Mr. Matthew Homsher
Secretary
2nd Floor North, Commonwealth Keystone Building
400 North Street, Harrisburg 17120

Re: Pennsylvania PUC Application – Rail Safety Division (Types E, G and W) - Proposed Public At-Grade Crossing CrossRoads Boulevard North – CrossRoads East Business Park - Hazle Township, Luzerne County, Pennsylvania

Dear Secretary:

On behalf of 289 MQOF, LLC, an affiliate of Mericle Commercial Real Estate Services, we are pleased to submit this application to the PUC for a proposed public at-grade crossing of the Norfolk Southern Railway in Hazle Township, Luzerne County, Pennsylvania. The crossing is required to provide vehicular ingress and egress to Phase II of the CrossRoads East Business Park, a 658-acre industrial development located immediately north of the rail line.

The attached materials include:

- Rail Safety Division Application Form & Certificate of Service
- Aerial maps, site photographs and line-of-sight exhibits
- Project summary and design concept memo
- Aerial maps, site photographs and line-of-sight exhibits
- Concept plan and profile (Sheets C-201 and C-301)
- Concept plans and profiles for rail spurs to five CrossRoads Phase I & II buildings
- Norfolk Southern Grade Crossing Data Sheet (Appendix D.3) & NS correspondence to date

The proposed crossing will serve a new two-lane public roadway (CrossRoads Boulevard North) carrying approximately 9,800 vehicles per day, with about 15% truck traffic, and will include automatic flashing-light signals, gates, and bells designed and installed in coordination with Norfolk Southern's Signal Department. The proposed installation also includes fixed underground utilities for water, gas, stormwater, electric and telecom.

Initial coordination with Hazle Township confirmed that all traffic from the proposed CrossRoads East Industrial Park must access the regional highway network via SR 424 and I-81, avoiding nearby residential areas in Harwood Village. Land development plans dedicate all roads to the Township, and the PennDOT-approved traffic study directs site traffic exclusively to SR 424—a corridor specifically improved for industrial and commercial growth. Substantial public investment in SR 424 and the I-81 interchange was made with the expectation of full build-out of Mericle's Phase 2 lands, with traffic flowing south to SR 424.

The proposed at-grade rail crossing is therefore essential to provide the only practical and safe access to approximately 658 acres of landlocked property north of the Norfolk Southern Railway. No other alignment meets PennDOT and township standards or avoids impacts to residential neighborhoods.

Thanks in advance for your review of this application.

Sincerely,
289 MQOF LLC

A handwritten signature in black ink that reads "K O Boyle". The signature is written in a cursive, flowing style.

Kevin O'Boyle, Vice President
Koboyle@mericle.com | 570-823-1100

Rail Safety Division Application Type (check all that apply):

- E-Installation, removal or substitution of warning devices at a public crossing
- G-Construction, alteration, relocation, abolition or suspension of a public crossing
- P-Installation of traffic signals with preemption on the approach to a public crossing
- W-Installation of a fixed utility company's facilities at a public crossing (Pipe & Wire)
- X-Exemption from the Commission's railroad clearance requirement

For Applications E/G/P/W use caption 1, for X use caption 2 (delete unused caption):


In re: (1) Application of 289 MQOF, LLC for approval to construct a public crossing by the installation of a two-lane roadway and active warning devices where CrossRoads Boulevard North crosses at grade the track of Norfolk Southern, located in Hazle Township in Luzerne County.

To Pennsylvania Public Utility Commission:

1. The name, address, telephone number, and e-mail address of the applicant are:
Robert K. Mericle
President for 289 MQOF, LLC
100 Baltimore Drive,
Wilkes-Barre, PA 18702
570-823-1100
rmericle@mericle.com
2. The name, address, telephone number, and e-mail address of the applicant's attorney are:
Thomas R. Chesnick
Senior Vice President & General Counsel for 289 MQOF, LLC
100 Baltimore Drive,
Wilkes-Barre, PA 18702
570-823-1100
tchesnick@mericle.com
3. 289 MQOF, LLC is a single-member limited liability company that owns land adjoining the rail crossing and will hold all contracts for the construction of infrastructure and buildings. 289 MQOF LLC, an affiliate of Mericle Commercial Real Estate Services, requests approval to install the proposed facilities at the public crossing to provide vehicular access and utilities to Phase 2 of the CrossRoads East Business Park in Hazle Township, Luzerne County, Pennsylvania. Since 1985, Mericle Commercial Real Estate Services has been Northeastern Pennsylvania's leader in commercial real estate development — providing space for more than 250 companies and helping create over 20,000 jobs across the region. With more than 150 buildings and 30 million square feet developed in business parks serving the Scranton, Pittston, Wilkes-Barre, and Hazleton markets, Mericle is the region's most active and experienced developer.
4. The proposed installation will be a new public at-grade crossing located along North CrossRoads Boulevard approximately three-tenths of a mile (0.3) north of State Route 424, and 289 feet east of milepost 149, in the municipality of Hazle Township, Luzerne County. The proposed at-grade crossing will cross the facilities of Norfolk Southern Corporation at approximate GPS coordinates 40.931540°, -76.001612°. The crossing is needed to provide vehicular ingress and egress to Phase 2 of the CrossRoads East Business Park. The proposed installation includes warning devices and fixed underground utilities for water, gas, stormwater, electric and telecom. See roadway plans and profile Exhibit attached with this application. Construction of this facility is anticipated to begin as soon as approval is obtained. Proposed at-grade crossing roadway and profile plans are included with this filing as an exhibit.

5. The parties that may be affected by the proposed alteration are as follows (see attached Certificate of Service): The Pennsylvania Department of Transportation, Luzerne County, Hazle Township, Norfolk Southern Corporation, Reading Blue Mountain and Northern Railroad, Hazleton City Authority, UGI Utilities, Inc.
6. Average number of persons and vehicles using the highway at the crossing:
In accordance with the approved Traffic Impact Study for CrossRoads East Business Park, at full buildout the Weekday Average Daily Traffic will be 9,800 trips with ~15% of those trips being truck trips. Peak traffic times are driven by vehicular traffic on the commute to and from the employment locations and are typically 6 am to 7 am and 4 pm to 5 pm. There is expected to be little to no pedestrian or bicycle traffic using the crossing.
Number of train movements:
Reading Blue Mountain is the only operator over this low speed branch line than operates at 10 miles per hour with 2 trains per day out and back for rail served customers in the nearby Humboldt Industrial Park. The trains typically operate 6 days per week and cross this point on the track at approximately 2 am, noon, 3 pm, and 7 pm. There are typically 3 to 4 engines per train and 20 to 25 rail cars per train. Rail operations do not overlap with peak vehicular traffic periods. The rail line ends in the Humboldt Industrial Park and there is no railcar through traffic. Norfolk Southern does not have any operations over the line currently. Norfolk Southern and Mericle are jointly marketing the sites adjoining the rail line to prospective clients.
7. The estimated cost to perform this work is \$1,017,500 for construction, engineering, inspection and contingencies. Funding for the project will be provided from a 2025 PA SITES grant awarded to developer 289 MQOF, LLC. Roadway (approaches, pavement, drainage) will be installed by developer's approved contractor; and Hazle Township will responsible for inspection and maintenance beyond 2 feet outside each rail. Railroad track, crossing surface and warning signals to be installed, inspected and maintained by Norfolk Southern, or Norfolk Southern approved third-party contractor. Water lines to be installed by developer's approved contractor in accordance with Hazleton City Authority specifications and standards; and inspected and maintained by Hazleton City Authority. Gas lines to be installed, inspected and maintained by UGI Utilities. Underground electrical and telecommunications conduits will be installed, inspected and maintained by the developer 289 MQOF, LLC. A Norfolk Southern right-of-way inspector will also inspect the fixed underground utilities.
8. The application is necessary or proper for the following reason(s):
Initial coordination with the Municipality of Hazle Township determined that all traffic generated by the proposed CrossRoads East Industrial Park must access the regional highway system via State Route 424 and Interstate 81, and not through the nearby residential neighborhoods in Harwood Village. The Land Development plans designate that the roads will be dedicated to Hazle Township. The PennDOT-approved traffic impact study confirms that all site traffic will be directed to SR 424, which has been designed and improved to serve industrial and commercial development along that corridor. Significant public investment is being made in both SR 424 and the SR 424/I-81 interchange specifically to accommodate new business activity, and those improvements assumed full build-out of Mericle's Phase 2 lands with traffic flowing south to SR 424.
The proposed at-grade rail crossing is therefore essential to provide the only practical and safe means of ingress and egress to approximately 658 acres of landlocked property situated north of the Norfolk Southern Railway. No other feasible access connection exists that would meet PennDOT and township design standards or avoid adverse residential impacts.
The Norfolk Southern line at this location is a stub-end, low speed industrial track with limited train movements serving the adjacent Humboldt Industrial Park. The new CrossRoads East development will include five rail-served building sites, thereby expanding the use of rail freight, reducing truck miles on public highways, and supporting Pennsylvania's goals for sustainable and multimodal freight transportation.
Accordingly, this application is necessary and proper to establish a new public crossing that enables safe, direct highway access for the development while enhancing rail-freight capability in Hazle Township and Luzerne County.

Wherefore, 289 MQOF, LLC prays your Honorable Commission to approve the application:



(Signature of Applicant)

VERIFICATION

I, Kevin O'Boyle, hereby state that the facts above set forth are true and correct (or are true and correct to the best of my knowledge, information and belief) and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

10/24/2025

Date



(Signature)

APPLICANT CHECKLIST (FOR REFERENCE ONLY)

- ❑ DOT numbers are included, where applicable
- ❑ Railroad owners and all operators have been identified
- ❑ Location map exhibit and gps coordinates have been included
- ❑ A plan of the proposed work, including the following items drawn and labeled, where applicable:
 - ❑ North arrow
 - ❑ Scale / Scale bar
 - ❑ Railroad right-of-way lines with dimensions
 - ❑ Roadway/Highway right-of-way lines with dimensions
 - ❑ Railroad track locations
 - ❑ Railroad or highway structures involved
 - ❑ Other applicable railroad or roadway/highway features
 - ❑ Proposed alteration
 - ❑ Aerial wireline installations:
 - ❑ Pole locations, with identifying pole numbers and pole owners
 - ❑ Span lengths from pole to pole
 - ❑ Clearances with respect to the top of rail to the proposed facility at the railroad crossing
 - ❑ Clearances from existing aerial catenary wirelines or power wirelines to the proposed facility
 - ❑ Underground pipeline/conduit installations:
 - ❑ Clearances with respect to the base of rail (at grade) or top of the roadway (grade separated) to the top of the proposed facility
 - ❑ Launching/receiving pit locations, if applicable
- ❑ A verification of original signature in accordance with [52 Pa. Code § 1.36](#) is included
- ❑ A certificate of service on the parties of record in accordance with [52 Pa. Code § 1.54](#) is included and a copy of the application has been served upon those parties listed. **The Commission does not serve any party on your behalf.**

RESOURCES

- [Sample Rail Safety Application Form](#)
- [Information on the application process and timelines](#)
- [Setting up an eFiling account](#) (**Documents larger than 11"x17" in size should be eFiled**)
- [FRA Rail Crossing Locator App](#) for help locating DOT numbers
- [FRA Grade Crossing Inventory](#) for more information about a crossing
- [Grade Crossing - Electronic Document Management System](#) for more information about a crossing
- [Railroad Company contact numbers](#)
- [List of Regional PennDOT District Office](#)
- [Municipal Statistics website](#) may be used in locating government officials

QUESTIONS?

- For help with eFiling, visit [our eFiling website](#) and review the "Questions or Problems" section
- For specific questions regarding filling out this application, contact the Rail Safety Division

CrossRoads Boulevard North – Public At-Grade Crossing

CrossRoads East Business Park – Phases I & II

Hazle Township, Luzerne County, Pennsylvania

Submitted By: 289 MQOF, LLC (an affiliate of Mericle Commercial Real Estate Services)

Date: October 24, 2025

1. Purpose, Need and Project Overview

The purpose of this project is to construct a new public at-grade crossing across the Norfolk Southern Railway (Reading Blue Mountain & Northern-operated) line to provide the only practical and safe access route to Phase II of the CrossRoads East Business Park, a 658-acre industrial development located north of the rail corridor in Hazle Township.

All participating agencies — Hazle Township, PennDOT District 4-0, and Luzerne County — have confirmed that traffic from the park must be routed to State Route 424 (Church Road) and Interstate 81, avoiding residential areas of Harwood Village. The new roadway connection and rail crossing are therefore essential for site access and consistent with the PennDOT-approved Traffic Impact Study.

Project Overview:

The CrossRoads East Business Park is a five-phase industrial development designed to accommodate large-format manufacturing, logistics, and rail-served users. Phase II is presently landlocked north of the Norfolk Southern Railway. The new two-lane roadway will include underground utilities for water, gas, stormwater, electric, and telecommunications, along with active warning devices consisting of flashing lights, gates, and bells.

Traffic and Operations:

- Weekday ADT: ~9,800 vehicles (~15% trucks)
- Train Movements: 2 trains per day, 10 mph, Reading Blue Mountain & Northern operation only
- Peak Vehicular Hours: 6–7 AM and 4–5 PM — no overlap with rail operations
- Safety Devices: Two-quadrant gate system with constant-warning-time circuitry

Schedule and Coordination:

- Concept Review: Fall 2025

- PUC Filing: Fall 2025
- Construction Target Start Date: August 2026

This project will support five rail-served industrial building sites and extend the use of rail freight in Northeast Pennsylvania, advancing state and Norfolk Southern goals for multimodal freight infrastructure.

2. Site Conditions

The proposed crossing will intersect the single-track NS line at approximate coordinates 40.931540°, -76.001612°, about 0.3 mile north of SR 424, and ~289 feet east of Norfolk Southern Milepost 149. The existing track is part of a stub-end industrial branch operating at 10 mph with two trains per day (four total train movements) serving customers in the neighboring Humboldt Industrial Park. Norfolk Southern retains ownership of the corridor; Reading Blue Mountain & Northern performs operations. No through-freight or passenger trains utilize this segment.

The surrounding topography is gently sloping; sight distance in each direction exceeds 500 ft, verified by aerial imagery and field photos taken October 15, 2025.

3. Roadway and Crossing Geometry

Roadway Name: CrossRoads Boulevard North (public two-lane road)

Design Speed: 35 mph (25 mph posted)

Width: 34 ft paved section (12 ft lanes + 5 ft shoulders each side)

Approach Grades: ≤ 3 % within 30 ft of nearest rail; ≤ 5 % beyond

Cross Slope: 2 % each direction

Sight Distance: ≥ 500 ft each direction to train line-of-sight

Surface Type: Full-depth asphalt approaches; rubber panel surface in track zone per NS Std Dwgs No. 20, or precast concrete panels, in accordance with NS standards

4. Drainage Design

Drainage will be collected via curb inlets located outside the railroad right-of-way on both approaches to minimize runoff flow toward the crossing. Flow will enter closed storm piping connected to the park's regional detention basins.

Cross slope directs runoff away from the track centerline.

Sub-ballast underdrain system (6-in perforated pipe) intercepts subsurface water and discharges into the downstream system.

No discharge will occur onto the railroad ballast or ditch lines.

Design storm: 100-year event; modeling performed under Phase II stormwater plan.

5. Utilities

The roadway corridor will contain water, gas, stormwater, electric, and telecom facilities crossing the track via separate encased conduits installed by the developer and utility owners under NS review.

Utility Table:

Water - Hazleton City Authority - Ductile-iron main, cased bore

Gas - UGI Utilities - Steel encased bore

Storm Sewer - 289 MQOF LLC / Hazle Township - PVC pipe, no discharge to ROW

Electric & Telecom - 289 MQOF LLC - HDPE conduit bundle, bored installation

6. Warning Devices and Protection

Proposed active protection includes:

- Two mast-mounted automatic flashing-light signals with gates and bells (one per approach)
- Gate arms \approx 30 ft in length, reaching full lane width plus shoulder
- Constant-warning-time circuitry providing \geq 20 seconds warning
- Standard W10-1 advance warning signs and "RXR" pavement markings per MUTCD Part 8
- No signal preemption required; nearest signalized intersection is $>$ 0.25 mile away

7. Construction and Protective Services

Track, crossing surface, warning devices - Norfolk Southern Railway (Signal & Track Depts.)

Roadway approaches, drainage - 289 MQOF LLC / Developer Contractor

Utilities - Respective owners per NS standards

Flagging / Protective Services - NS Flagmen ≈ 10 days anticipated

8. Maintenance and Responsibilities

Norfolk Southern – Maintain track, crossing surface (between rails + 2 ft beyond), and all active warning devices.

Hazle Township – Maintain roadway approaches, pavement, signage, and drainage outside NS ROW.

Utilities – Maintain their respective facilities.

9. Next Steps

- NS Review and Comment on this concept package.
- Incorporate NS feedback into 30 % design and preliminary engineering submission.
- Conduct Diagnostic Field Review with PUC, PennDOT District 4-0, Hazle Township, and utilities.
- Prepare and file PUC Rail Safety Application (Types G, E and W).

