



March 19, 2026

**VIA E-FILING**

**Jonathan P. Nase**

Direct Phone 717-773-4191

Direct Fax 215-372-2340

jnase@cozen.com

Matthew L. Homsher, Secretary  
Pennsylvania Public Utility Commission  
400 North Street, 2nd Floor  
Harrisburg, PA 17120

Re: Application of Greater Hazleton Community Area New Development Organization Inc. t/a CAN DO, Inc. (Water Division), Pursuant to Section 1102(a) of the Pennsylvania Public Utility Code, for Approval of (1) the Right to Offer, Render, Furnish or Supply Water Service To the Public in an Additional Portion of Hazle Township, together with portions of Sugarloaf Township and West Hazleton Borough, all in Luzerne County, Pennsylvania and (2) the Abandonment of Portions of its Water Service Territory in Hazle Township, Luzerne County, Pennsylvania; Docket No. A-2026-3059809

Amended Application

Dear Secretary Homsher:

On behalf of the Greater Hazleton Community Area New Development Organization Inc. t/a CAN DO, Inc. (Water Division) ("CAN DO"), enclosed for filing with the Pennsylvania Public Utility Commission ("Commission") is an Amended Application in this matter.

Among other things, the Application as previously filed requested Commission approval to abandon a portion of CAN DO's service territory located on the border of Hazle Township and East Union Township. CAN DO believed this territory was served by Aqua Pennsylvania, Inc. ("Aqua"). It has come to CAN DO's attention that Aqua does not serve this territory. Consequently, CAN DO is amending the Application to withdraw the request to abandon this territory. This change removes any proposed changes to CAN DO's service territory in East Union Township.

**The Confidential Exhibit 6 will be filed separately via Sharepoint.**

Thank you for your attention to this filing. If you have any questions regarding this filing, please feel free to contact me.

Sincerely,

Cozen O'Connor

By: Jonathan P. Nase  
Counsel for

**Greater Hazleton Community Area New  
Development Organization Inc. t/a CAN  
DO, Inc. (Water Division)**

Matthew L. Homsher, Secretary  
March 19, 2026  
Page 2

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JPN:kmg  
Enclosure

cc: Administrative Law Judge Emily A. Farren  
Administrative Law Judge Steven K. Haas  
Per Certificate of Service  
Joseph Lettiere, President and CEO, CAN DO  
Raina Nichols, Director of Utilities, CAN DO

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Greater Hazleton Community :  
Area New Development Organization Inc. t/a :  
CAN DO, Inc. (Water Division), Pursuant to :  
Section 1102(a) of the Pennsylvania Public : Docket No. A-2026-3059809  
Utility Code, for Approval of (1) the Right to :  
Offer, Render, Furnish or Supply Water :  
Service To the Public in an Additional Portion :  
of Hazle Township, together with portions of :  
Sugarloaf Township and West Hazleton :  
Borough, Luzerne County, Pennsylvania and :  
(2) the Abandonment of Portions of its Water :  
Service Territory in Hazle Township, Luzerne :  
County, Pennsylvania :

**CERTIFICATE OF SERVICE**

I hereby certify that I have this 19<sup>th</sup> day of March, 2026 served a true copy of the foregoing **Amended Application (without CONFIDENTIAL Exhibit)** upon the parties, listed below and in the manner described below in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a party).

**Via E-mail and First Class Mail**

Patricia Kisenwether  
96 Mt. Laurel Trail  
Sugarloaf, PA 18249  
[pkisenwether@gmail.com](mailto:pkisenwether@gmail.com)

Jennifer Yanni  
1278 Lakeview Dr.  
White Haven, PA 18661  
[Jennifer.a.yanni@gmail.com](mailto:Jennifer.a.yanni@gmail.com)

Lisa Logan  
293 Tomhicken Road  
Sugarloaf, PA 18249  
[Lisalogan2662@gmail.com](mailto:Lisalogan2662@gmail.com)

Respectfully submitted,



Jonathan P. Nase, Esq.  
Counsel for *Greater Hazleton Community Area  
New Development Organization Inc. t/a CAN DO,  
Inc. (Water Division)*

## VERIFICATION

I, Joseph Lettiere, President and Chief Executive Officer of Can Do, Inc., hereby state that the facts set forth above 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).

Date: March 19, 2026

  
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**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Greater Hazleton Community :  
Area New Development Organization Inc. t/a :  
CAN DO, Inc. (Water Division), Pursuant to :  
Section 1102(a) of the Pennsylvania Public : Docket No. A-2026-3059809  
Utility Code, for Approval of (1) the Right to :  
Offer, Render, Furnish or Supply Water :  
Service To the Public in an Additional Portion :  
of Hazle Township, together with portions of :  
Sugarloaf Township and West Hazleton :  
Borough, all in Luzerne County Pennsylvania :  
and (2) the Abandonment of Portions of its :  
Water Service Territory in Hazle Township, :  
Luzerne County, Pennsylvania :

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**NOTICE TO PLEAD**


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YOU ARE HEREBY ADVISED THAT, PURSUANT TO THE REGULATIONS OF THE PENNSYLVANIA PUBLIC UTILITY COMMISSION AT 52 PA. CODE §§ 5.51-5.53, YOU MAY FILE A PROTEST TO THIS AMENDED APPLICATION WITH THE SECRETARY'S BUREAU OF THE PENNSYLVANIA PUBLIC UTILITY COMMISSION AT THE FOLLOWING ADDRESS:

Matthew L. Homsher, Secretary  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street – Filing Room (Second Floor)  
Harrisburg, PA 17120

PROTESTS MUST BE FILED WITHIN THE TIME SPECIFIED IN THE NOTICE OF THE APPLICATION TO BE PUBLISHED IN THE PENNSYLVANIA BULLETIN. FOR MORE INFORMATION REGARDING THE FILING OF A PROTEST, PLEASE CONTACT THE SECRETARY'S BUREAU AT (717) 772-777. A COPY OF ANY PROTEST SHOULD BE SERVED ON THE UNDERSIGNED COUNSEL.

[Signature appears on next page.]



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Jonathan P. Nase, Esq. (PA ID No. 44003)  
Cozen O'Connor  
17 North Second St., Suite 1410  
Harrisburg, PA 17101  
Telephone: (717) 773-4191  
E-mail: [jnase@cozen.com](mailto:jnase@cozen.com)  
Counsel for *Greater Hazleton Community Area  
New Development Organization Inc. t/a CAN DO,  
Inc. (Water Division)*

Date: March 19, 2026

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Greater Hazleton Community :  
Area New Development Organization Inc. t/a :  
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of Hazle Township, together with portions of :  
Sugarloaf Township and West Hazleton :  
Borough, all in Luzerne County Pennsylvania :  
and (2) the Abandonment of Portions of its :  
Water Service Territory in Hazle Township, :  
Luzerne County, Pennsylvania :

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**AMENDED APPLICATION OF GREATER HAZLETON COMMUNITY AREA NEW  
DEVELOPMENT ORGANIZATION INC. T/A CAN DO, INC. (WATER DIVISION)  
FOR (1) AN EXPANSION OF ITS SERVICE TERRITORY AND (2) THE  
ABANDONMENT OF PORTIONS OF ITS SERVICE TERRITORY**

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TO THE HONORABLE PENNSYLVANIA PUBLIC UTILITY COMMISSION:

AND NOW COMES the Greater Hazleton Community Area New Development Organization Inc. t/a CAN DO, Inc. (Water Division) (“CAN DO”) to respectfully request that the Pennsylvania Public Utility Commission (the “Commission”) issue Certificates of Public Convenience pursuant to Section 1102(a) of the Pennsylvania Public Utility Code (the “Code”), 66 Pa. C.S. § 1102(a), for: (1) the expansion of its service territory to include an additional portion of Hazle Township, together with portions of Sugarloaf Township and West Hazleton Borough, all in Luzerne County, Pennsylvania, and (2) the abandonment of portions of its service territory in Hazle Township, Luzerne County, Pennsylvania. Additionally, in order to facilitate the rapid

development of a data center campus in the Requested Service Territory (as hereinafter defined), CAN DO respectfully requests that the Commission expedite its consideration of this Application.

In support whereof, CAN DO avers as follows:

**I. DESCRIPTION OF THE APPLICANT**

1. The name and address of the Applicant are:

Greater Hazleton Community Area New Development Organization Inc. t/a CAN DO, Inc.  
1 South Church Street, Suite 200  
Hazleton, PA 18201

2. CAN DO is a private, nonprofit 501(c)(6) economic development organization. It owns and operates a water system (utility code 211135) regulated by the Commission and a wastewater system (utility code 230123) regulated by the Commission. The Water Division and the Wastewater Division are not separate corporations; they are part of a single corporation that is governed by a single Board of Directors and operates under a single federal identification number.

3. CAN DO's water system provides service in the Humboldt Industrial Park (located partly in Hazle Township, Luzerne County and partly in East Union Township in Schuylkill County), the McAdoo Industrial Park (located in Banks Township, Carbon County) and the CAN DO Corporate Center (located in Butler Township, Luzerne County).

4. CAN DO's water system at the Humboldt Industrial Park is a distribution system with five wells, four storage tanks, water treatment facilities, distribution mains, and associated appurtenances. It serves ninety-two customers (fifteen commercial customers and seventy-seven

industrial customers).<sup>1</sup> Additionally, CAN DO purchases water daily through an interconnection with a neighboring system owned by the Hazleton City Authority (“HCA”).

5. CAN DO is presently certificated to provide service in Hazle Township and East Union Township under Docket Numbers A-97529 and A-211135F0003. A map of CAN DO’s existing service territory at the Humboldt Industrial Park is attached as **Exhibit 1**.

## **II. NAME OF THE APPLICANT’S COUNSEL**

6. The name and address of the Applicant’s counsel is:

Jonathan P. Nase, Esq. (PA ID No. 44003)  
Cozen O’Connor  
17 North Second St., Suite 1410  
Harrisburg, PA 17101  
Telephone: (717) 773-4191  
E-mail: jnase@cozen.com

## **III. REQUEST TO EXPAND ITS SERVICE TERRITORY**

### **A. LOCATION AND DESCRIPTION OF THE REQUESTED SERVICE TERRITORY**

7. CAN DO seeks authority to provide water service to a parcel of land owned by NP Hazleton Holdings 1, LLC (“NP Hazleton”) and located in Hazle Township, Sugarloaf Township, and West Hazletown Borough, which is adjacent to CAN DO’s existing service territory at the Humboldt Industrial Park (the “Requested Service Territory”). Attached as **Exhibit 2** is a map showing the Requested Service Territory and attached as **Exhibit 3** is a metes and bounds

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<sup>1</sup> CAN DO does not have a tariff classification for commercial or industrial customers. CAN DO uses the term “commercial customers” to refer to customers whose property is zoned for commercial use. It uses the term “industrial customers” to refer to customers whose property is zoned for industrial use.

description of the Requested Service Territory. The Requested Service Territory consists of approximately 1,345 acres.

8. There is a need for public water service in the Requested Service Territory. NP Hazleton is constructing a data center campus in the Requested Service Territory and has requested domestic water and fire service from CAN DO for that campus. **Exhibit 4.** CAN DO has agreed to provide the requested water service for the Requested Service Territory. **Exhibit 5.**

9. If the Application is approved, CAN DO will provide one customer (NP Hazleton) at the data center campus with up to 30,000 gallons per day (“gpd”) of water for domestic water and fire service.

10. The Greater Hazleton Joint Sewer Authority (“GHJSA”) will provide approximately 350,000 gpd of recycled water to the data center campus for process and cooling purposes.

11. To the best of Applicant’s knowledge, no other corporation, partnership or individual, is now furnishing or has corporate or franchise rights to furnish service similar to that proposed by Applicant in the Requested Service Territory. No competitive condition will be created by the approval of this Application.

12. Wastewater collection and conveyance service for the Requested Service Territory will be provided by the Municipal Authority of Hazleton Township. Wastewater treatment service for the Requested Service Territory will be provided by GHJSA.

**B. DESCRIPTION OF FACILITIES FOR FURNISHING SERVICE**

13. Service to the Requested Service Territory will be provided from a 12” ductile iron main extension extending from CAN DO’s existing service territory to a point within the Requested Service Territory. A valve pit will be located as close as possible to NP Hazleton’s

property line, consistent with CAN DO's tariff. A customer-owned service line will convey water from the valve pit to the structures in the data center campus. **Exhibit 6 (CONFIDENTIAL)** shows CAN DO's proposed main extension.

14. CAN DO expects that construction of the water service infrastructure necessary to serve the Requested Service Territory will begin shortly after Commission approval of this Application and will take approximately three months.

15. NP Hazleton will be financially responsible for the main extension. CAN DO will review the plans and inspect the facilities upon installation.

### **C. CAPACITY TO SERVE**

16. CAN DO's Humboldt Industrial Park system is permitted for 978,000 gpd and, through the interconnection with the neighboring system owned by the HCA, has a 200,000 gpd take-or-pay commitment and the hydraulic ability to purchase up to 500,000 gpd. There is 3.8 million gallons of storage in the Humboldt Industrial Park system.

17. During 2024, the average daily send out at the Humboldt Industrial Park system was 757,000 gpd and the peak was 1,062,982 gpd. There is adequate capacity in CAN DO's Humboldt Industrial Park system to offer, render, furnish, or supply domestic water and fire service to the Requested Service Territory.

18. Authorizing CAN DO to furnish service in the Requested Service Territory will have no adverse effect on the service furnished or the rates charged to its existing customers.

### **D. LEGAL, TECHNICAL AND FINANCIAL FITNESS**

19. As an existing public utility, there is a rebuttable presumption that CAN DO is legally, technically and financially fit. *South Hills Movers, Inc. v. Pa. Pub. Util. Comm'n*, 601 A.2d 1308, 1310 (Pa. Cmwlt. 1992).

20. With respect to legal fitness, CAN DO has a good compliance history. There are no pending legal proceedings that would suggest that CAN DO is not legally fit to provide water service to the Requested Service Territory. No complaints have been filed at the Commission in the last five years other than complaints relating to CAN DO's 2023 request for a rate increase.

21. With respect to technical fitness, CAN DO has a Director of Utilities who spends approximately 50% of her time on the operational oversight of the Water Division. CAN DO has a full-time licensed water operator who is responsible for daily water quality monitoring, chemical addition adjustment/monitoring, distribution system maintenance and answering customer concerns. Two other CAN DO staff members alternate with the licensed water operator to cover paid time off, weekends and holidays. An administrative assistant provides support to the utilities department on a regular basis and the accounting department bills customers and answers customer inquiries regarding bills. CAN DO utilizes outside engineers and consultants, as needed.

22. With respect to financial fitness, the 2025 Annual Report for CAN DO (Water Division) shows that CAN DO had a Net Income for 2024 of \$120,667 and Total Assets of \$13,517,266. 2025 Annual Report (Water Division) pp. 15 and 35.

#### **E. AFFIRMATIVE PUBLIC BENEFITS**

23. Granting CAN DO's request to serve the Requested Service Territory would affirmatively benefit the public in a substantial way because it would promote economic development in the Greater Hazleton area. It would allow a large data center campus to be developed on land adjacent to CAN DO's existing service territory in an industrial park. Constructing the data center campus will involve an investment of millions of dollars and will result in the employment of many people. When the data center campus is completed, it will employ dozens of people in well-paying jobs.

24. CAN DO will charge its existing rates in the Requested Service Territory. A *pro forma* tariff is attached as **Exhibit 7**.