10. Contact Information

Applicant / Developer:

289 MQOF LLC c/o Mericle Commercial Real Estate Services
100 Baltimore Drive, Wilkes-Barre, PA 18702

Contacts:

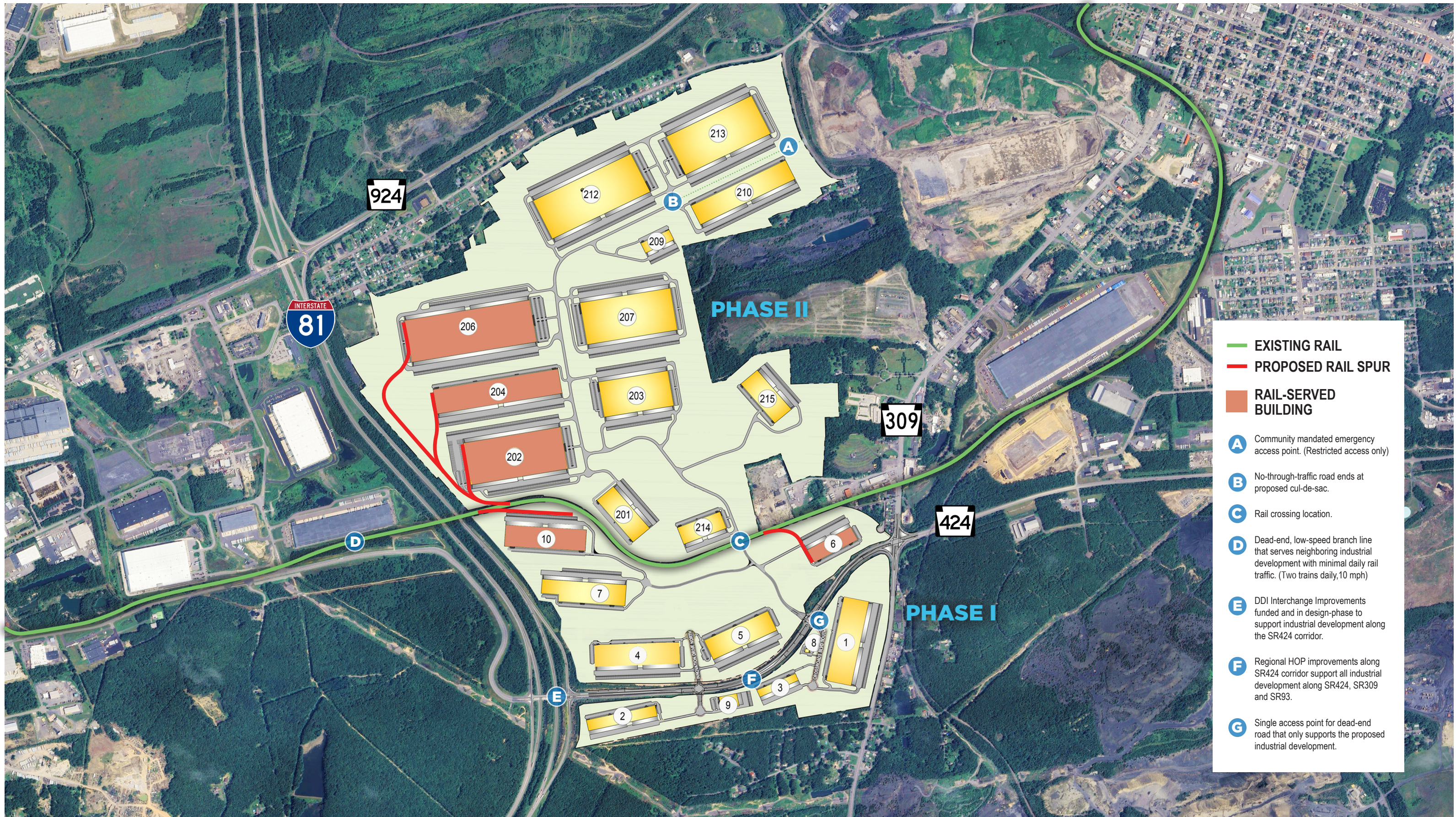
Kevin O’Boyle | koboyle@mericle.com | (570) 823-1100

Stephen Maakestad | smaakestad@mericle.com | 570-823-1100

Jeff DeAngelo | jdeangelo@mericle.com | (570) 823-1100

Robert K. Mericle | rmericle@mericle.com | (570) 823-1100

Bryan McManus | bmcm Manus@mericle.com | (570) 823-1100



- EXISTING RAIL
- PROPOSED RAIL SPUR
- RAIL-SERVED BUILDING
- A** Community mandated emergency access point. (Restricted access only)
- B** No-through-traffic road ends at proposed cul-de-sac.
- C** Rail crossing location.
- D** Dead-end, low-speed branch line that serves neighboring industrial development with minimal daily rail traffic. (Two trains daily, 10 mph)
- E** DDI Interchange Improvements funded and in design-phase to support industrial development along the SR424 corridor.
- F** Regional HOP improvements along SR424 corridor support all industrial development along SR424, SR309 and SR93.
- G** Single access point for dead-end road that only supports the proposed industrial development.

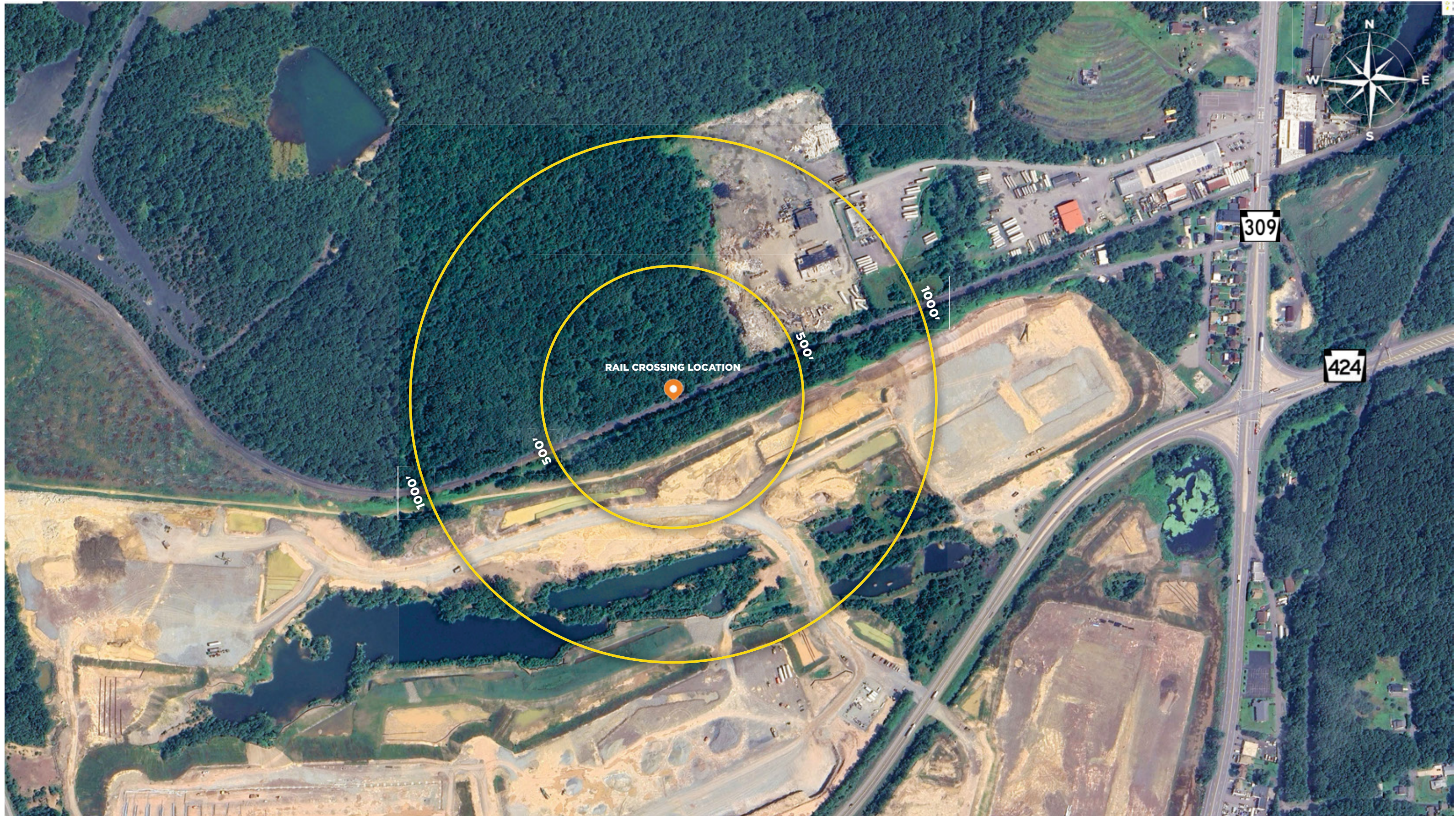




PHOTO TAKEN APPROXIMATELY 9' ABOVE GROUND



PHOTO TAKEN APPROXIMATELY 9' ABOVE GROUND

We Build Buildings.
We Build Careers.
We Build Communities.

WHERE MAJOR ROUTES



CROSSROADS EAST

B U S I N E S S P A R K

MEET MAJOR OPPORTUNITY

VALMONT INDUSTRIAL PARK

HAZLETON



CROSSROADS EAST

BUSINESS PARK

PHASE III

PHASE IV

PHASE IV		
401	470' x 1200'	564,000 SF
403	420' x 850'	357,000 SF
404	310' x 1050'	325,500 SF
405	200' x 175'	35,000 SF
406	260' x 650'	169,000 SF
406	260' x 650'	169,000 SF

PHASE II		
201	310' x 800'	248,000 SF
202	620' x 1400'	868,000 SF
203	520' x 1000'	520,000 SF
204	360' x 1800'	648,000 SF
206	620' x 1800'	1,116,000 SF
207	620' x 1300'	806,000 SF
209	160' x 450'	72,000 SF
210	310' x 1500'	465,000 SF
212	620' x 1550'	961,000 SF
213	620' x 1350'	837,000 SF
214	260' x 900'	234,000 SF
215	310' x 750'	232,500 SF
216	60' x 100'	6,000 SF

BUILDING LEGEND	
	CONSTRUCTION COMPLETE
	CURRENTLY UNDER CONSTRUCTION
	FUTURE CONSTRUCTION

PHASE III		
301	520' x 1300'	676,000 SF
302	470' x 1500'	705,000 SF
303	620' x 1800'	1,054,000 SF
304	360' x 1200'	432,000 SF
305	260' x 550'	143,000 SF

PHASE II

PHASE I		
1	360' x 1250'	450,000 SF
2	160' x 950'	152,000 SF
3	110' x 600'	66,000 SF
4	310' x 1200'	372,000 SF
5	310' x 1000'	310,000 SF
6	210' x 700'	147,000 SF
7	310' x 950'	347,000 SF
7	210' x 250'	
8	70' x 110'	7,700 SF
9	175' x 260'	45,500 SF
10	310' x 1,150'	356,500 SF

PHASE I

PHASE V

PHASE V		
501	310' x 1000'	310,000 SF
502	310' x 1000'	310,000 SF
503	310' x 1000'	310,000 SF
504	310' x 1000'	310,000 SF

EXIT 143

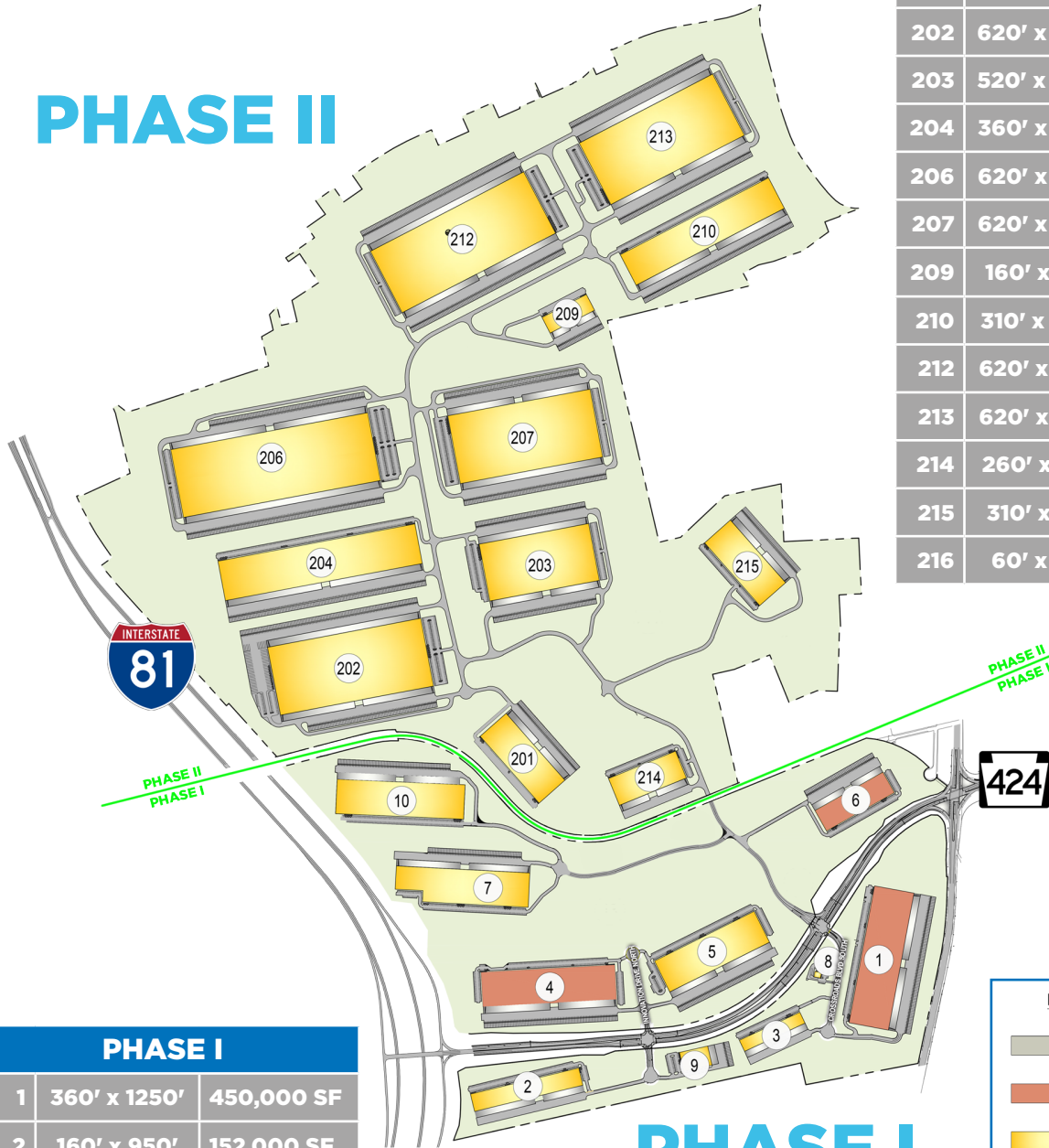
EXIT 141

HUMBOLDT INDUSTRIAL PARK

CROSSROADS EAST PHASES I & II PLAN

PHASE II

PHASE II		
201	310' x 800'	248,000 SF
202	620' x 1400'	868,000 SF
203	520' x 1000'	520,000 SF
204	360' x 1800'	648,000 SF
206	620' x 1800'	1,116,000 SF
207	620' x 1300'	806,000 SF
209	160' x 450'	72,000 SF
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214	260' x 900'	234,000 SF
215	310' x 750'	232,500 SF
216	60' x 100'	6,000 SF



PHASE I

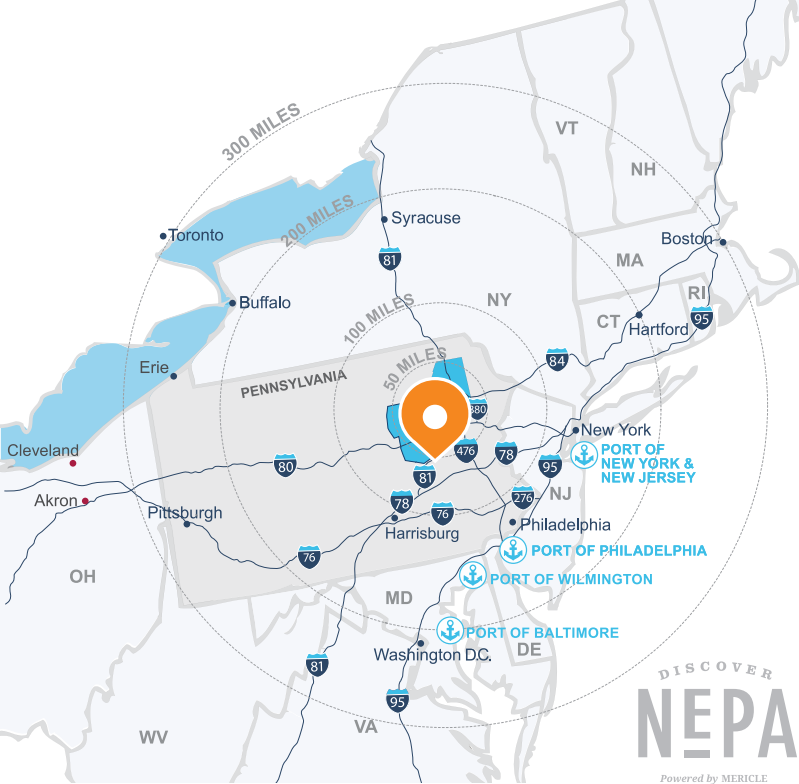
PHASE I		
1	360' x 1250'	450,000 SF
2	160' x 950'	152,000 SF
3	110' x 600'	66,000 SF
4	310' x 1200'	372,000 SF
5	310' x 1000'	310,000 SF
6	210' x 700'	147,000 SF
7	310' x 950' 210' x 250'	347,000 SF
8	70' x 110'	7,700 SF
9	175' x 260'	45,500 SF
10	310' x 1,150'	356,500 SF

PHASE I

BUILDING LEGEND	
	CONSTRUCTION COMPLETE
	CURRENTLY UNDER CONSTRUCTION
	FUTURE CONSTRUCTION



CENTRALLY LOCATED ON NORTHEASTERN PENNSYLVANIA'S I-81 CORRIDOR



DEEP WATER PORTS

PORT	MI AWAY
Philadelphia, PA	108
New York/New Jersey	121
Wilmington, DE	130
Baltimore, MD	163



TRAVEL DISTANCES

CITY	MI AWAY
Allentown, PA	55
Delaware Water Gap, PA	62
Harrisburg, PA	86
Philadelphia, PA	101
Binghamton, NY	107
Morristown, NJ	112
New York, NY	135
Baltimore, MD	153
Syracuse, NY	176
Washington, DC	201
Hartford, CT	234
Pittsburgh, PA	256
Boston, MA	338



CrossRoads East Business Park is located in **Hazle Township, Luzerne County, PA.**



Park tenants recruit labor from **Luzerne, Schuylkill, Carbon, Columbia, and Lackawanna Counties.**



The park is **less than one mile from I-81** and approximately 10 miles from I-80.



More than **676,000 people** live within 30 miles.

DISCOVER
NEPA
Powered by MERICLE

WE BUILD BUILDINGS. WE BUILD CAREERS. WE BUILD COMMUNITIES.

Mericle Commercial Real Estate Services (Mericle) is the developer of Crossroads East Business Park. Founded in Wilkes-Barre, PA in 1985, Mericle has developed 30 million square feet of bulk industrial, flex, office, and medical space in Northeastern Pennsylvania, most of it on speculation. More than 250 companies with a combined 20,000 employees occupy Mericle's buildings.

Mericle is fully vertically integrated — with in-house land development, design, engineering, construction, and property management — allowing it to deliver top-quality space at a significantly lower cost.

Mericle's buildings perform like Class A space in high-priced markets, but without the inflated rent. Mericle builds the facility, maintains it, and operates a fully staffed property management team and stocked service vans to keep tenants' operations running 24/7.



Mericle, a Butler Builder®, is proud to be part of a network of building professionals dedicated to providing you the best construction for your needs.

BOB BESECKER, Vice President
bbesecker@mericle.com

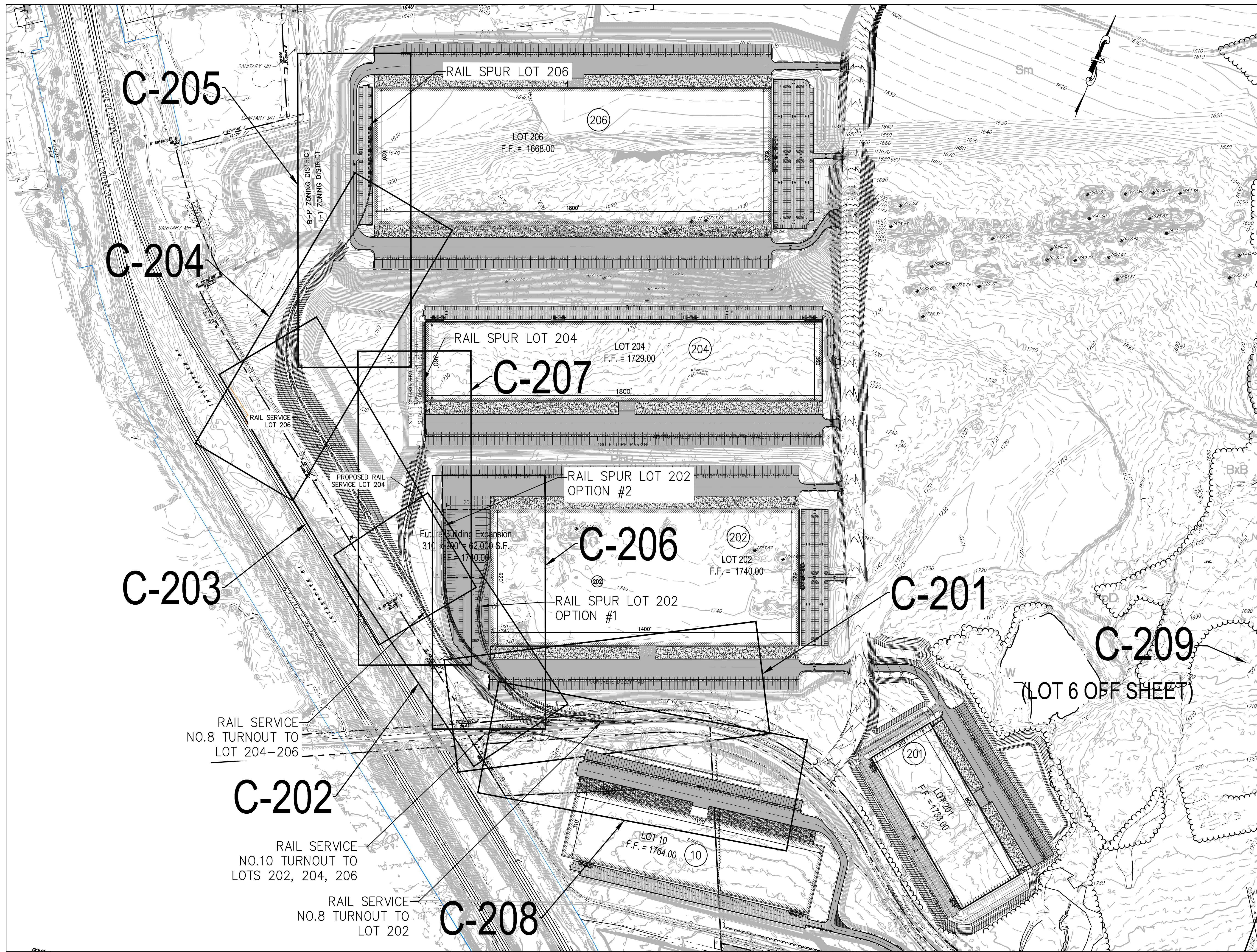
JIM HILSHER, Vice President
jhilsher@mericle.com

BILL JONES, Vice President
bjones@mericle.com

To learn more, please call one of us at 570.823.1100 to request a proposal and/or arrange a tour.

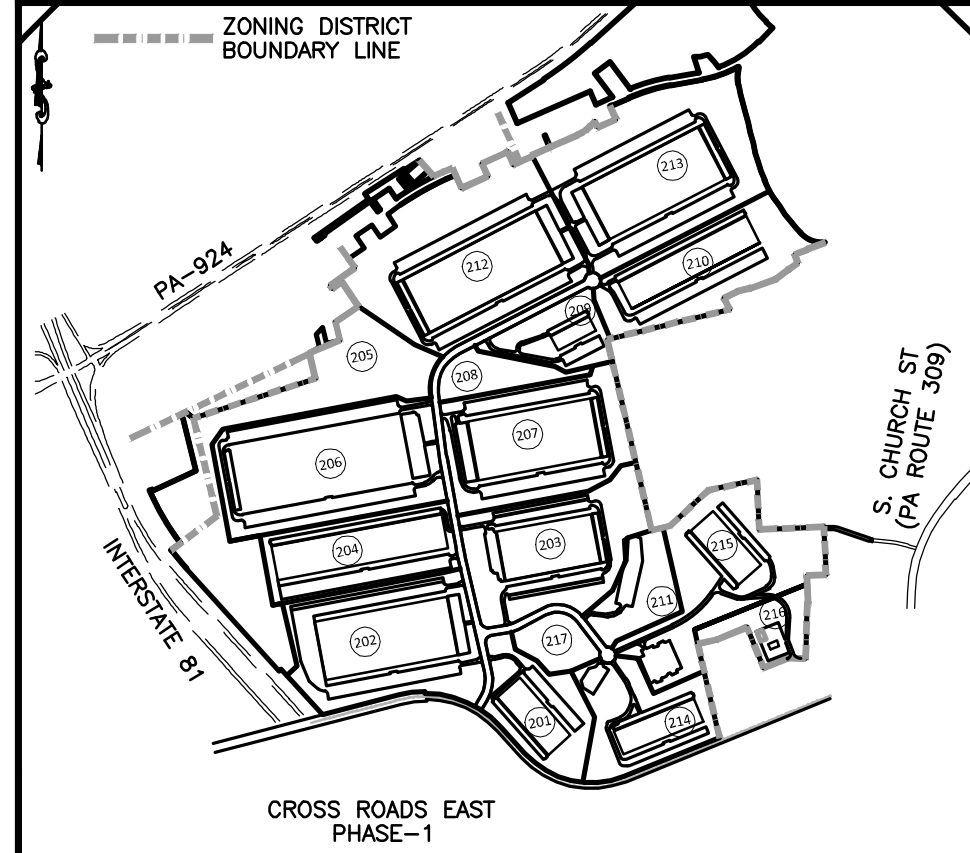
mericle.com | mericlereadytogo.com





OVERALL PLAN
SCALE: 1" = 200'

No.	Date	Revisions / Issued To....



KEYMAP
NTS

202 = BUILDING LOT #

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
FOR SERIAL NUMBER

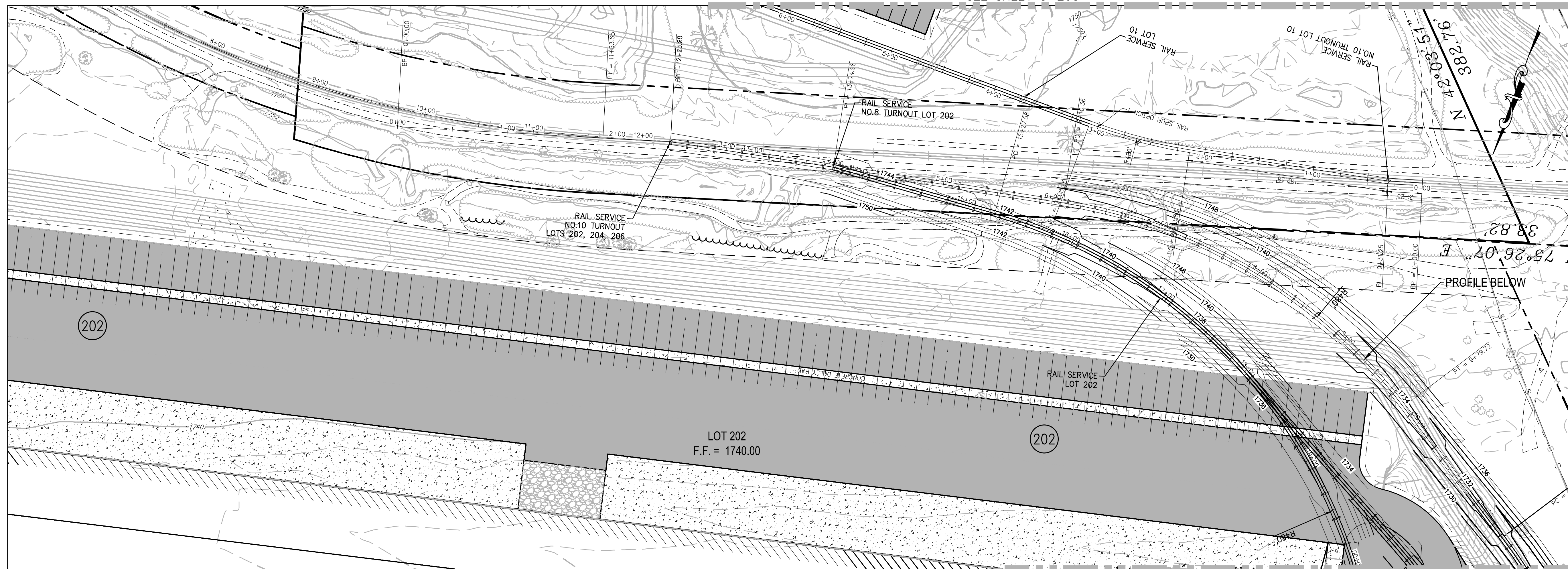
0' 200' 400' 600'
SCALE: 1" = 200'

Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
OVERALL PLAN
SHEET INDEX

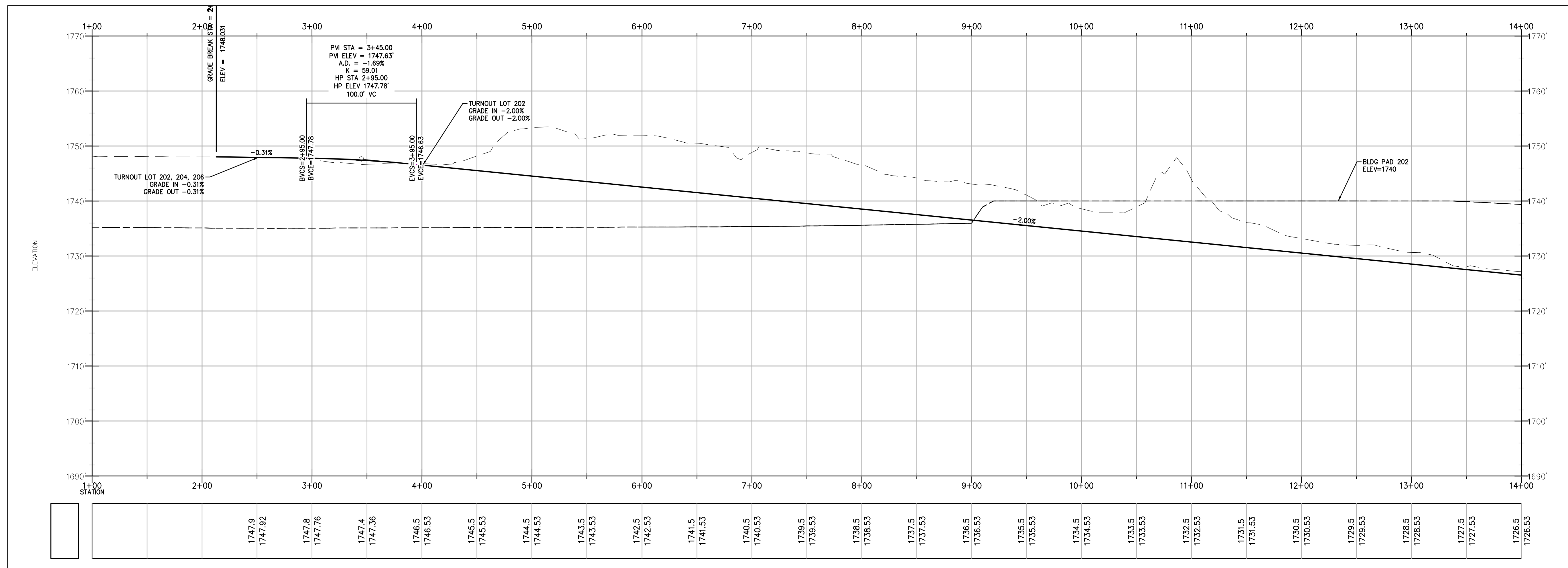
SEAL	SEAL	
Origin Date:	08/20/25	Drawing Number:
Drawn By / Project Manager	DJM / JND	C-200
If stamped VOID this drawing is not for construction. See Project Manager for Revised Drawing.		

SEE SHEET C-208



PLAN
SCALE: 1"=50'

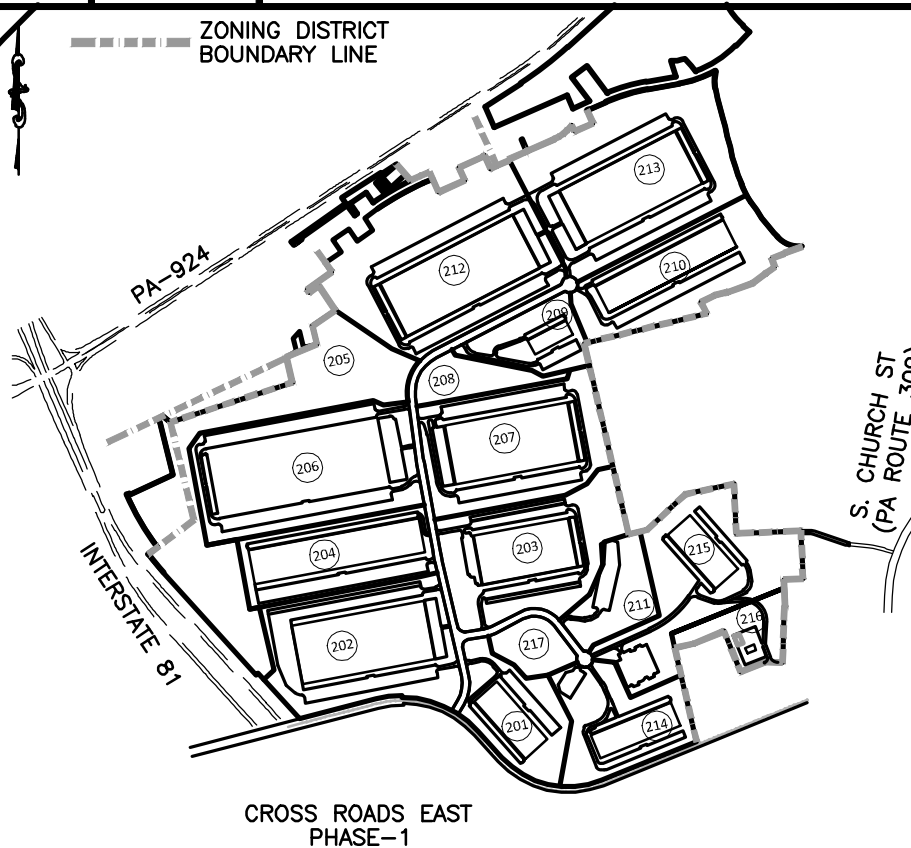
SEE SHEET C-202



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702
Phone: 570.823.1100
Fax: 570.823.3524
Web Site: www.mericle.com

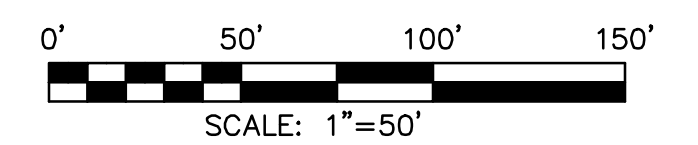
No.	Date	Revisions / Issued To....



KEYMAP
NTS

(202) = BUILDING LOT #

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
FOR SERIAL NUMBER
 2025042300
1-800-342-1776 WWW.PENNSYLVANIA.GOV



Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PLAN AND PROFILE
0+00 to 10+00

SEAL	SEAL	Drawing Number:
Origin Date:	08/20/25	C-201
Drawn By / Project Manager:	DJM / JND	

If stamped VOID this drawing is not for construction.
See Project Manager for Revised Drawing.