25. Granting CAN DO's request is expected to have little to no impact on the rates of CAN DO's existing customers.

#### **IV. REQUEST FOR APPROVAL TO ABANDON PORTIONS OF CAN DO'S EXISTING SERVICE TERRITORY**

26. CAN DO seeks approval to abandon service to portions of its existing service territory in Hazle Township, Luzerne County. Attached as **Exhibit 8** is a map showing the service areas to be abandoned.

27. Each property shown on **Exhibit 8** is currently receiving water service from HCA or private wells. As a result, granting this Application will not deprive any property of access to potable water.

28. Granting this Application would affirmatively benefit the public in a substantial way because it would eliminate overlapping service territories by a public utility and a municipal authority (CAN DO and HCA). In the future, if any parcel currently served by a private well seeks to connect to CAN DO's water system, CAN DO will evaluate the request and, if it is approved, will file an application to expand its service territory to serve that parcel.

29. Attached as **Exhibit 9** is a map of CAN DO's service territory in and around the Humboldt Industrial Park if the Commission grants all of CAN DO's requests for expansion and abandonment in this Application.

**V. REQUEST FOR EXPEDITED CONSIDERATION**

30. To obtain approval of the plans for the data center campus, NP Hazleton needs to be able to show that it can receive domestic water and fire protection service. CAN DO respectfully requests that the Commission consider and approve this Application as expeditiously as possible to facilitate the prompt development of the Requested Service Territory.

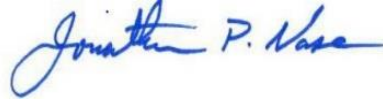
**VI. CONCLUSION AND REQUEST FOR RELIEF**

WHEREFORE, for the reasons set forth above, the Greater Hazleton Community Area New Development Organization Inc. t/a CAN DO, Inc. (Water Division) respectfully requests that the Commission:

- (1) Grant this Application;
- (2) Issue a Certificate of Public Convenience to CAN DO, pursuant to 66 Pa. C.S. § 1102(a)(1), evidencing its approval of the expansion of CAN DO's water service territory to include additional portions of Hazle Township, together with portions of Sugarloaf Township and West Hazleton Borough, all in Luzerne County, Pennsylvania;
- (3) Issue a Certificate of Public Convenience to CAN DO, pursuant to 66 Pa. C.S. § 1102(a)(2), evidencing its approval of the abandonment of portions of CAN DO's water service territory in Hazle Township, Luzerne County, Pennsylvania;
- (4) Grant any and all additional approvals as may be necessary and appropriate.

[Signature appears on next page.]

Respectfully submitted,



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Jonathan P. Nase, Esq. (PA ID No. 44003)

Cozen O'Connor

17 North Second St., Suite 1410

Harrisburg, PA 17101

Telephone: (717) 773-4191

E-mail: [jnase@cozen.com](mailto:jnase@cozen.com)

Counsel for *Greater Hazleton Community Area  
New Development Organization Inc. t/a CAN DO,  
Inc. (Water Division)*

DATE: March 19, 2026

## LIST OF EXHIBITS

1. Map of Existing Service Territory at Humboldt Industrial Park
2. Map of the Requested Service Territory
3. Metes and Bounds Description of the Requested Service Territory
4. Request for Service from NP Hazleton Holdings 1, LLC
5. Letter Granting Request for Service from NP Hazleton Holdings 1, LLC
6. Map of Main Extension to Serve the Requested Service Territory (**CONFIDENTIAL**)
7. *Pro Forma* Tariff
8. Map of Service Territory to be Abandoned
9. Map of CAN DO's Service Territory In and Around the Humboldt Industrial Park, if all of CAN DO's Requests in this Application are Granted

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

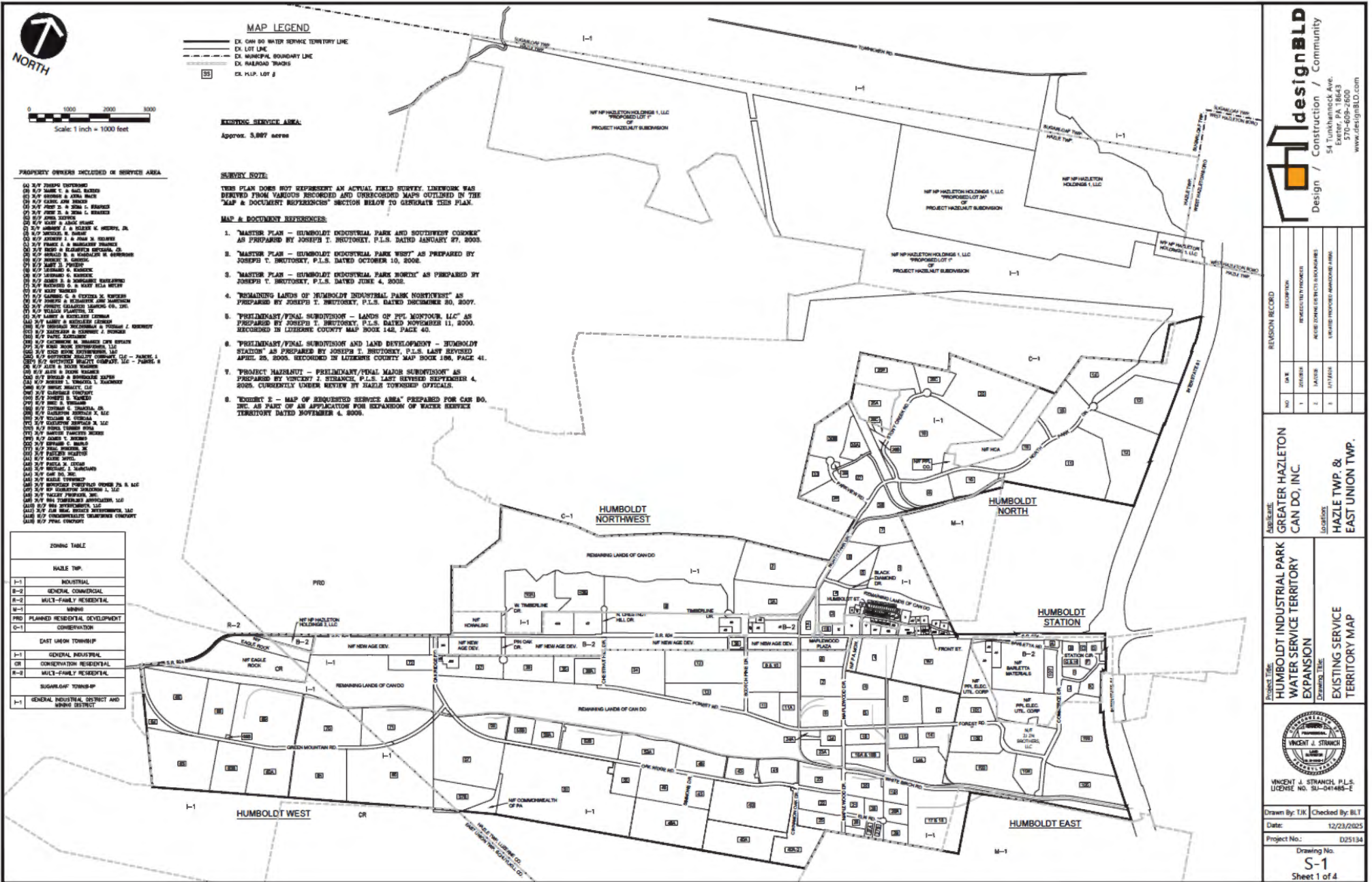
**Exhibit 1**

**Humboldt Industrial Park  
Water Service Territory Expansion**

**(Existing Service Territory Map)  
Drawing No. S-1  
Project No. D25134**

**Location: Hazle Township  
and East Union Township**

**(March 19, 2026)**



**MAP LEGEND**

- DW 50 WATER SERVICE TERRITORY LINE
- CL LOT LINE
- - - - - CL MUNICIPAL BOUNDARY LINE
- CL ALLEYS
- CL H.P. LOT #

**EXISTING SERVICE AREA**

Approx. 3,887 acres

**SURVEY NOTE**

THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. LINES AND BOUNDARIES WERE DERIVED FROM VARIOUS RECORDED AND UNRECORDED MAPS OUTLINED IN THE "MAP & DOCUMENT REFERENCES" SECTION BELOW TO GENERATE THIS PLAN.