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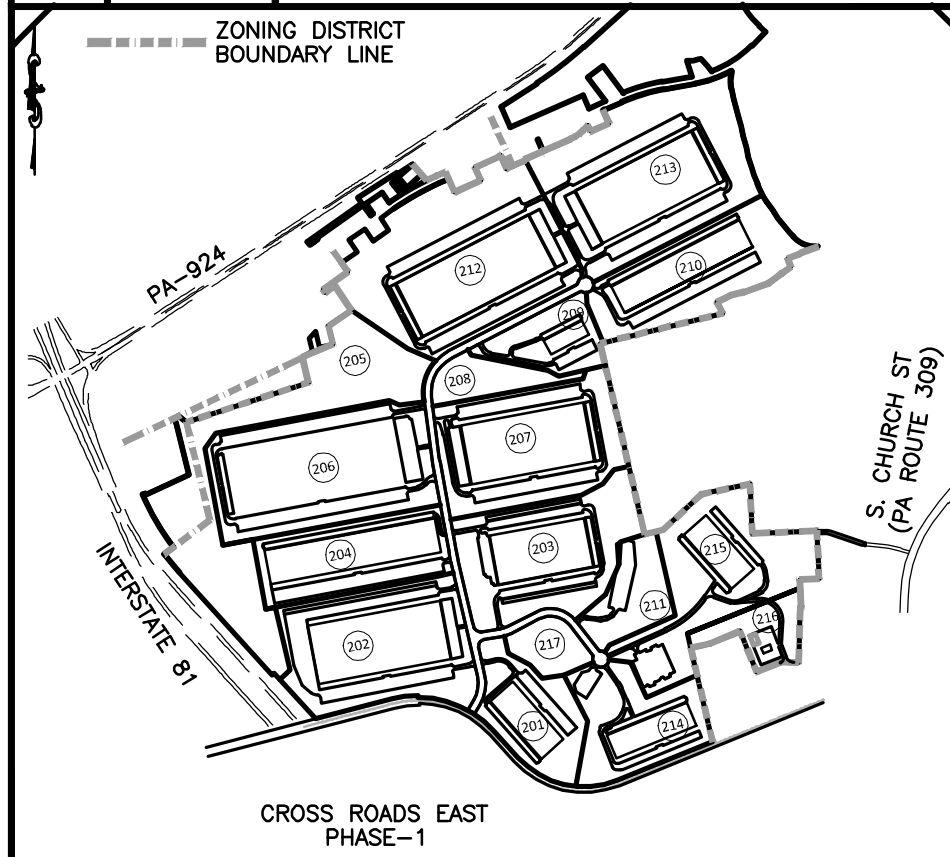


100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

Phone: 570.823.1100
Fax: 570.823.3524

Web Site: www.mericle.com

No.	Date	Revisions / Issued To....

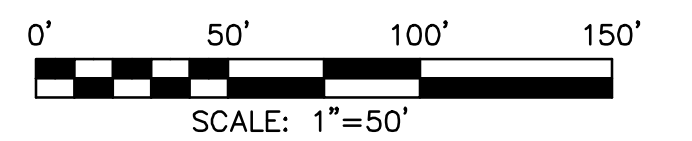


KEYMAP
NTS

202 = BUILDING LOT #

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
FOR SERIAL NUMBER

M1
1-800-342-1776
2025024230
WWW.PENNSYLVANIA.GOV



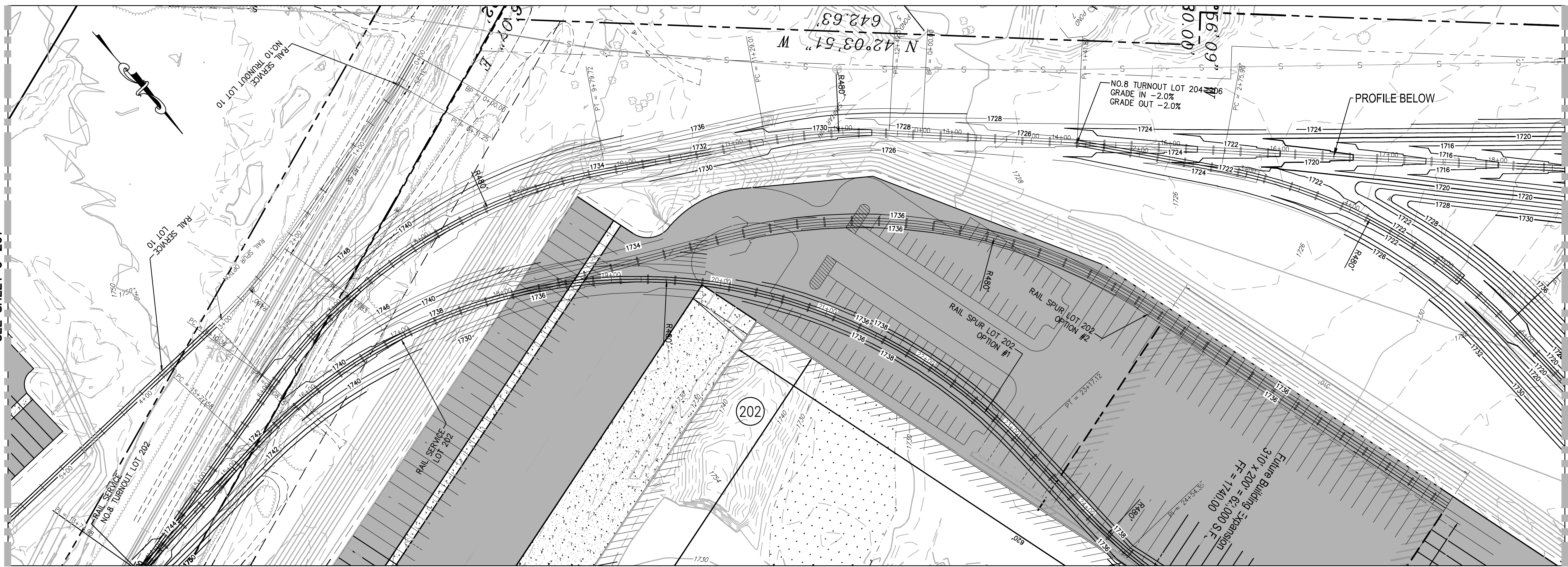
Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PLAN AND PROFILE
10+00 TO 17+00

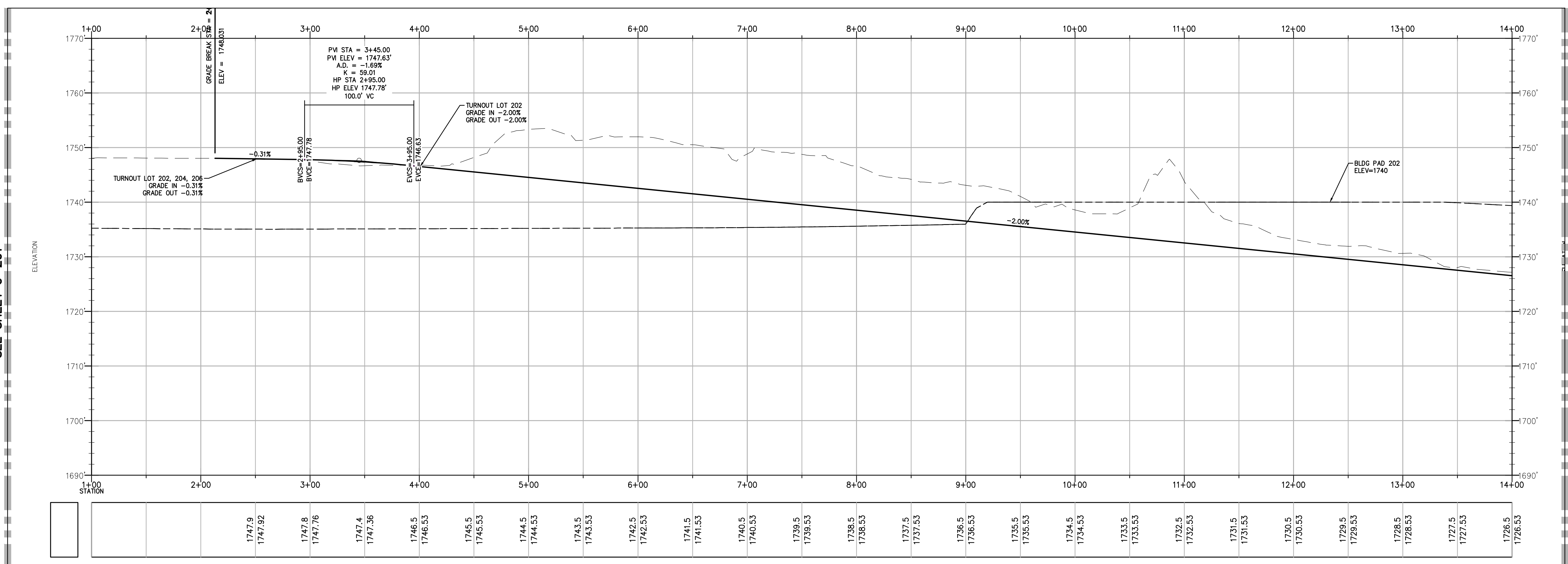
Origin Date: 08/20/25
 Drawing Number: **C-202**

Drawn By / Project Manager: **DJM / JND**

If stamped VOID this drawing is not for construction.
 See Project Manager for Revised Drawing.



PLAN
SCALE: 1"=50'



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

SEE SHEET C-201

SEE SHEET C-203

SEE SHEET C-201

SEE SHEET C-203

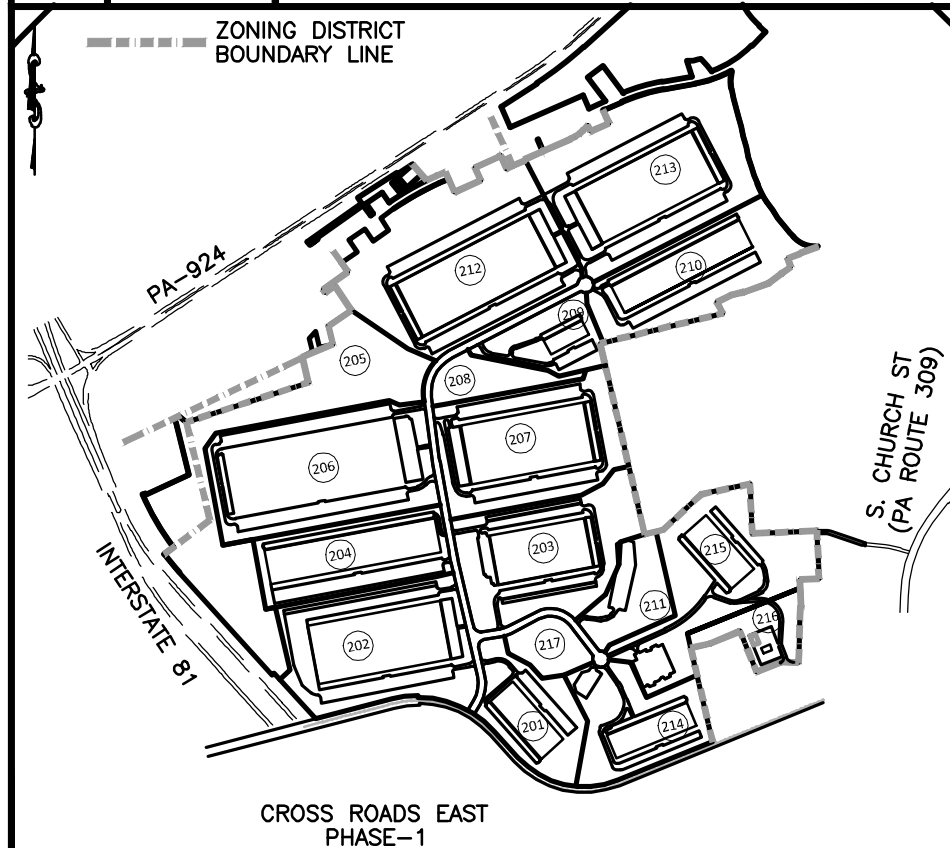


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WILKES-BARRE, PA 18702

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Fax: 570.823.3524

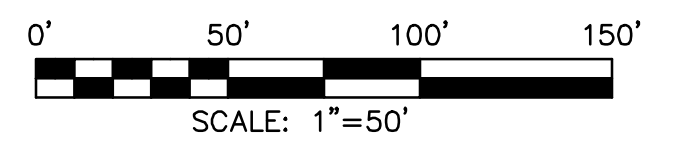
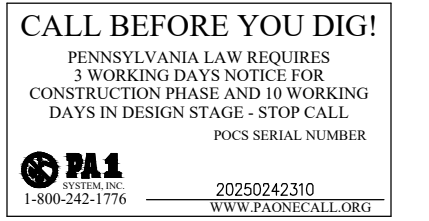
Web Site: www.mericle.com

No.	Date	Revisions / Issued To....



KEYMAP
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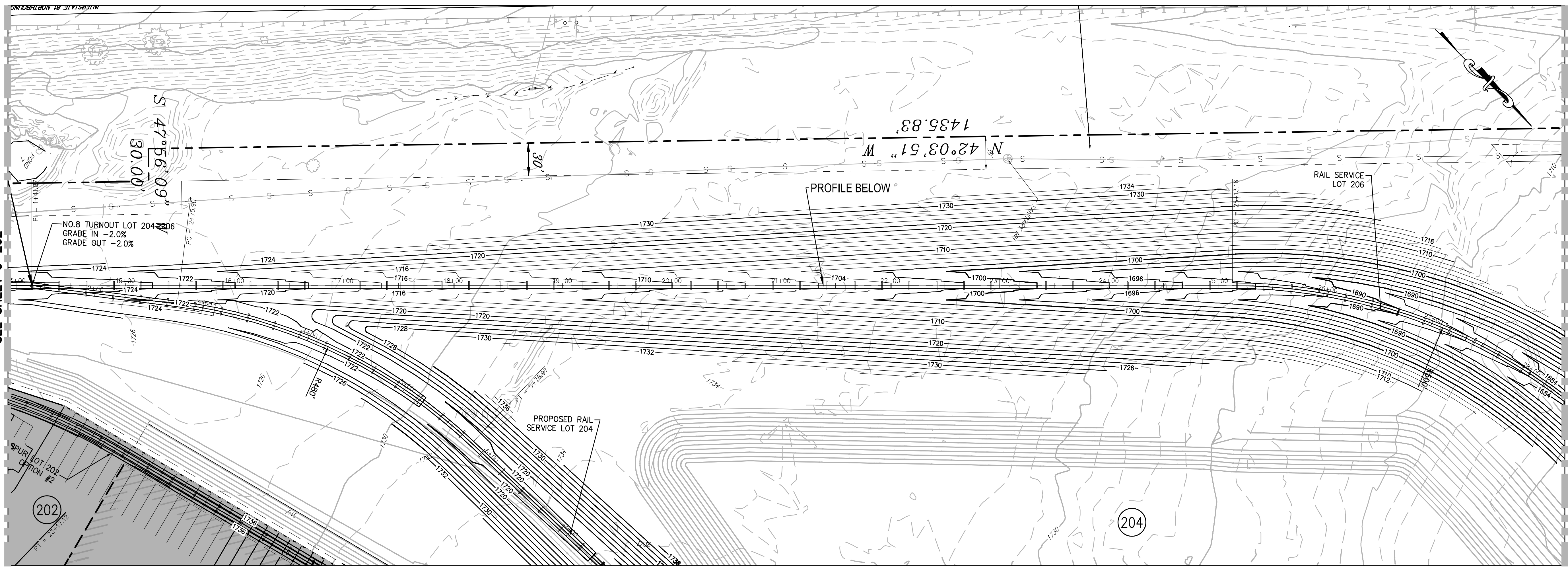
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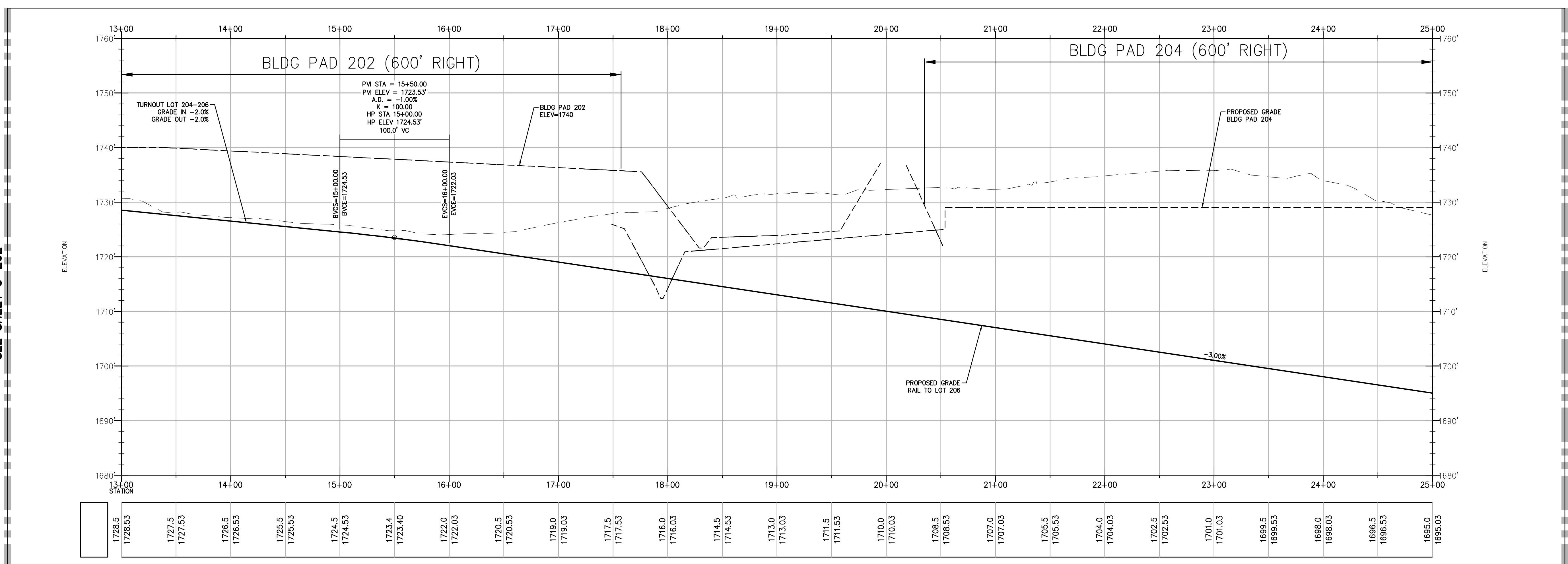
Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PLAN AND PROFILE
17+00 TO 28+00

SEAL
 Origin Date: 08/20/25
 Drawing Number: C-203
 Drawn By / Project Manager: DJM / JND
 If stamped VOID this drawing is not for construction.
 See Project Manager for Revised Drawing.