**MAP & DOCUMENT REFERENCES**

1. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK AND SOUTHWEST CORNER" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED JANUARY 27, 2003.
2. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK WEST" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED OCTOBER 10, 2002.
3. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK NORTH" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED JUNE 4, 2002.
4. "REMAINING LANDS OF HUMBOLDT INDUSTRIAL PARK NORTHWEST" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED DECEMBER 20, 2007.
5. "PRELIMINARY/FINAL SUBDIVISION - LANDS OF PPL LOGWOOD, LLC" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED NOVEMBER 11, 2000. RECORDED IN LITCHFIELD COUNTY MAP BOOK 142, PAGE 40.
6. "PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT - HUMBOLDT STATION" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. LAST REVISED APRIL 25, 2005. RECORDED IN LITCHFIELD COUNTY MAP BOOK 108, PAGE 41.
7. "PROJECT HAZLEHUT - PRELIMINARY/FINAL MAJOR SUBDIVISION" AS PREPARED BY VINCENT J. STRANICH, P.L.S. LAST REVISED SEPTEMBER 4, 2003. CURRENTLY UNDER REVIEW BY HAZLE TOWNSHIP OFFICIALS.
8. "EXHIBIT 2 - MAP OF REQUESTED SERVICE AREA" PREPARED FOR CAN DO, INC. AS PART OF AN APPLICATION FOR EXPANSION OF WATER SERVICE TERRITORY DATED NOVEMBER 4, 2005.

**PROPERTY OWNERS INCLUDED IN SERVICE AREA**

- (A) J.P. THOMPSON ENTERPRISES
- (B) J.P. THOMPSON & SONS, INC.
- (C) J.P. THOMPSON & SONS, INC.
- (D) J.P. THOMPSON & SONS, INC.
- (E) J.P. THOMPSON & SONS, INC.
- (F) J.P. THOMPSON & SONS, INC.
- (G) J.P. THOMPSON & SONS, INC.
- (H) J.P. THOMPSON & SONS, INC.
- (I) J.P. THOMPSON & SONS, INC.
- (J) J.P. THOMPSON & SONS, INC.
- (K) J.P. THOMPSON & SONS, INC.
- (L) J.P. THOMPSON & SONS, INC.
- (M) J.P. THOMPSON & SONS, INC.
- (N) J.P. THOMPSON & SONS, INC.
- (O) J.P. THOMPSON & SONS, INC.
- (P) J.P. THOMPSON & SONS, INC.
- (Q) J.P. THOMPSON & SONS, INC.
- (R) J.P. THOMPSON & SONS, INC.
- (S) J.P. THOMPSON & SONS, INC.
- (T) J.P. THOMPSON & SONS, INC.
- (U) J.P. THOMPSON & SONS, INC.
- (V) J.P. THOMPSON & SONS, INC.
- (W) J.P. THOMPSON & SONS, INC.
- (X) J.P. THOMPSON & SONS, INC.
- (Y) J.P. THOMPSON & SONS, INC.
- (Z) J.P. THOMPSON & SONS, INC.

**ZONING TABLE**

HAZLE TWP.	
I-1	INDUSTRIAL
B-2	GENERAL COMMERCIAL
R-2	MULTI-FAMILY RESIDENTIAL
M-1	SPRING
PRD	PLANNED RESIDENTIAL DEVELOPMENT
C-1	CONSERVATION
EAST LITCHFIELD TOWNSHIP	
I-1	GENERAL INDUSTRIAL
CR	CONSERVATION RESIDENTIAL
R-2	MULTI-FAMILY RESIDENTIAL
SUGARLOAF TOWNSHIP	
I-1	GENERAL INDUSTRIAL, DISTRICT AND SPRING DISTRICT

**designBLD**  
 Design / Construction / Community  
 54 Tunhambeck Ave.  
 Hazle Township, PA 17033  
 717-669-2600  
 www.designBLD.com

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	JANUARY 2008	REVISION TO PROJECT
2	JANUARY 2008	ADDED OWNER COMMENTS
3	JULY 2008	UPDATED PROJECT INFORMATION

**HAZLE TWP. & EAST UNION TWP.**

**HUMBOLDT INDUSTRIAL PARK WATER SERVICE TERRITORY EXPANSION**



VINCENT J. STRANICH, P.L.S.  
 LICENSE NO. 34-041485-2

Drawn By: TJK Checked By: BLT

Date: 12/23/2025

Project No.: 025134

Drawing No. S-1  
 Sheet 1 of 4

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

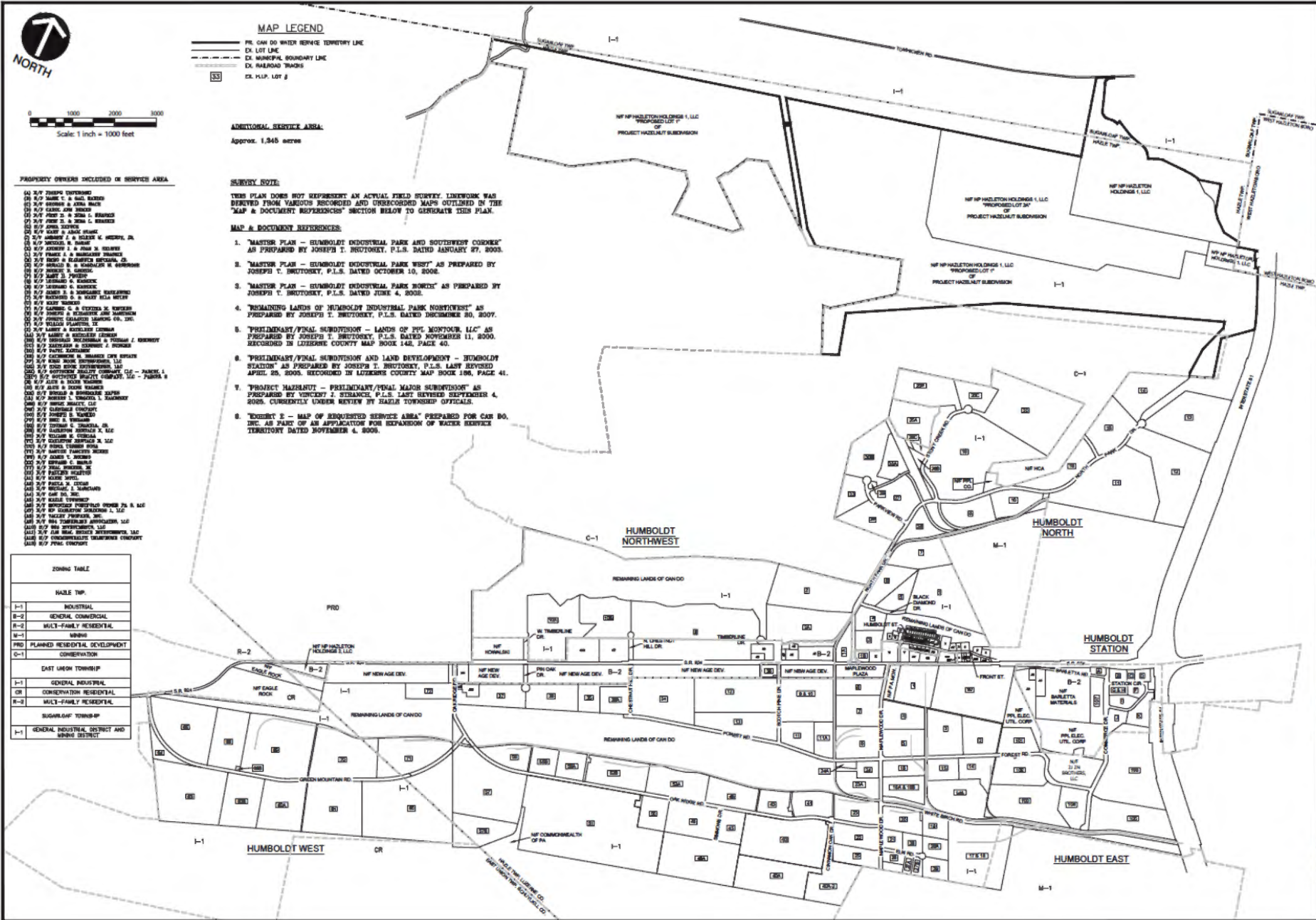
**Exhibit 2**

**Humboldt Industrial Park  
Water Service Territory Expansion**

**(Additional Service Territory Map)  
Drawing No. S-2  
Project No. D25134**

**Location: Hazle Township  
and East Union Township**

**(March 19, 2026)**



**MAP LEGEND**

- PS. CAN DO WATER SERVICE TERRITORY LINE
- CR. LOT LINE
- DL. MUNICIPAL BOUNDARY LINE
- EA. AIRFOAD TRACKS
- CL. H.L.P. LOT #

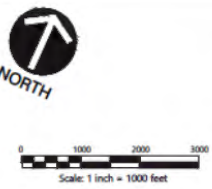
**ADDITIONAL SERVICE AREA:**  
Approx. 1,845 acres

**SURVEY NOTE:**

THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. LINEWORK WAS DERIVED FROM VARIOUS RECORDED AND UNRECORDED MAPS OUTLINED IN THE "MAP & DOCUMENT REFERENCES" SECTION BELOW TO GENERATE THIS PLAN.

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7. "PROJECT HAZLETON - PRELIMINARY/FINAL MAJOR SUBDIVISION" AS PREPARED BY VINCENT J. STRANICH, P.L.S. LAST REVISED SEPTEMBER 4, 2003, CURRENTLY UNDER REVIEW BY HAZLETON TOWNSHIP OFFICIALS.
8. "EXHIBIT 2 - MAP OF REQUESTED SERVICE AREA" PREPARED FOR CAN DO, INC. AS PART OF AN APPLICATION FOR EXTENSION OF WATER SERVICE TERRITORY DATED NOVEMBER 4, 2005.



**PROPERTY OWNERS INCLUDED IN SERVICE AREA:**

- (A) 2/7 ZHANG ENTERPRISE
- (B) 2/7 HARRIS & SONS, INC.
- (C) 2/7 BROWN & JONES, INC.
- (D) 2/7 C&S, INC.
- (E) 2/7 J&S, INC.
- (F) 2/7 J&S, INC.
- (G) 2/7 J&S, INC.
- (H) 2/7 J&S, INC.
- (I) 2/7 J&S, INC.
- (J) 2/7 J&S, INC.
- (K) 2/7 J&S, INC.
- (L) 2/7 J&S, INC.
- (M) 2/7 J&S, INC.
- (N) 2/7 J&S, INC.
- (O) 2/7 J&S, INC.
- (P) 2/7 J&S, INC.
- (Q) 2/7 J&S, INC.
- (R) 2/7 J&S, INC.
- (S) 2/7 J&S, INC.
- (T) 2/7 J&S, INC.
- (U) 2/7 J&S, INC.
- (V) 2/7 J&S, INC.
- (W) 2/7 J&S, INC.
- (X) 2/7 J&S, INC.
- (Y) 2/7 J&S, INC.
- (Z) 2/7 J&S, INC.

**ZONING TABLE**

HAZLE TWP.	
I-1	INDUSTRIAL
B-2	GENERAL COMMERCIAL
R-2	MULTI-FAMILY RESIDENTIAL
M-1	SPRING
PRD	PLANNED RESIDENTIAL DEVELOPMENT
C-1	CONSERVATION
EAST LITCHFIELD TOWNSHIP	
I-1	GENERAL INDUSTRIAL
OR	CONSERVATION RESIDENTIAL
R-2	MULTI-FAMILY RESIDENTIAL
SUGARLOAF TOWNSHIP	
I-1	GENERAL INDUSTRIAL, DISTRICT AND SPRING DISTRICT



**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	JANUARY	REVISION TO PROJECT
2	JANUARY	ADDED SPREADSHEET TO DRAWINGS
3	JULY	UPDATED TRACKED DRAWING AREA

**APPLICABLE:**  
GREATER HAZLETON CAN DO, INC.  
**Location:**  
HAZLE TWP. & EAST UNION TWP.

**PROJECT TITLE:**  
HUMBOLDT INDUSTRIAL PARK WATER SERVICE TERRITORY EXPANSION  
**Drawn By:** TJK  
**Checked By:** BLT



VINCENT J. STRANICH, P.L.S.  
LICENSE NO. 34-047485-2

Drawn By: TJK Checked By: BLT  
Date: 12/23/2025  
Project No.: 025134  
Drawing No.: S-2  
Sheet 2 of 4

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

**Exhibit 3**

**Humboldt Industrial Park  
Water Service Territory Expansion**

**(Additional Water Service Territory)  
Legal Description**

**(December 12, 2025)**

December 12, 2025

**ADDITIONAL WATER SERVICE TERRITORY**  
**HUMBOLDT INDUSTRIAL PARK WATER SERVICE TERRITORY EXPANSION**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land, situate partly in the Township of Sugarloaf, partly in the Township of Hazle, and partly in the Borough of West Hazleton and County of Luzerne, Commonwealth of Pennsylvania, being Proposed Lot 4 on the Final Major Subdivision recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania, at Map Book 439, page 40, described in accordance with a plan entitled "Subdivision / Lot Line Adjustment Plan", prepared by Pennoni Associates, dated 2025-01-27, last revised 2025-04-04, being more fully described as follows, to wit;

Commencing from an iron pin along the easterly property line of lands now or formerly of Sugarloaf Sanitary Landfill, INC., and being 62.00 feet offset from the centerline of Tomhicken Road (S.R. 3020, a variable wide) North 13 degrees 39 minutes 21 seconds West, a distance of 42.54 feet to the point of beginning.

BEGINNING at a point along the southerly Right of Way Line of said Tomhicken Road (S.R. 3020, variable width) North 64 degrees 02 minutes 22 seconds East, a distance of 415.56 feet to point, thence along the northwesterly corner of Proposed Lot 2 and along the twenty-three (23) courses.

1. South 25 degrees 57 minutes 38 seconds East, a distance of 16.61 feet to a point, thence;
2. South 64 degrees 08 minutes 14 seconds West, a distance of 72.75 feet to a point of curvature, thence;
3. Along a curve to the left having a radius of 144.63 feet an arc length of 223.11 and a chord bearing and distance of South 19 degrees 58 minutes 51 seconds West, 201.63 feet to a point, thence;
4. South 25 degrees 09 minutes 45 seconds East, a distance of 25.05 feet to a point, thence;
5. South 21 degrees 06 minutes 46 seconds East, a distance of 119.89 feet to a point, thence;
6. South 19 degrees 49 minutes 23 seconds East, a distance of 14.47 feet to a point, thence;
7. South 18 degrees 32 minutes 53 seconds East, a distance of 476.57 feet to a point of curvature, thence;
8. Along a curve to the left having a radius of 188.79 feet an arc length of 70.41 and a chord bearing and distance of South 28 degrees 41 minutes 11 seconds East, 70.00 feet to a point of curvature, thence;
9. Along a curve to the left having a radius of 175.93 feet an arc length of 162.54 and a chord bearing and distance of South 67 degrees 00 minutes 35 seconds East, 156.82 feet to a point, thence;
10. North 86 degrees 27 minutes 09 seconds East, a distance of 140.31 feet to a point of curvature, thence;
11. Along a curve to the right having a radius of 328.23 feet an arc length of 135.17 and a chord bearing and distance of South 79 degrees 50 minutes 56 seconds East, 134.22 feet to a point, thence;
12. North 22 degrees 00 minutes 31 seconds East, a distance of 75.00 feet a point of curvature, thence;
13. Along a curve to the right having a radius of 400.00 feet an arc length of 43.30 and a chord bearing and distance of South 64 degrees 53 minutes 39 seconds East, 43.28 feet to a point, thence;
14. South 61 degrees 47 minutes 36 seconds East, a distance of 341.29 feet to a point of curvature, thence;
15. Along a curve to the left having a radius of 400.00 feet, an arc length of 84.51 and a chord bearing and distance of South 67 degrees 50 minutes 45 seconds East, 84.35 feet to a point, thence;
16. South 73 degrees 53 minutes 55 seconds East, a distance of 348.61 feet to a point of curvature, thence;
17. Along a curve to the right having a radius of 330.00 feet an arc length of 236.65 and a chord bearing