PLAN
SCALE: 1"=50'



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

SEE SHEET C-202

SEE SHEET C-204

SEE SHEET C-202

SEE SHEET C-204

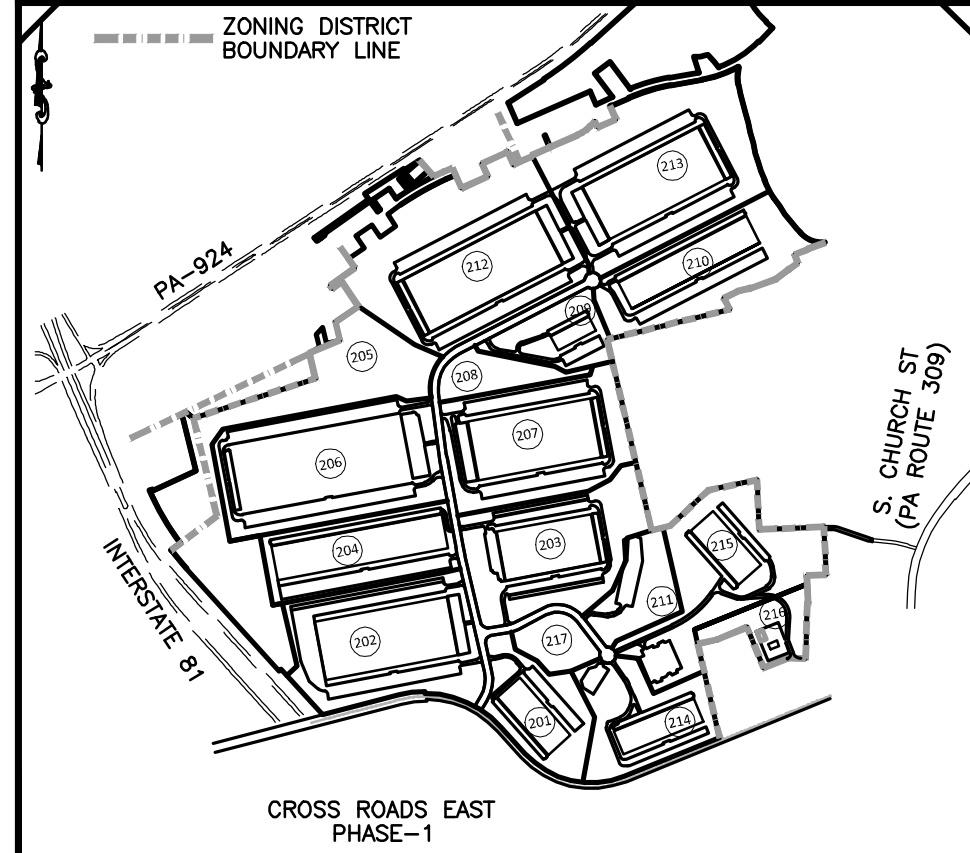


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Fax: 570.823.3524

Web Site: www.mericle.com

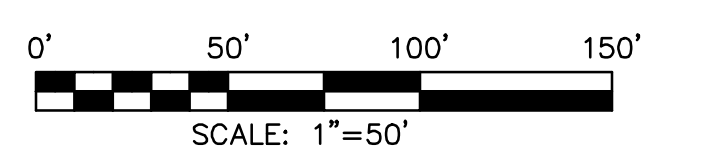
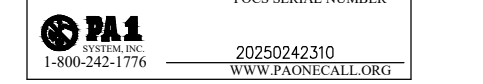
No.	Date	Revisions / Issued To....



KEYMAP
NTS

202 = BUILDING LOT #

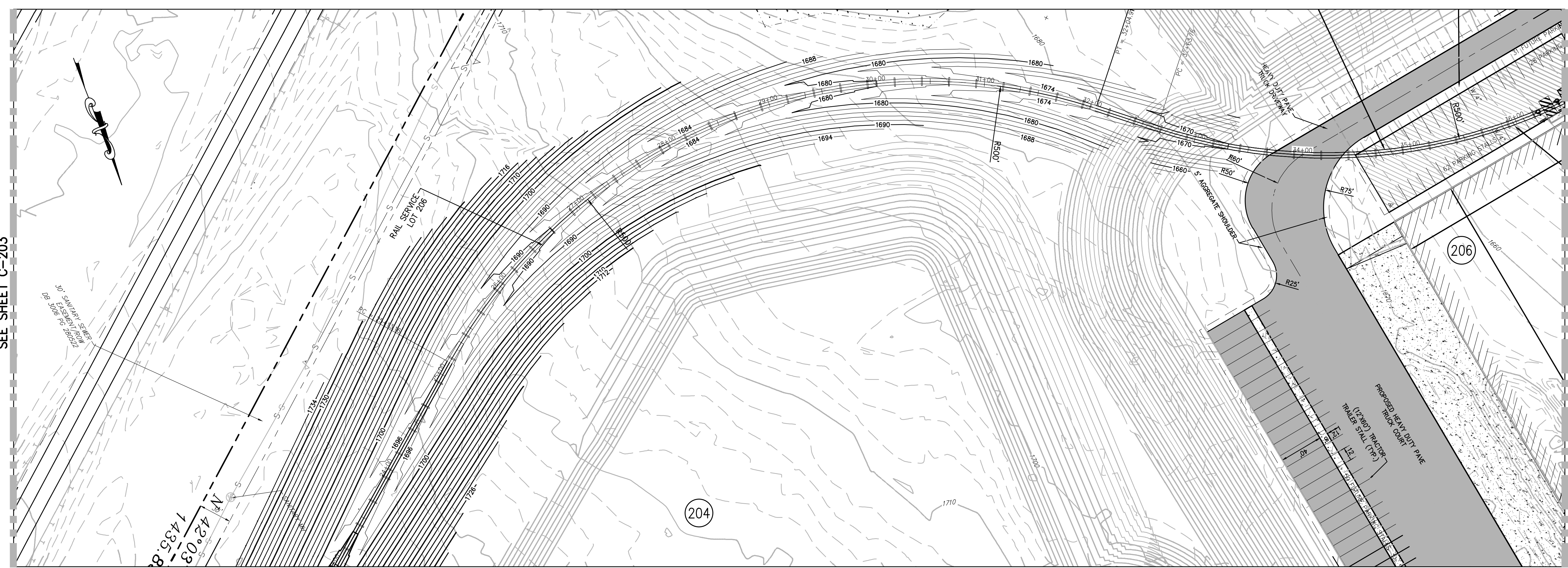
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
FOR SERIAL NUMBER



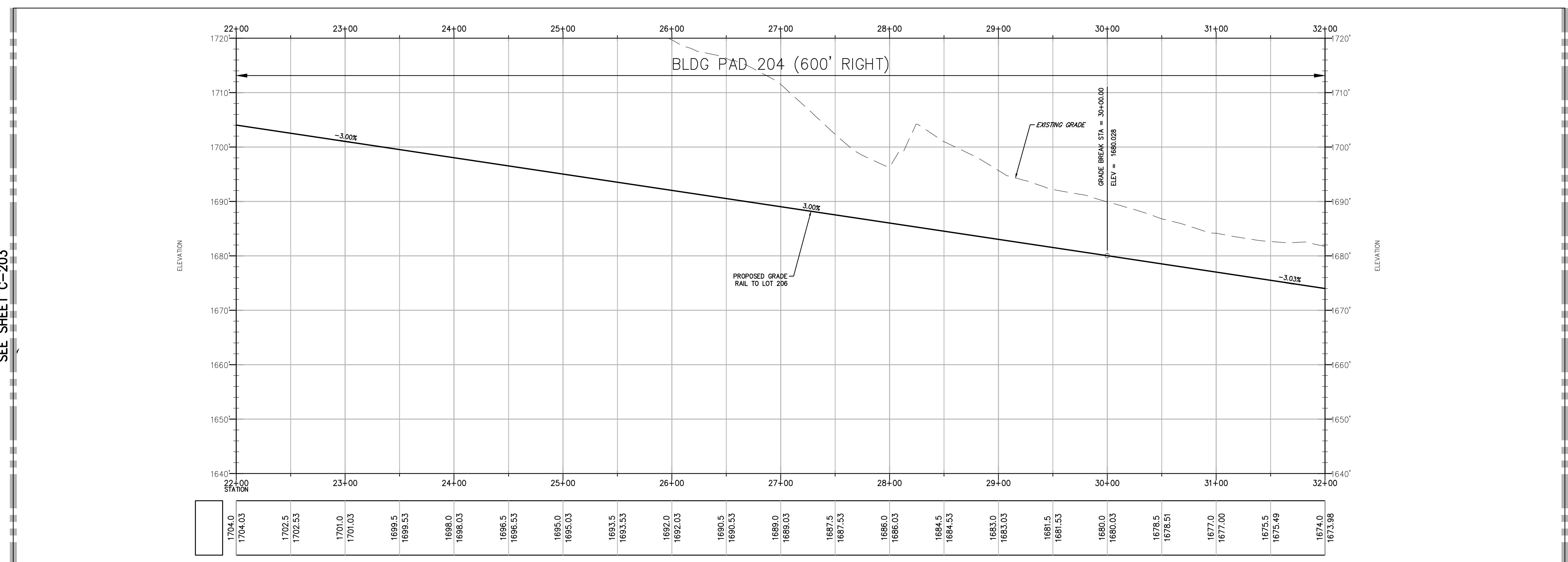
Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PLAN AND PROFILE
23+00 TO 31+00

SEAL	SEAL
Origin Date: 08/20/25	Drawing Number: C-204
Drawn By / Project Manager: DJM / JND	
If stamped VOID this drawing is not for construction. See Project Manager for Revised Drawing.	



PLAN
SCALE: 1"=50'



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

SEE SHEET C-203

SEE SHEET C-203

SEE SHEET C-205

SEE SHEET C-205

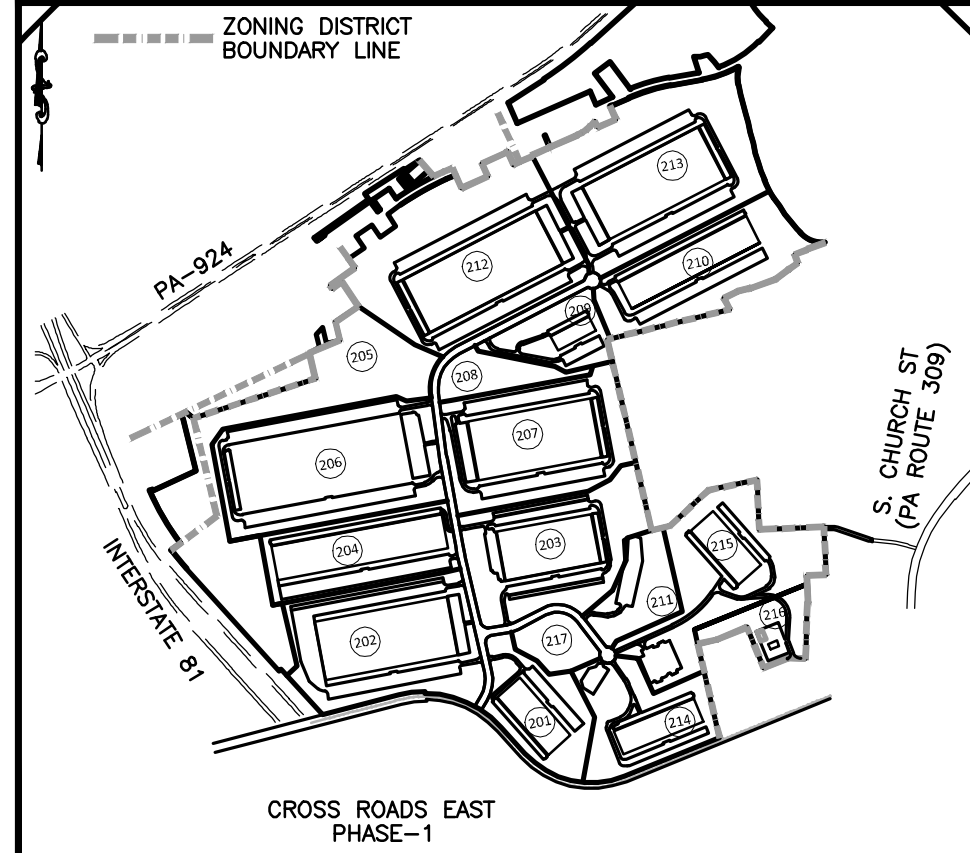


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WILKES-BARRE, PA 18702

Phone: 570.823.1100
Fax: 570.823.3524

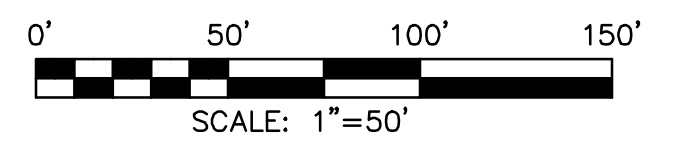
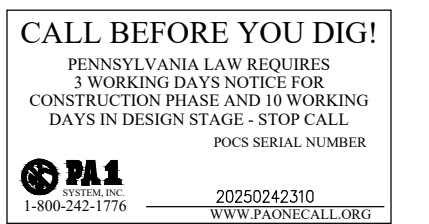
Web Site: www.mericle.com

No.	Date	Revisions / Issued To....



KEYMAP
NTS

202 = BUILDING LOT #



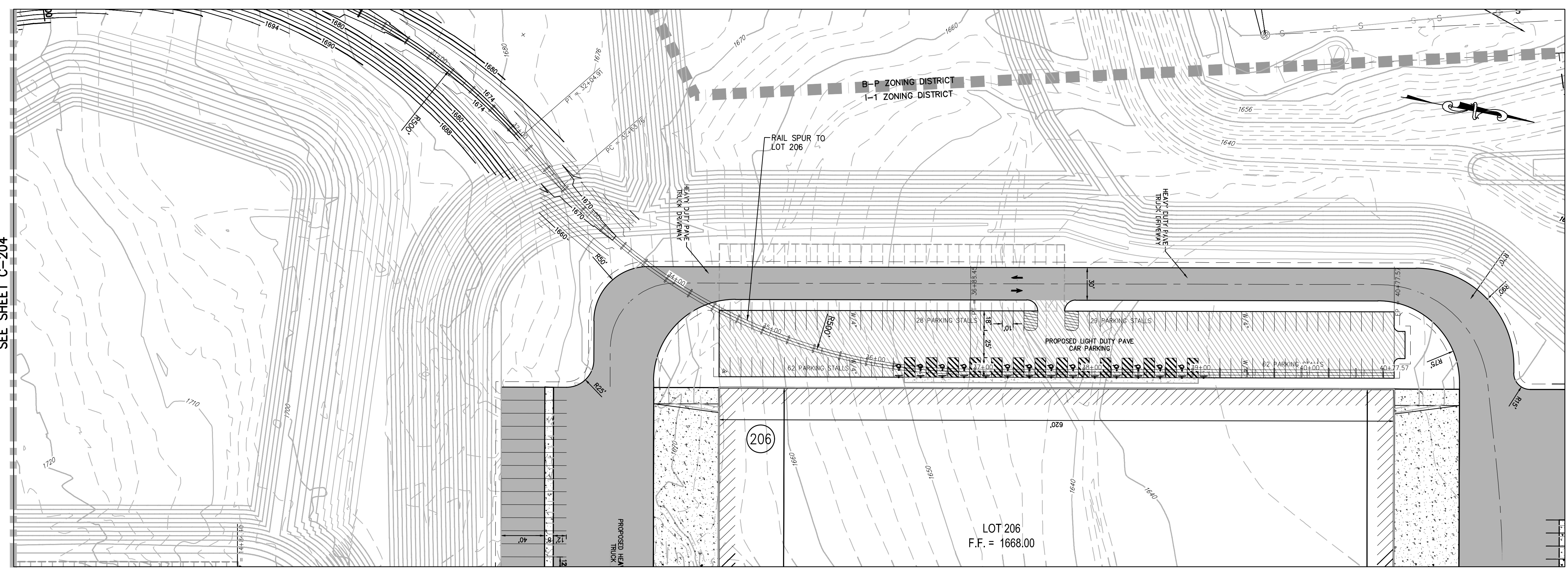
Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PLAN AND PROFILE
31+00 TO 40+50

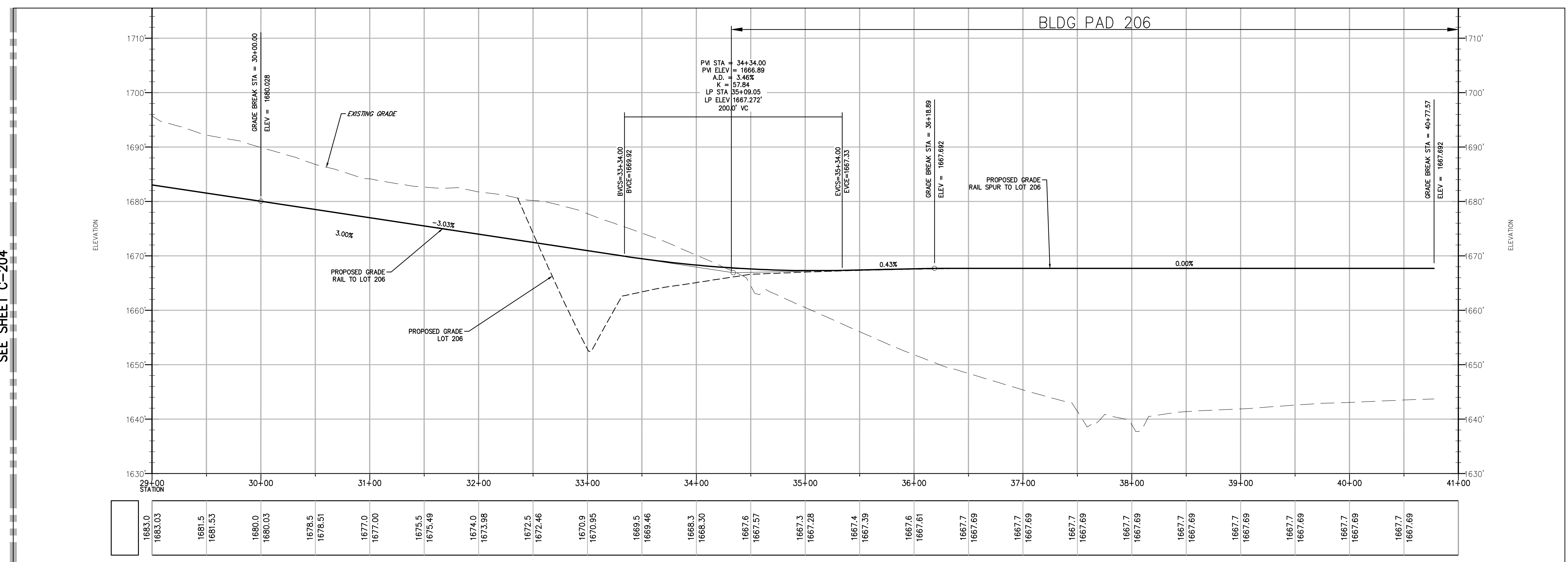
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Origin Date: 08/20/25	Drawing Number: C-205
Drawn By / Project Manager: DJM / JND	

SEE SHEET C-204

SEE SHEET C-204



PLAN
SCALE: 1"=50'



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

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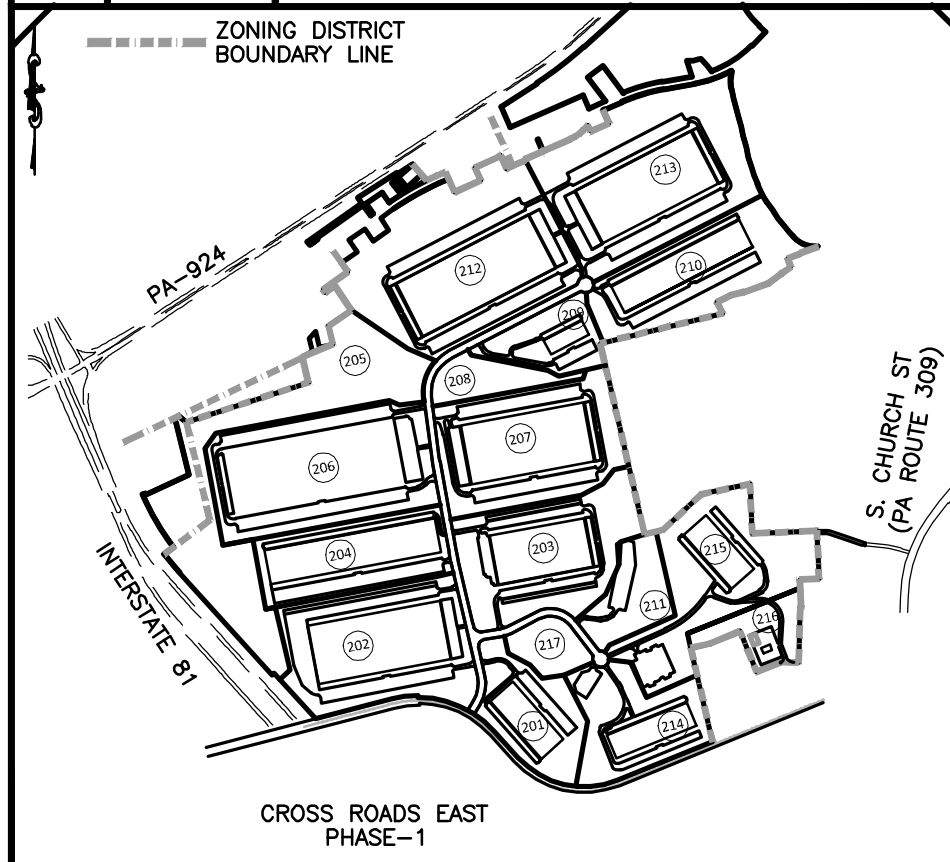


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WILKES-BARRE, PA 18702

Phone: 570.823.1100
Fax: 570.823.3524

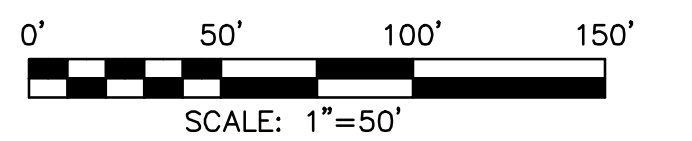
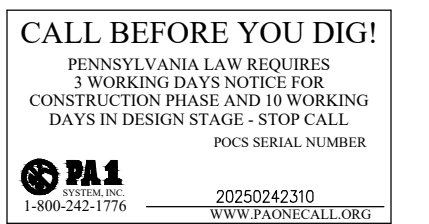
Web Site: www.mericle.com

No.	Date	Revisions / Issued To....



KEYMAP
NTS

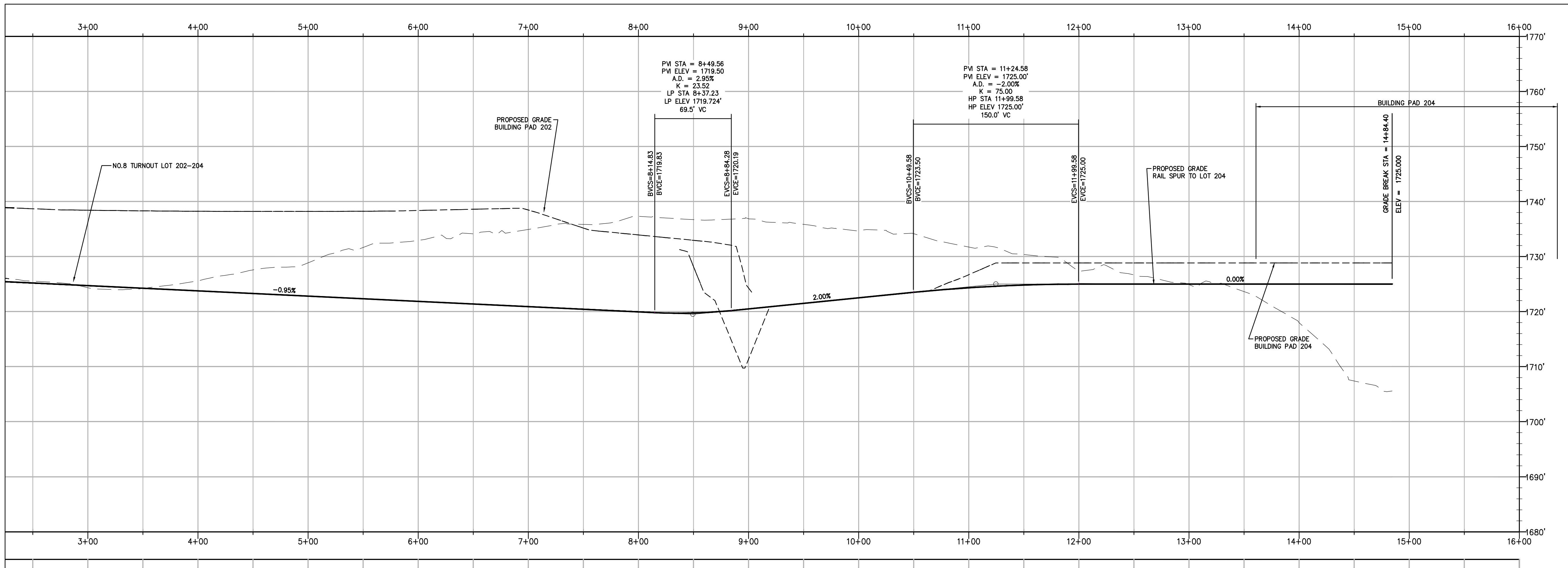
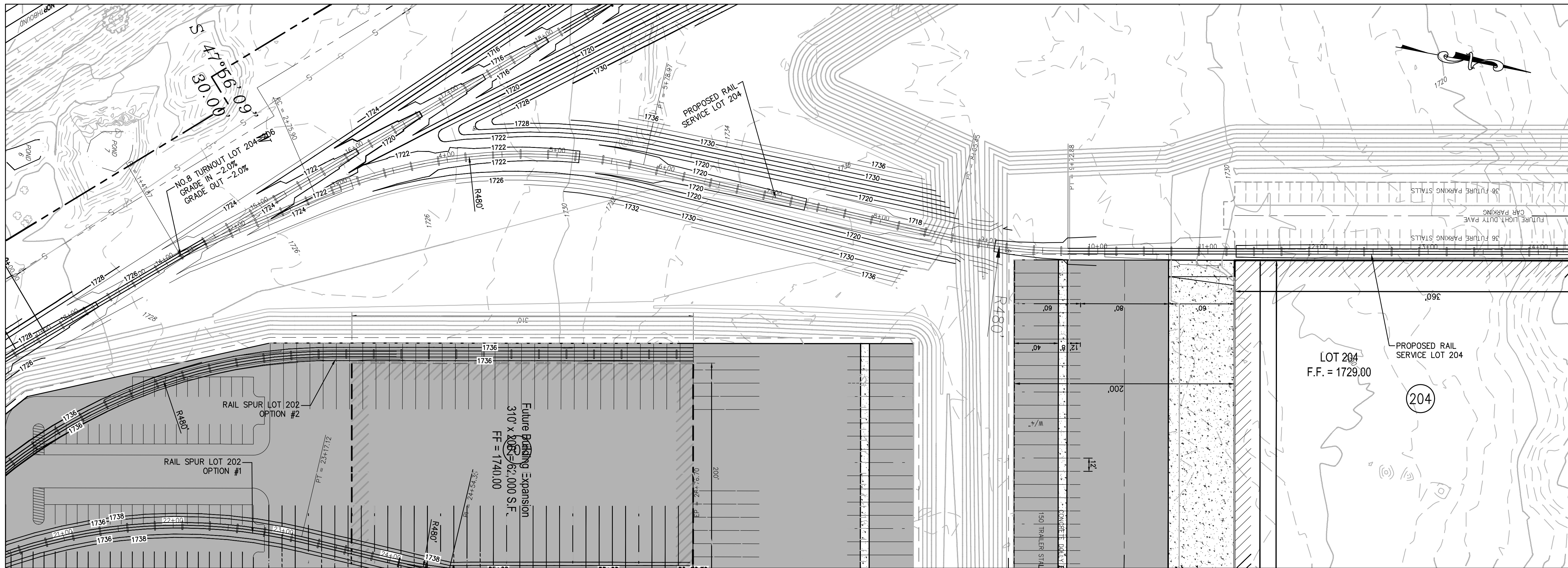
202 = BUILDING LOT #



Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PLAN AND PROFILE
RAIL SPUR LOT 204

Origin Date: 08/20/25
 Drawing Number: **C-206**



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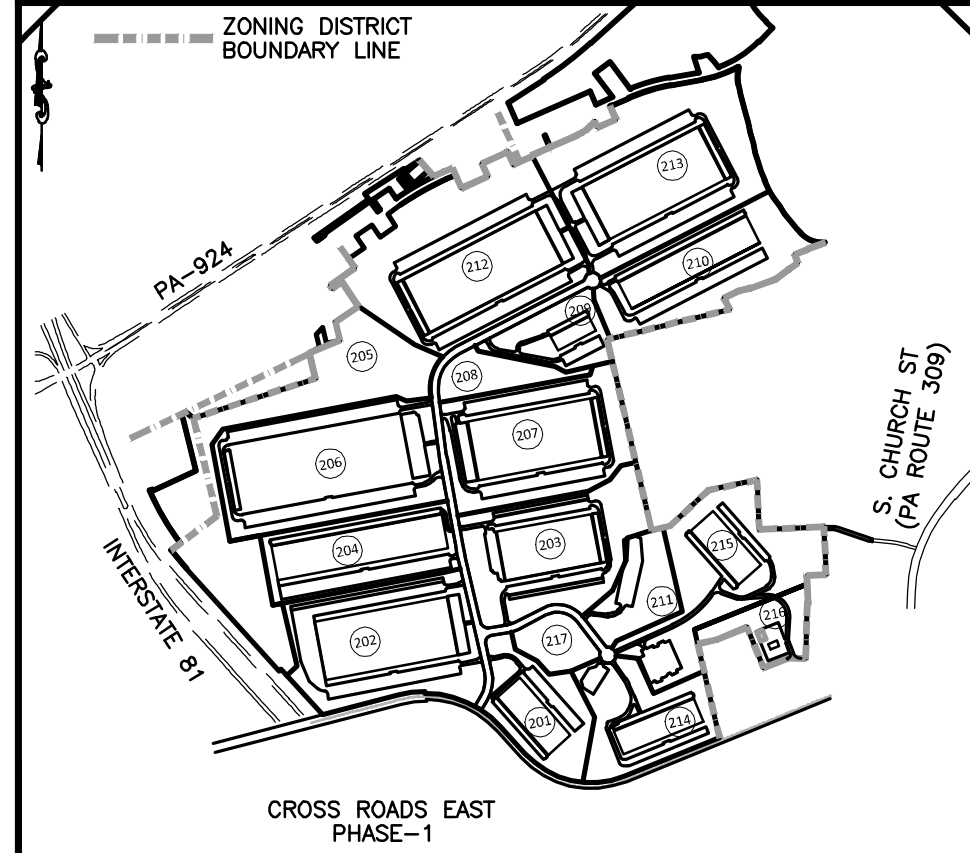


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WILKES-BARRE, PA 18702

Phone: 570.823.1100
Fax: 570.823.3524

Web Site: www.mericle.com

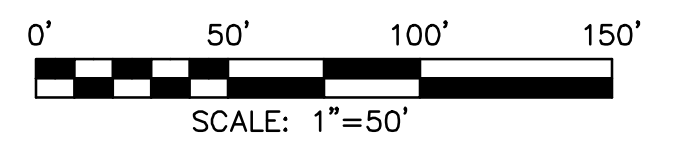
No.	Date	Revisions / Issued To....



KEYMAP
NTS

202 = BUILDING LOT #

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
FOR SERIAL NUMBER
M1
1-800-242-1776
2025042310
WWW.PENNSYLVANIA.GOV



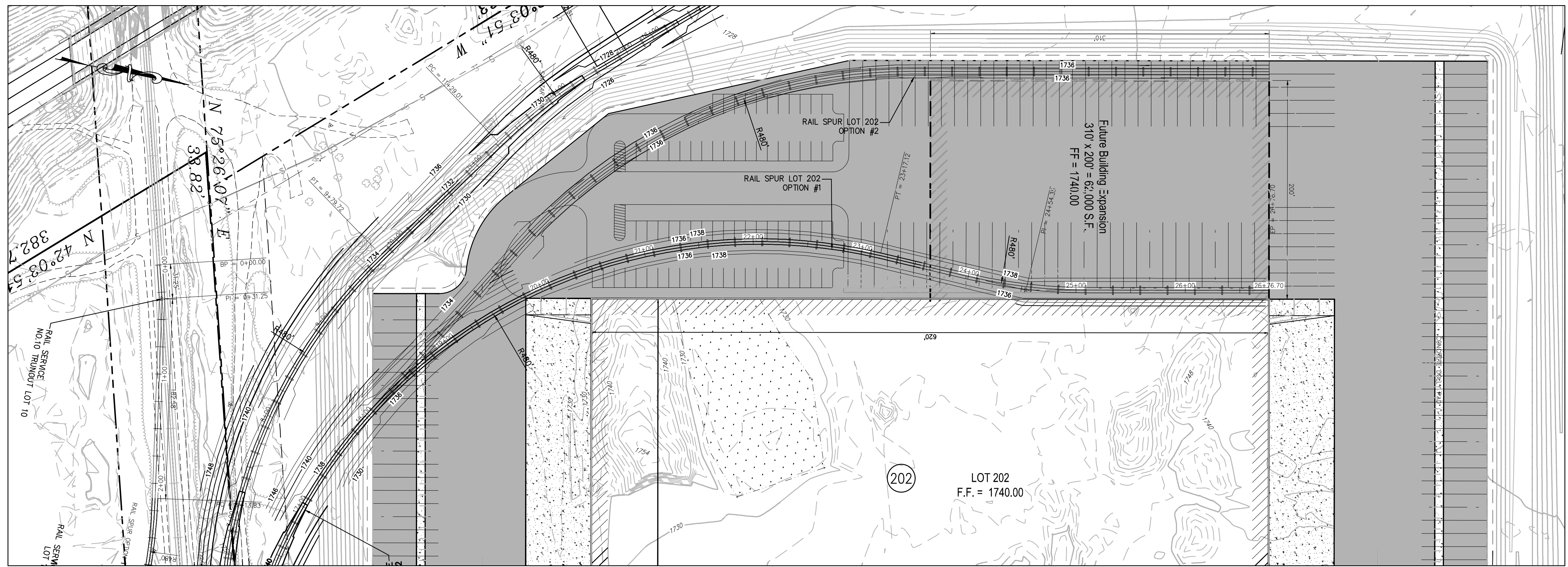
Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PLAN AND PROFILE
RAIL SPUR LOT 202

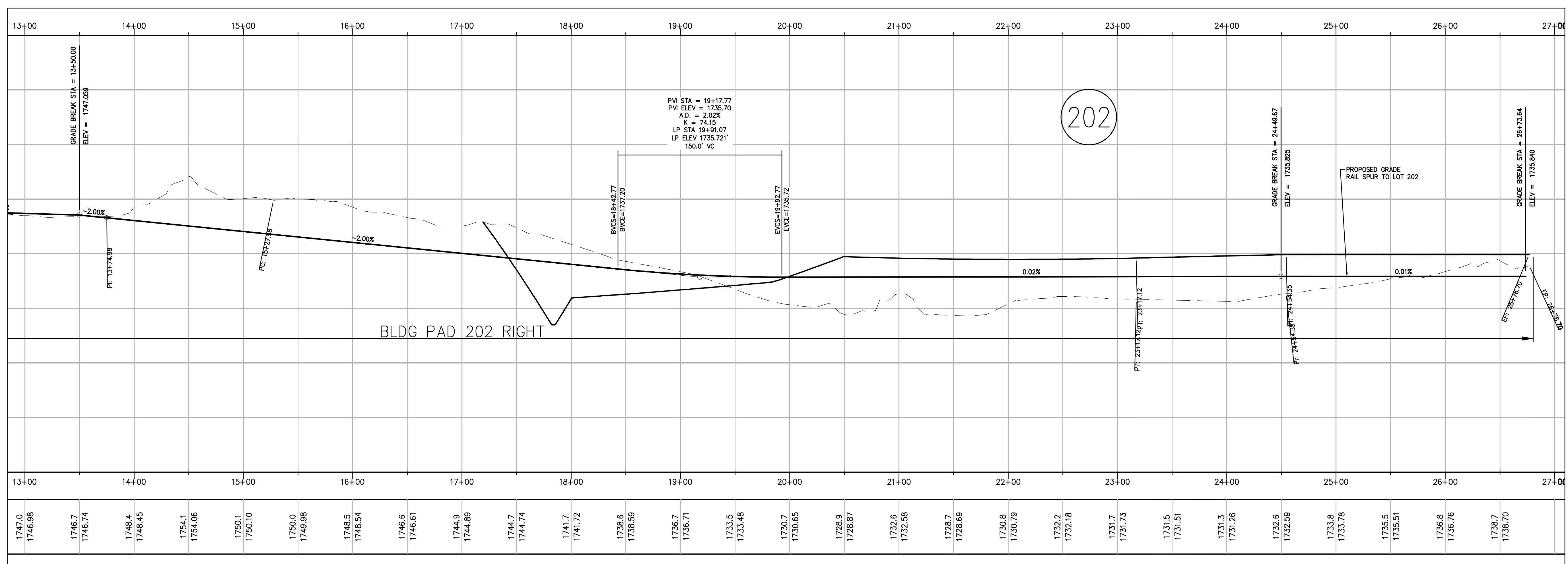
SEAL

Origin Date: 08/20/25 Drawing Number:
Drawn By / Project Manager DJM / JND
If stamped VOID this drawing is not for construction.
See Project Manager for Revised Drawing.