- and distance of South 53 degrees 21 minutes 16 seconds East, 231.61 feet to a point, thence;
18. South 32 degrees 48 minutes 37 seconds East, a distance of 94.63 feet to a point, thence;
  19. North 67 degrees 20 minutes 02 seconds East, a distance of 244.79 feet to a point, thence;
  20. North 77 degrees 13 minutes 04 seconds East, a distance of 100.00 feet to a point, thence;
  21. South 88 degrees 48 minutes 18 seconds East, a distance of 599.21 feet to a point, thence;
  22. South 85 degrees 42 minutes 18 seconds East, a distance of 200.00 feet to a point, thence
  23. South 78 degrees 52 minutes 39 seconds East, a distance of 78.71 feet to a point;

THENCE along the westerly corner of Proposed Lot 3 and along the two (2) courses.

1. South 78 degrees 52 minutes 39 seconds East, a distance of 71.28 feet to a point, thence;
2. South 51 degrees 12 minutes 34 seconds East, a distance of 36.44 feet to a point;

THENCE through Proposed Lot 3 the following two (2) courses.

1. North 76 degrees 36 minutes 31 seconds East, a distance of 550.47 feet to a point, thence;
2. South 13 degrees 20 minutes 59 seconds East, a distance of 652.88 feet to a point;

THENCE along the westerly corner of Proposed Lot 3 and along the five (5) courses.

1. South 38 degrees 53 minutes 29 seconds East, a distance of 194.74 feet to a point, thence;
2. South 49 degrees 40 minutes 46 seconds East, a distance of 357.85 feet to a point, thence;
3. South 81 degrees 18 minutes 04 seconds East, a distance of 422.13 feet to a point, thence;
4. South 13 degrees 27 minutes 19 seconds East, a distance of 119.38 feet to a point, thence;
5. North 76 degrees 32 minutes 40 seconds East, a distance of 470.55 feet to a point located along the Westerly right of way of Interstate 81;

THENCE along said Interstate the following nine (9) courses.

1. South 22 degrees 49 minutes 10 seconds East, a distance of 16.40 feet to a point, thence;
2. South 67 degrees 10 minutes 50 seconds West, a distance of 50.00 feet to a point, thence;
3. South 22 degrees 49 minutes 10 seconds East, a distance of 200.00 feet to a point, thence;
4. North 67 degrees 10 minutes 50 seconds East, a distance of 20.00 feet to a point, thence;
5. South 22 degrees 49 minutes 10 seconds East, a distance of 190.00 feet to a point, thence;
6. North 67 degrees 10 minutes 50 seconds East, a distance of 60.00 feet to a point, thence;
7. South 22 degrees 49 minutes 10 seconds East, a distance of 181.30 feet to an existing #5 rebar marking a corner of Proposed Lot 1, thence;
8. South 22 degrees 49 minutes 12 seconds East, a distance of 738.16 feet to a point, thence;
9. On a curve to the right, having a radius of 4,433.75 feet, an arc distance of 560.46 feet and a chord bearing and distance of South 19 degrees 11 minutes 55 seconds East, 560.08 feet to a point marking the Northeast corner of lands now or formerly of Greater Hazleton Community Area New Development Organization, thence;

THENCE through Proposed Lot 1 the following three (3) courses.

1. South 50 degrees 29 minutes 37 seconds West, at a distance of 824.04 feet to a point, thence;
2. South 12 degrees 58 minutes 50 seconds East, at a distance of 965.00 feet to a point, thence;
3. South 69 degrees 40 minutes 29 seconds West, at a distance of 568.79 feet to a point;

THENCE along lands now or formerly of Hazleton City Authority the following eight (8) courses.

1. North 20 degrees 19 minutes 25 seconds West at a distance of 81.31 feet to a #5 rebar found, thence;
2. North 4 degrees 21 minutes 41 seconds East at a distance of 653.82 feet to a #5 rebar found, thence;
3. North 19 degrees 47 minutes 10 seconds East at a distance of 701.47 feet to a #5 rebar found, thence;
4. North 12 degrees 58 minutes 45 seconds West at a distance of 145.87 feet to a #5 rebar found, thence;
5. South 70 degrees 24 minutes 30 seconds West at a distance of 5293.40 feet to a #5 rebar found, thence;
6. South 61 degrees 54 minutes 50 seconds West at a distance of 3776.10 feet to a #5 rebar found, thence;
7. South 14 degrees 38 minutes 15 seconds East at a distance of 1014.76 feet to a #5 rebar found, thence;
8. South 67 degrees 33 minutes 35 seconds West at a distance of 404.10 feet to a #5 rebar found;

THENCE along lands now or formerly of Eagle Rock Resort the following five (5) courses.

1. North 22 degrees 45 minutes 30 seconds West at a distance of 1157.95 feet to a #5 rebar found, thence;
2. North 83 degrees 49 minutes 05 seconds East at a distance of 171.82 feet to a #5 rebar found, thence;
3. North 54 degrees 00 minutes 55 seconds East at a distance of 1625.68 feet to a #5 rebar found, thence;
4. North 15 degrees 57 minutes 50 seconds West at a distance of 828.37 feet to a #5 rebar found, thence;
5. South 74 degrees 51 minutes 05 seconds West at a distance of 2088.80 feet to a #5 rebar found;

THENCE along a PP&L right of way the following four (4) courses.

1. North 50 degrees 20 minutes 37 seconds West at a distance of 458.77 feet to a point, thence;
2. North 33 degrees 45 minutes 20 seconds West at a distance of 2502.27 feet to a point, thence;
3. South 64 degrees 17 minutes 00 seconds West at a distance of 151.50 feet to a point, thence;
4. South 33 degrees 45 minutes 20 seconds East at a distance of 2545.33 feet to a #5 rebar found;

THENCE along lands now or formerly of Eagle Rock Resort the following nineteen (19) courses.