C-207



PLAN
SCALE: 1"=50'



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

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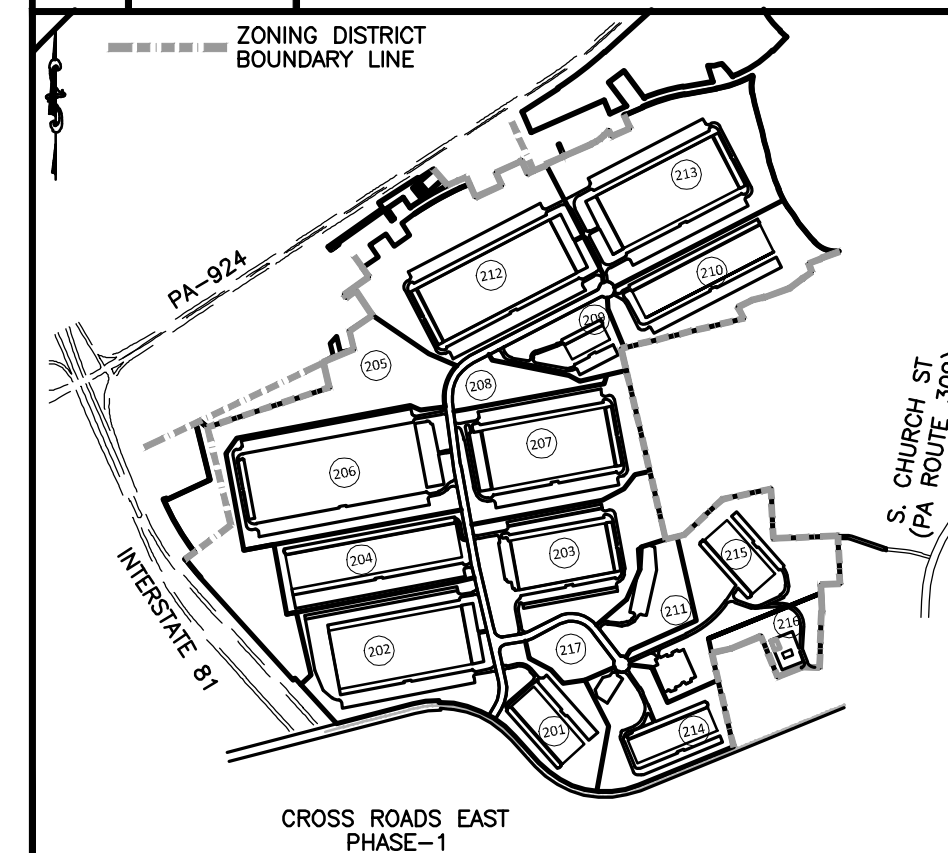


100 BALTIMORE DRIVE
WILKES-BARRE, PA 18702

Phone: 570.823.1100
Fax: 570.823.3524

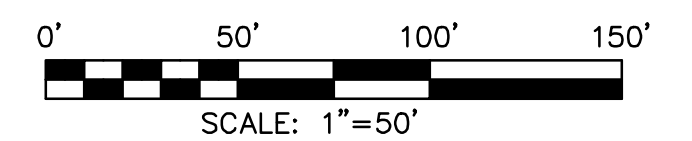
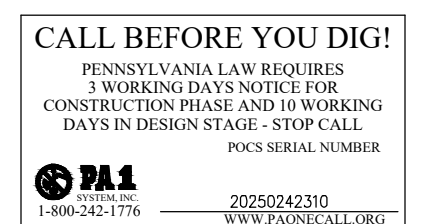
Web Site: www.mericle.com

No.	Date	Revisions / Issued To....



KEYMAP
NTS

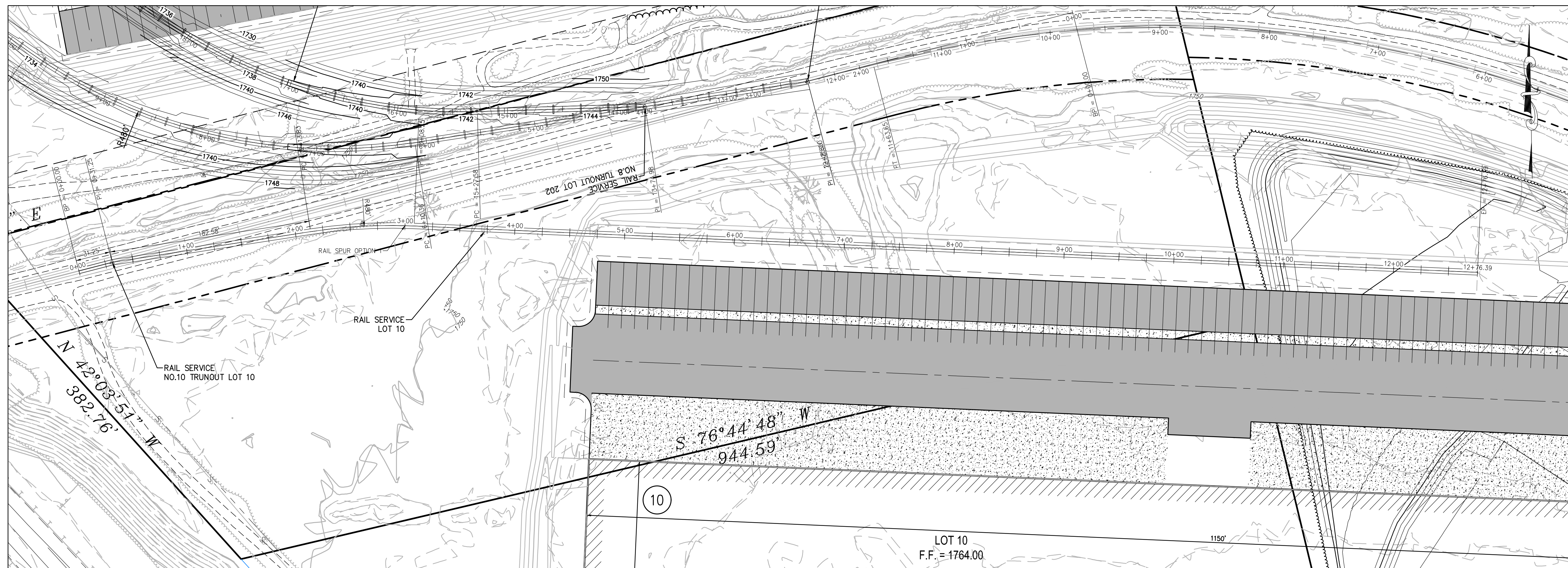
(202) = BUILDING LOT #



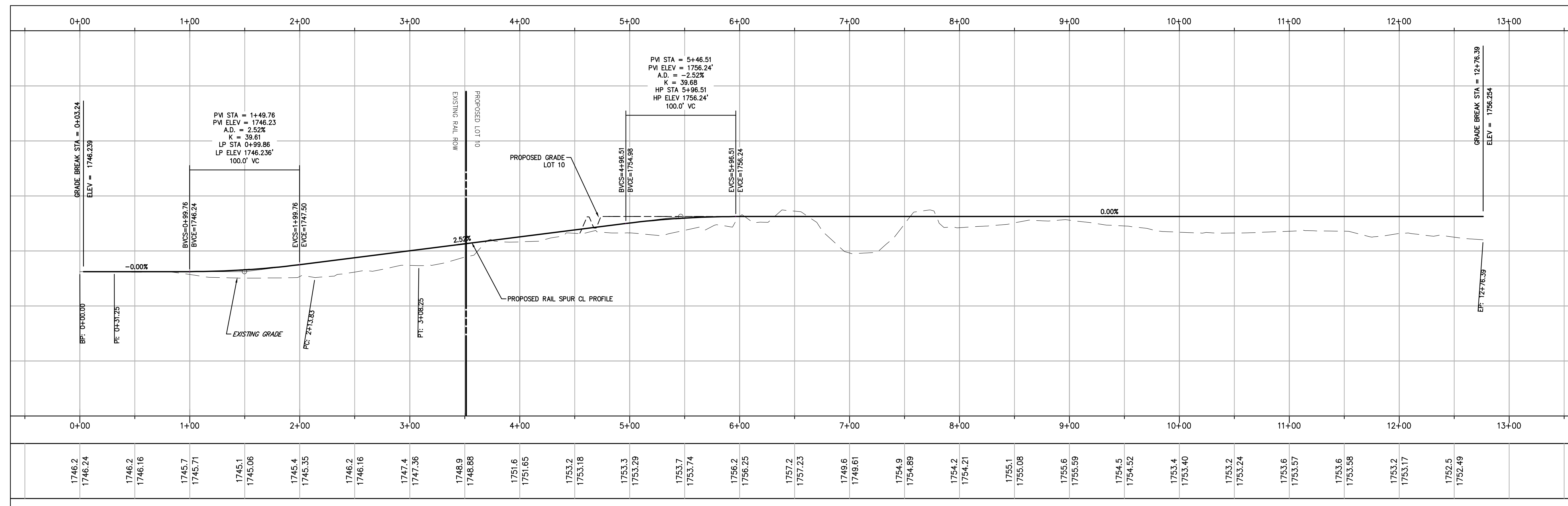
Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

Drawing Description:
PHASE I LOT 10
PLAN AND PROFILE
RAIL SPUR LOT 10

SEAL
 Origin Date: 08/20/25
 Drawing Number: **C-208**
 Drawn By / Project Manager: DJM / JND
 If stamped VOID this drawing is not for construction. See Project Manager for Revised Drawing.

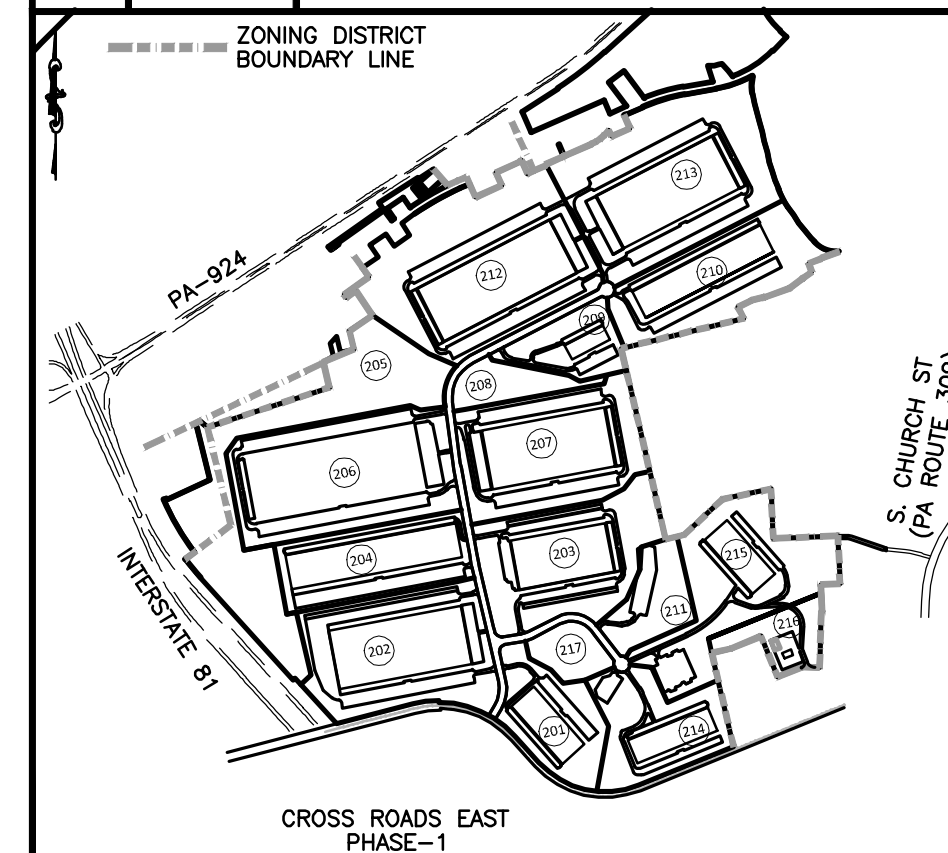


PLAN
SCALE: 1"=50'



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

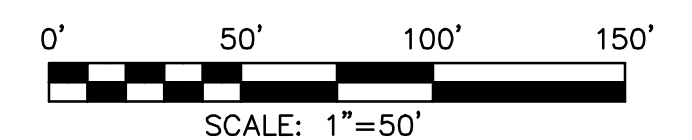
No.	Date	Revisions / Issued To....



KEYMAP
NTS

202 = BUILDING LOT #

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
FOR SERIAL NUMBER
M1
1-800-342-1776 202504230
WWW.PENNSYLVANIA.GOV

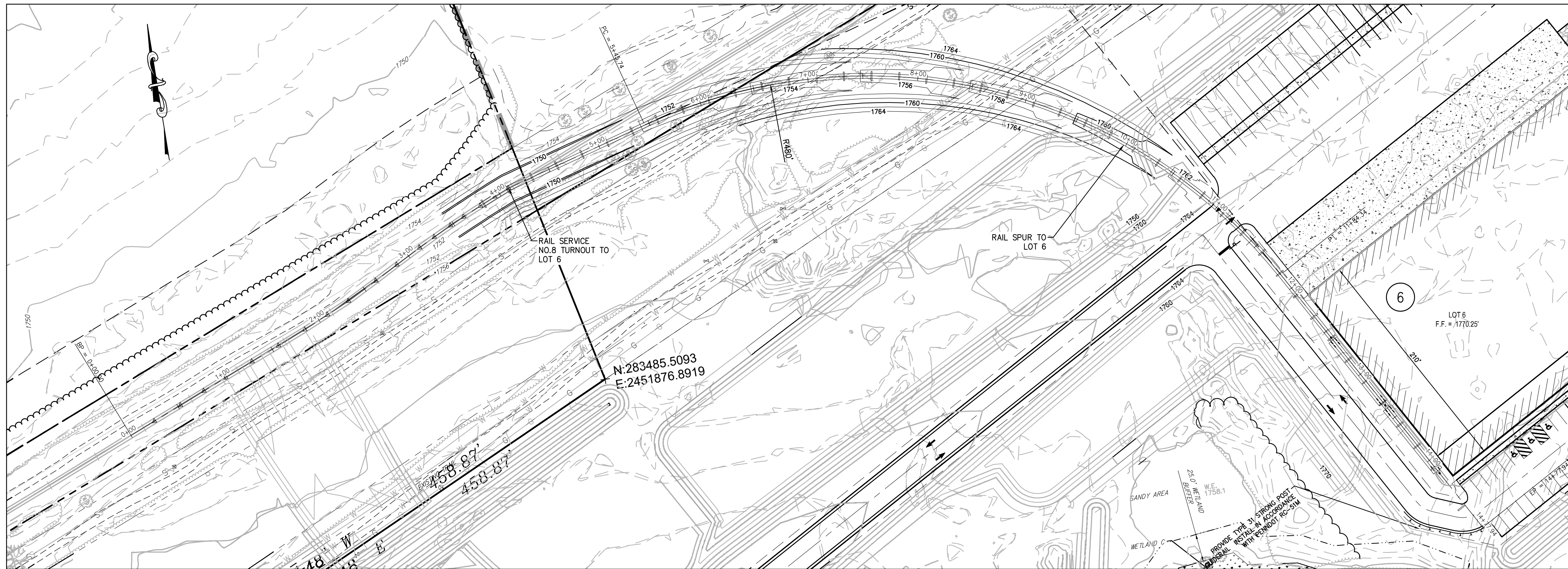


Project Information:
CONCEPTUAL RAIL SPUR PLANS
CROSSROADS EAST BUSINESS PARK
PHASE I & II
HAZLE TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

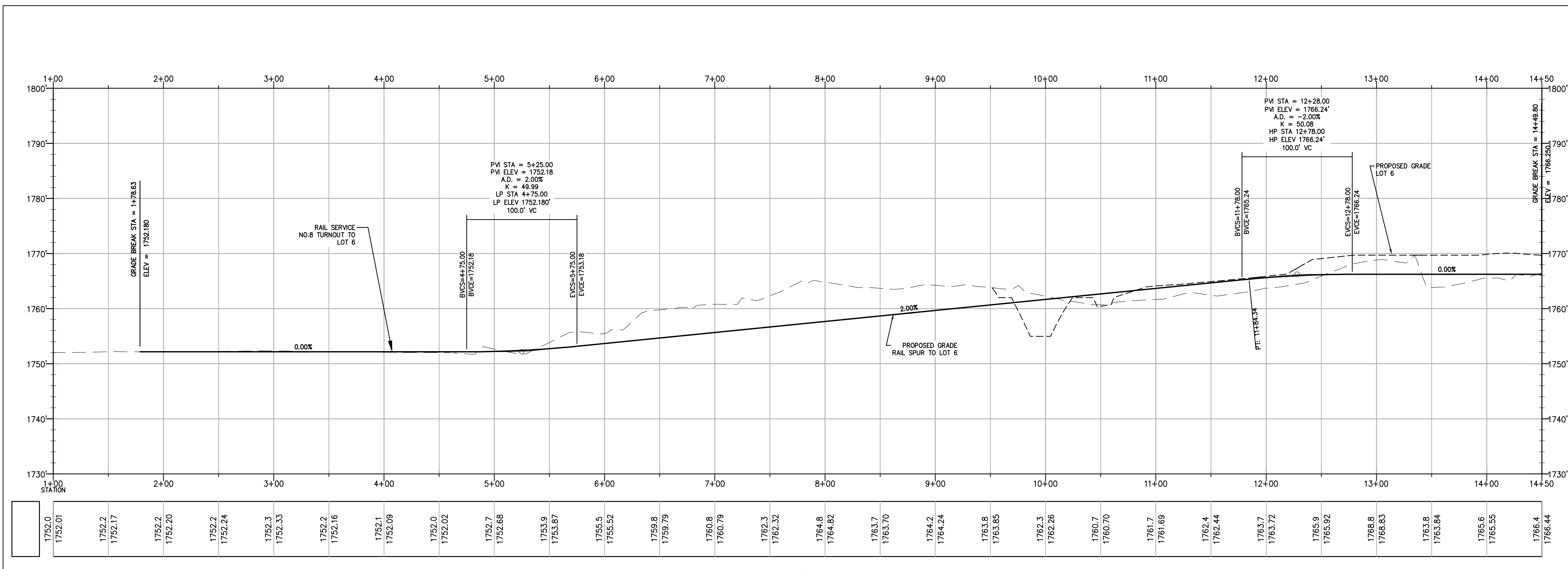
Drawing Description:
PLAN AND PROFILE
RAIL SPUR LOT 6

Origin Date: 08/20/25 Drawing Number:
Drawn By / Project Manager: DJM / JND
If stamped VOID this drawing is not for construction.
See Project Manager for Revised Drawing.

C-209



PLAN
SCALE: 1"=50'



PROFILE
SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

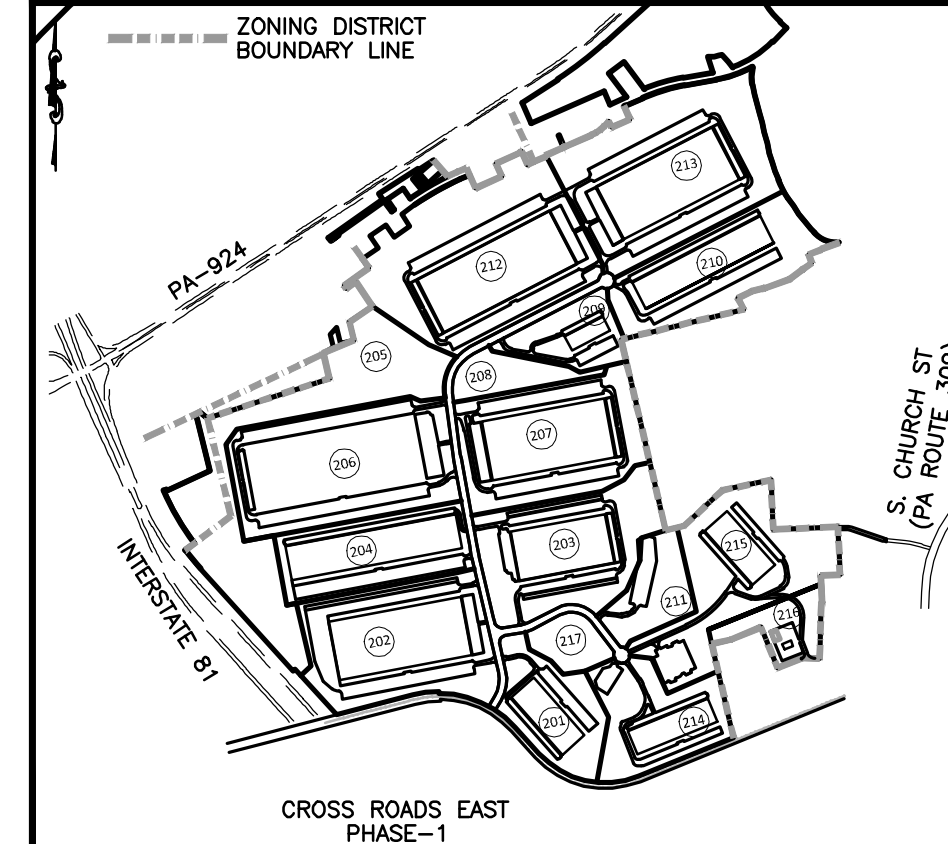


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Phone: 570.823.1100
Fax: 570.823.3524

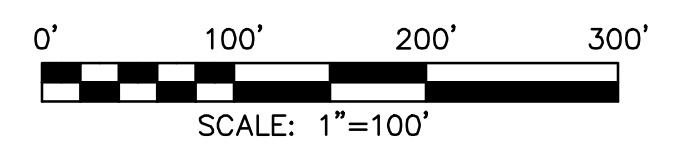
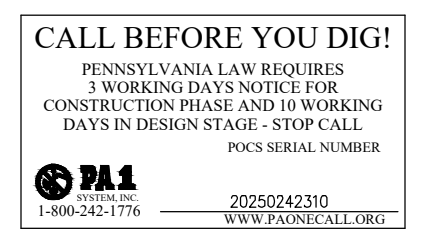
Web Site: www.mericle.com

No.	Date	Revisions / Issued To....



KEYMAP
NTS

202 = BUILDING LOT #

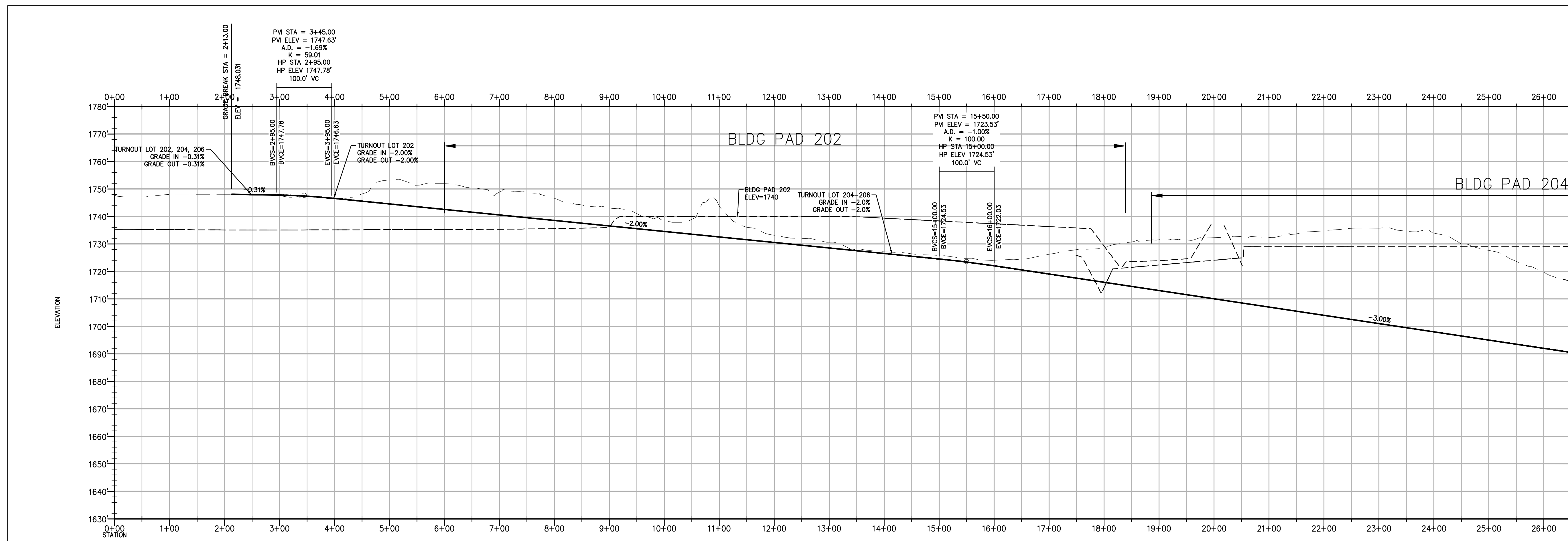


Project Information:
CONCEPTUAL RAIL SPUR PLANS
 CROSSROADS EAST BUSINESS PARK
 PHASE I & II
 HAZLE TOWNSHIP
 LUZERNE COUNTY, PENNSYLVANIA

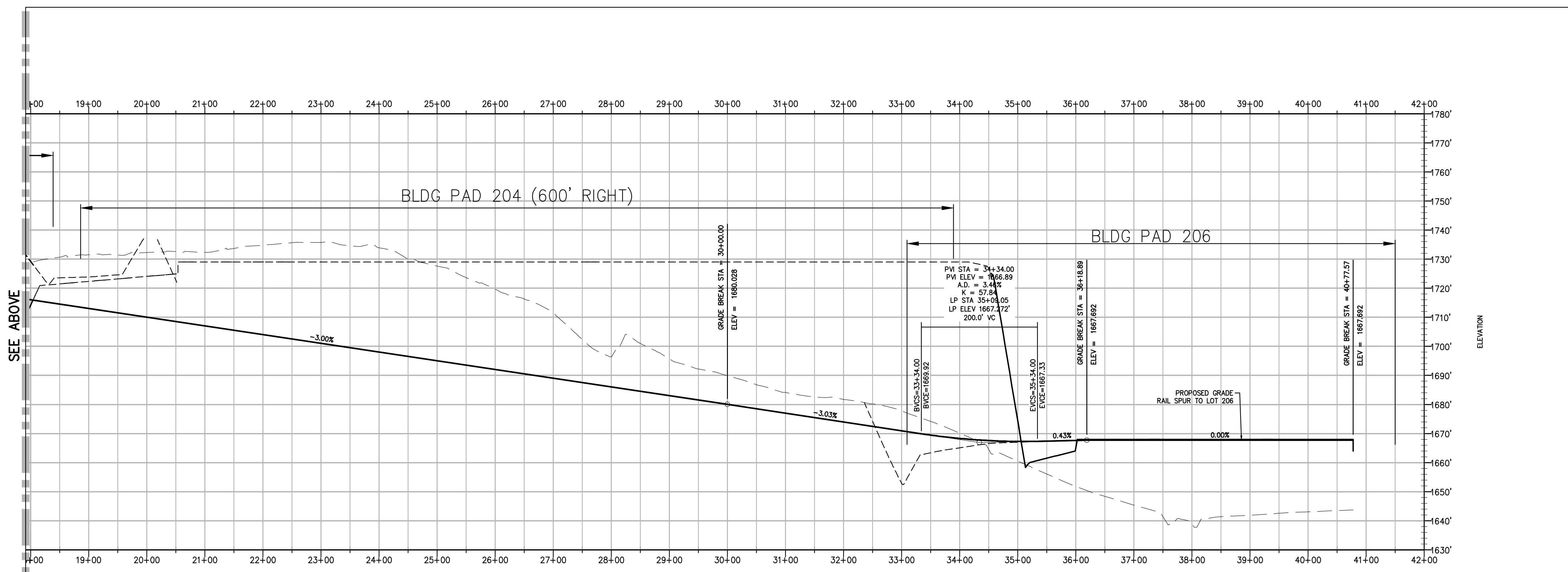
Drawing Description:
RAIL SPUR LOT 206
OVERALL PROFILE
 0+00 TO 41+00

Origin Date: 08/20/25 Drawing Number:
 Drawn By / Project Manager: DJM / JND
 If stamped VOID this drawing is not for construction.
 See Project Manager for Revised Drawing.

C-210



SEE BELOW



ELEVATION

SEE ABOVE

C:\Shared\Properties\CRE\11Park (1029)\029\mxd\DWG-SPEC\Civil\SchematicRail-08-1325\Ver103-PlanProfileRail.dwg 10/22/2025 10:37:26 AM, 1:1

File: C:\Shared\Properties\CRE\11Park (1029)\029\mxd\DWG-SPEC\Civil\SchematicRail-08-1325\Ver103-PlanProfileRail.dwg

Synopsis of Correspondence with Norfolk Southern

(July – October 2025)

1. Initial Outreach and Introduction (July 2025)

On July 25, 2025, Kevin O’Boyle, Vice President of Growth & Strategy at Mericle Commercial Real Estate Services, introduced the CrossRoads East Industrial Park project in Hazle Township to Norfolk Southern’s Industrial Development division, Rob Jones and Marybeth Flournoy. The introduction outlined:

- Two phases of industrial development adjoining the NS railway with 23 planned buildings totaling over 9 million sq ft, including five rail-served sites.
- An invitation for collaboration on marketing and rail service planning.

Amanda Barber, Industrial Development Manager (PA/NJ/NY), responded and scheduled an introductory Teams meeting for August 7, 2025, to discuss opportunities for rail access and site promotion.

2. Technical Coordination and Site Data Sharing (August 2025)

Following the meeting, Mericle shared:

- A detailed data table of five rail-capable parcels,
- Conceptual rail spur plan and profile drawings (Sheets C-201–C-210) for the 5 rail-capable parcels, and
- Exhibits and grading data for NS review.

Mericle also requested to list CrossRoads East properties on NSites, Norfolk Southern’s industrial property marketing platform. During this phase, Mericle began requesting guidance on crossing application procedures and rail engineering contacts, signaling the transition from marketing discussions to technical engagement.

3. Project Routing within Norfolk Southern (September 2025)

Throughout September, O’Boyle sought to identify the correct NS division to handle a public at-grade crossing.

- Amanda Barber and LaShella Glover-Church (Real Estate) clarified that public crossings fall under Norfolk Southern’s Public Improvements group, while private crossings are managed through the Real Estate / Ancillary Revenue group.
 - Bobbie Calligton confirmed on September 25 that public crossings must be filed by or through the local municipality, and provided contact information for Aaron Meyer of NS’s Public Improvements division.
 - O’Boyle then formally reached out to Aaron Meyer on September 25 requesting a technical coordination meeting before submitting a PUC application.
-

4. Transfer to Public Improvements Engineering (October 2025)

October 17–21, 2025: Initial Coordination

- O’Boyle made phone calls and emailed Aaron Meyer and Shawn Starling on both Oct 17th and Oct 21st to introduce the project and proposed public crossing, noting that five rail-served sites are planned and that Mericle had already coordinated with NS’s Industrial Development division.
- Starling replied on October 21, requesting conceptual plans and supporting materials, to which O’Boyle responded the same day with a formal Concept Package submission.

October 21, 2025: Concept Package Submission

On behalf of 289 MQOF, LLC, O’Boyle submitted a Comprehensive Concept Package for NS review. The package included:

- Project summary and design concept memo
- Aerial imagery, photos, and sight-line exhibits
- Concept plans and profiles (Sheets C-201 and C-301)
- Conceptual spur layouts for five buildings
- Completed NS At-Grade Crossing Data Sheet (Appendix D.3)
- Contact list of municipal and utility stakeholders

O’Boyle requested feedback and plan review prior to beginning preliminary engineering.

5. Norfolk Southern Response and Clarification (October 23, 2025)

In a follow-up email on October 23, 2025, Amanda Barber provided clarification:

- NS suggested that, because the crossing would be on a roadway that is not yet constructed, the crossing would be treated by Norfolk Southern as a “private crossing” until the roadway is formally dedicated to Hazle Township.
- Barber directed Mericle to apply through the Norfolk Southern Private Crossings portal and list her as the project contact.
- NS’s Government Relations and Industrial Development divisions were listed as supportive of the project, and NS’s Real Estate team (Calligton) was briefed to prioritize review.

This correspondence confirmed both NS’s receipt of the design package and NS’s recommended administrative pathway for approval.

6. Status as of Late October 2025

As of October 23, 2025:

- The CrossRoads East rail crossing concept had been formally submitted to NS’s Public Improvements and Industrial Development divisions.
 - NS confirmed project awareness and interdepartmental coordination, with pending engineering review.
-

7. Key Attachments and Deliverables Shared with Norfolk Southern

1. *CrossRoads East Design Concept Package* (Mericle Civil Engineering, dated 10/21/2025)
2. *Conceptual Rail Crossing Plans and Profiles* (Sheets C-201 through C-301), and proposed rail spur plans and profiles
3. *Project Design Concept Memo, Aerial Mapping and Site Photographs*
4. *NS Grade Crossing Data Sheet (Appendix D.3)*
5. *Municipal and Stakeholder Contact List*

**GRADE CROSSING DATA SHEET
SHEET 2 of 3**

10. Will construction impact existing warning device performance (staging, traffic shift or reversal of flow, etc):

Yes No

11. Proposed updates to the existing advanced warning devices (please list type of warning devices, facilities to be protected, proposed gate lengths, etc):

No existing advanced warning devices. Facilities to be protected include the two-lane public roadway.
We expect each approach to include one mast-mounted signal assembly with flashing lights, bell, and a
gate arm ~30 feet in length to cover the full travel lanes plus shoulder

12. Has a Diagnostic Review been performed (or will one be performed) with appropriate stakeholders?

Yes No

13. Is Signal Preemption required or anticipated to accommodate the proposed work?

Yes No

14. Does the crossing require widening to accommodate the proposed work?

Yes No

15. Does the crossing require realignment to accommodate the proposed work?

Yes No

16. Does a sidewalk exist at the crossing?

Yes No

17. Is a sidewalk proposed as part of the project?

Yes No

18. Describe how drainage from approach roadway is handled:

Inlets will be installed on the approaches to the rail crossing outside the NS ROW.
Drainage piping will be installed under the subballast and connected to the park and roadway drainage & basins.
System hydrology modeling performed using 100-year storm conditions

GRADE CROSSING DATA SHEET
SHEET 3 of 3

19. In conjunction with this project, can nearby at-grade crossings be closed?

Yes

No

20. List location and DOT # of potential crossing closure(s):

not applicable

21. Scheduled Letting Date:

August 1, 2026

22. Anticipated Number of Railroad Protective Services Days:

10 days

NOTES: All information on this Data Sheet to be furnished by Submitting Project Sponsor and should be sent with initial transmittal of project notification.

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of the foregoing document upon the participants, listed below, in accordance with the requirements of § 1.54 (*relating to service by participant*).

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List names, addresses and email addresses of participants served.

Participants shall include the Pennsylvania Department of Transportation, the Railroad Company, the county and municipality where the crossing is located, and any fixed utility companies with facilities at the crossing.

The applicant is responsible to serve all parties a copy of its application and associated exhibits. The Commission does not serve any party on your behalf.]

Dated this 24th day of October, 2024



(Signature)