1. North 50 degrees 20 minutes 37 seconds West at a distance of 1828.59 feet to a #5 rebar found, thence;
2. South 72 degrees 26 minutes 55 seconds West at a distance of 500.32 feet to a #5 rebar found, thence;
3. South 29 degrees 05 minutes 02 seconds West at a distance of 572.46 feet to a #5 rebar found, thence;
4. South 73 degrees 36 minutes 47 seconds West at a distance of 61.57 feet to a #5 rebar found, thence;
5. South 31 degrees 14 minutes 10 seconds West at a distance of 219.69 feet to a #5 rebar found, thence;
6. South 50 degrees 12 minutes 50 seconds East at a distance of 1340.44 feet to a #5 rebar found, thence;
7. South 47 degrees 14 minutes 03 seconds West at a distance of 238.60 feet to a #5 rebar found, thence;
8. South 82 degrees 28 minutes 25 seconds West at a distance of 1476.05 feet to a #5 rebar found, thence;
9. North 5 degrees 56 minutes 05 seconds East at a distance of 249.55 feet to a #5 rebar found, thence;
10. North 1 degrees 21 minutes 05 seconds East at a distance of 544.90 feet to a #5 rebar found, thence;
11. North 38 degrees 16 minutes 12 seconds West at a distance of 322.88 feet to a #5 rebar found, thence;
12. South 74 degrees 03 minutes 05 seconds West at a distance of 198.28 feet to a #5 rebar found, thence;
13. South 79 degrees 44 minutes 47 seconds West at a distance of 1025.68 feet to a #5 rebar found, thence;
14. South 59 degrees 20 minutes 20 seconds West at a distance of 1579.53 feet to a #5 rebar found, thence;
15. South 79 degrees 50 minutes 02 seconds West at a distance of 444.25 feet to a #5 rebar found, thence;
16. South 76 degrees 49 minutes 54 seconds West at a distance of 1056.04 feet to a #5 rebar found, thence;
17. North 13 degrees 10 minutes 06 seconds West at a distance of 2044.00 feet to a #5 rebar found, thence;
18. South 76 degrees 51 minutes 07 seconds West at a distance of 913.00 feet to a point, thence;
19. North 13 degrees 10 minutes 05 seconds West at a distance of 557.84 feet to a point;

THENCE along lands now or formerly of Richard E. Angelo Family Ltd. Partnership, North 76 degrees 51 minutes 07 seconds East, at a distance of 6991.67 feet to a point;

THENCE along a PP&L right of way the following three (3) courses.

1. South 33 degrees 45 minutes 20 seconds East at a distance of 639.85 feet to a point, thence;
2. North 64 degrees 17 minutes 00 seconds East at a distance of 151.50 feet to a point, thence;
3. North 33 degrees 45 minutes 20 seconds West at a distance of 604.60 feet to a point;

THENCE along lands now or formerly of Richard E. Angelo Family Ltd. Partnership, North 76 degrees 51 minutes 07 seconds East, at a distance of 2754.16 feet to a #5 rebar found;

THENCE along lands now or formerly of Bruce Slusser, Jr., lands now or formerly of Slusser Group, LLC and lands now or formerly of Sugarloaf Sanitary Landfill, Inc., North 76 degrees 45 minutes 47 seconds East, at a distance of 4429.65 feet to a #5 rebar found;

THENCE along lands now or formerly of Sugarloaf Sanitary Landfill, Inc., North 13 degrees 27 minutes 24 seconds West, a distance of 1685.41 feet to a point;

THENCE along the same, North 13 degrees 26 minutes 42 seconds West, a distance of 238.46 feet to THE POINT OF BEGINNING.

CONTAINING an area of 58,573,214 S.F. or 1,344.66 Acres, more or less.

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

**Exhibit 4**

**Project Hazelnut Domestic Water Request**

**(The project proposes to connect into the CAN DO  
water system at North Park Drive, where the current  
infrastructure exists)**

**(December 9, 2025)**

December 9, 2025

Raiana Nichols  
Director of Utilities  
Greater Hazleton CAN DO, Inc.  
1 South Church Street  
Hazleton, PA 18201

RE: Project Hazelnut Domestic Water Request

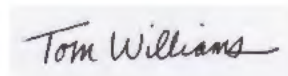
Dear Ms. Nichols,

Project Hazelnut is a dynamic economic development project being planned by NP Hazleton Holdings 1, a subsidiary of NorthPoint Development, immediately to the north of the Humboldt Industrial Park in Hazle Township, PA. The project proposes a data center campus with 15 data center buildings and 4 ancillary support buildings. The campus seeks up to 30,000 gallons per day of water for standard domestic use; including but not limited to bathrooms, food preparation, office use, etc. Domestic water would not be utilized for purposes such as data center cooling.

The project proposes to connect into the CAN DO water system at North Park Drive, where the current infrastructure exists. New water piping would be constructed along the proposed extension of North Park Drive, which extends northward into the campus.

We look forward to your feedback and partnership.

Sincerely,



Tom Williams  
Vice President of Development

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

**Exhibit 5**

**Northpoint Technology Campus – Water Capacity  
Request**

**(Potable water system has adequate capacity to  
support Northpoint request of 30,000 GPD)**

**(December 19, 2025)**

December 19, 2025

Northpoint Development  
Attn: Tom Williams  
3315 N. Oak Trafficway  
Kansas City, MO 64116

RE: Northpoint Technology Campus – Water Capacity Request

Dear Mr. Williams,

CAN DO, Inc has reviewed your service request for the above referenced project. From the information we have received, our potable water system has adequate capacity to support your request of 30,000 GPD. This allotment shall expire in the event that the applicant does not utilize a reasonable portion of the capacity within 36 months after the date of this letter. This approval is subject to the PUC Rates, Rules and Regulations governing the distribution of water and the collection and treatment of sanitary sewer, of the CAN DO, Inc. Utilities Division. CAN DO, Inc. reserves the right to review the Utility Drawings developed for the Northpoint Technology Campus and inspect any physical installations of Utility lines that will connect to our distribution system as outlined in our PUC Tariff.

The water allocation as outlined within this letter cannot be re-assigned for another use, owner, or occupant without written consent of CAN DO, Inc., in its sole discretion, and is not intended to run with the land. Should additional capacity be required to serve this lot, a new request must be submitted to CAN DO, Inc.

Please don't hesitate to contact me if I can be of further assistance.

Sincerely,

Joseph Lettiere  
President & CEO

Cc: Raiana Nichols, CAN DO Director of Utilities

# **CONFIDENTIAL**

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

## **Exhibit 6**

**NP Hazleton Holdings, LLC**

**North Park Drive  
Hazle Township  
Luzerne County, Pennsylvania  
Drawing No. EX-1  
Project No. D24039**

**(October 1, 2025)**

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

**Exhibit 7**

**Pro Forma Tariff with Application to Expand Territory**

**RATES, RULES AND REGULATIONS GOVERNING  
THE SALE OF WATER IN AND AROUND  
HUMBOLDT INDUSTRIAL PARK IN HAZLE TOWNSHIP,  
SUGARLOAF TOWNSHIP AND WEST HAZLETON BOROUGH  
LUZERNE COUNTY, PENNSYLVANIA  
AND IN EAST UNION TOWNSHIP IN SCHUYLKILL COUNTY,  
PENNSYLVANIA; IN MCADOO INDUSTRIAL PARK IN BANKS  
TOWNSHIP CARBON COUNTY, PENNSYLVANIA; AND IN CAN  
DO CORPORATE CENTER IN  
BUTLER TOWNSHIP  
LUZERNE COUNTY, PENNSYLVANIA**

**(January 2026)**

Greater Hazleton Community Area  
New Development Organization  
T/A CAN DO, Inc. Water Division

Supp. No. X to  
Tariff Water – PA PUC No. 4

GREATER HAZLETON COMMUNITY AREA NEW DEVELOPMENT ORGANIZATION  
T/A CAN DO, INC. – WATER DIVISION

RATES, RULES AND REGULATIONS  
GOVERNING THE SALE OF WATER

IN AND AROUND

HUMBOLDT INDUSTRIAL PARK

IN

HAZLE TOWNSHIP, SUGARLOAF TOWNSHIP AND WEST HAZLETON BOROUGH

LUZERNE COUNTY, PENNSYLVANIA

AND

EAST UNION TOWNSHIP

IN

SCHUYLKILL COUNTY, PENNSYLVANIA;

IN

MCADOO INDUSTRIAL PARK

IN

BANKS TOWNSHIP

CARBON COUNTY, PENNSYLVANIA;

AND IN

CAN DO CORPORATE CENTER

IN

BUTLER TOWNSHIP

LUZERNE COUNTY, PENNSYLVANIA

By: Joseph Lettiere, President and Chief Executive Officer  
CAN DO, Inc.  
Hazleton, PA 18201

# NOTICE

**THIS TARIFF EXTENDS THE RATES, RULES AND REGULATIONS  
TO ADDITIONAL PORTIONS OF HAZLE TOWNSHIP TOGETHER WITH  
PORTIONS OF SUGARLOAF TOWNSHIP AND WEST HAZLETON BOROUGH**

**LIST OF CHANGES MADE BY THIS TARIFF**

This tariff extends the rates, rules and regulations to additional portions of Hazle Township, together with portions of Sugarloaf Township and West Hazleton Borough, consistent with the Commission’s Order entered \_\_\_\_\_, \_\_\_ in Docket Nos. A-2026-\_\_\_\_\_ and A-2026-\_\_\_\_\_.

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

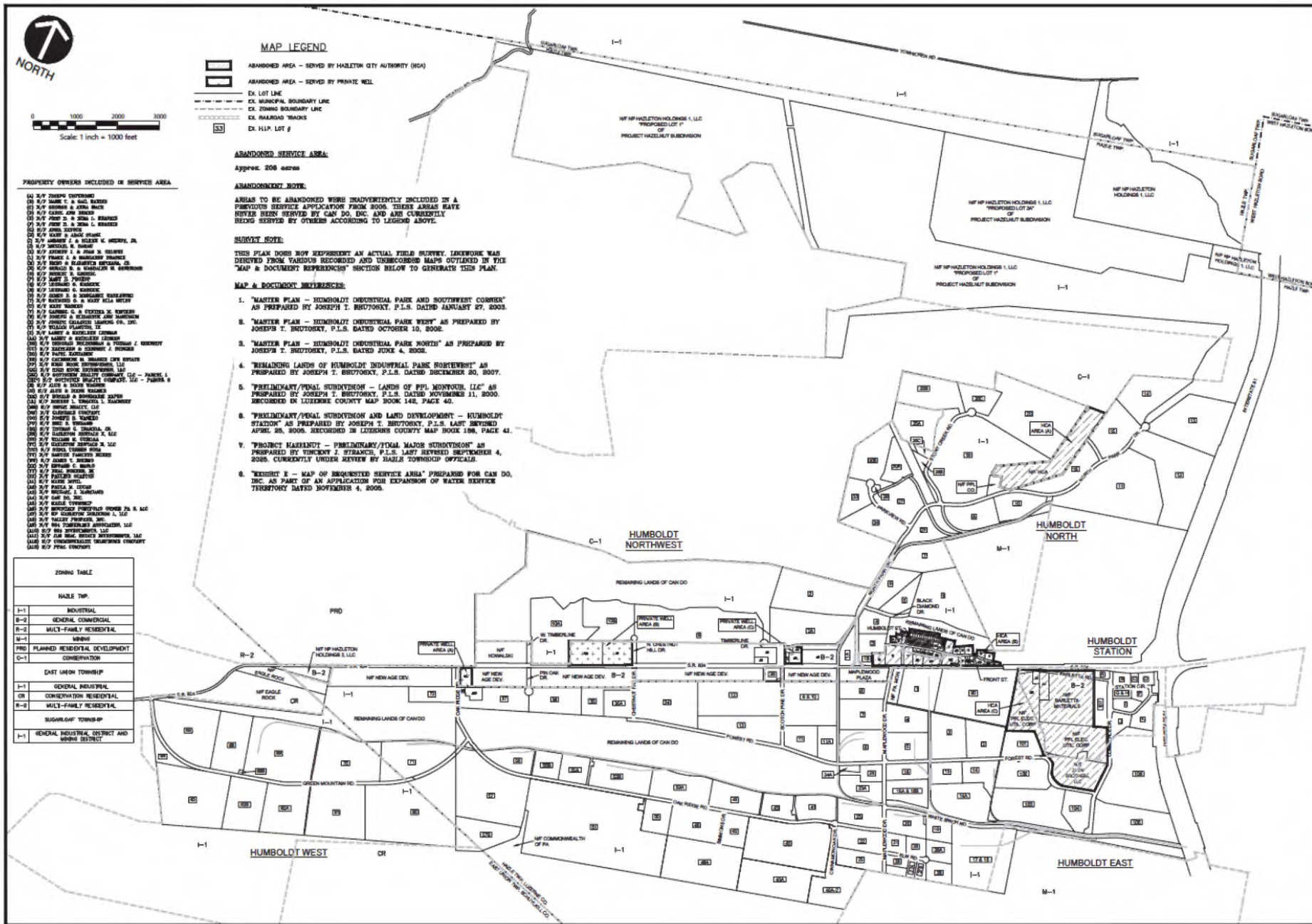
**Exhibit 8**

**Humboldt Industrial Park  
Water Service Territory Expansion**

**(Map of Service Territories to be Abandoned)  
Drawing No. S-3  
Project No. D25134**

**Location: Hazle Township  
and East Union Township**

**(March 19, 2026)**



MAP LEGEND

- ABANDONED AREA - SERVED BY HAZLETON CITY AUTHORITY (HCA)
- ABANDONED AREA - SERVED BY PRIVATE WELL
- DL LOT LINE
- CL MUNICIPAL BOUNDARY LINE
- CZ ZONING BOUNDARY LINE
- RR RAILROAD TRACKS
- DL H.L.P. LOT #

ABANDONED SERVICE AREA:

Approx. 208 acres

ABANDONMENT NOTE:

AREAS TO BE ABANDONED WERE INADVERTENTLY INCLUDED IN A PREVIOUS SERVICE APPLICATION FROM 2008. THESE AREAS HAVE NEVER BEEN SERVED BY CAN DO, INC. AND ARE CURRENTLY BEING SERVED BY OTHERS ACCORDING TO LEGEND ABOVE.

SURVEY NOTE:

THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. WORK WAS DERIVED FROM VARIOUS RECORDED AND UNRECORDED MAPS OBTAINED IN THE "MAP & DOCUMENT REFERENCES" SECTION BELOW TO GENERATE THIS PLAN.

MAP & DOCUMENT REFERENCES:

1. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK AND SOUTHWEST CORNER" AS PREPARED BY JOSEPH T. BROTONSKY, P.L.S. DATED JANUARY 27, 2003.
2. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK WEST" AS PREPARED BY JOSEPH T. BROTONSKY, P.L.S. DATED OCTOBER 10, 2006.
3. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK NORTH" AS PREPARED BY JOSEPH T. BROTONSKY, P.L.S. DATED JUNE 4, 2008.
4. "REMAINING LANDS OF HUMBOLDT INDUSTRIAL PARK SOUTHWEST" AS PREPARED BY JOSEPH T. BROTONSKY, P.L.S. DATED DECEMBER 20, 2007.
5. "PRELIMINARY/FINAL SUBDIVISION - LANDS OF FPL MONITOR, LLC" AS PREPARED BY JOSEPH T. BROTONSKY, P.L.S. LAST REVISED NOVEMBER 11, 2008. RECORDED IN LUZERNE COUNTY MAP BOOK 142, PAGE 40.
6. "PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT - HUMBOLDT STATION" AS PREPARED BY JOSEPH T. BROTONSKY, P.L.S. LAST REVISED APRIL 25, 2008. RECORDED IN LUZERNE COUNTY MAP BOOK 196, PAGE 41.
7. "PROJECT HAZLETON - PRELIMINARY/FINAL MAJOR SUBDIVISION" AS PREPARED BY VINCENT J. STRANICH, P.L.S. LAST REVISED SEPTEMBER 4, 2025. CURRENTLY UNDER REVIEW BY EARLE TOWNSHIP OFFICIALS.
8. "KEYHOLE X - MAP OF REQUESTED SERVICE AREA" PREPARED FOR CAN DO, INC. AS PART OF AN APPLICATION FOR EXPANSION OF WATER SERVICE TERRITORY DATED NOVEMBER 4, 2008.

PROPERTY OWNERS INCLUDED IN SERVICE AREA

- (A) J.P. ZIMM (UNRECORDED)
- (B) J.P. ZIMM & SONS, INC.
- (C) J.P. ZIMM & SONS, INC.
- (D) J.P. ZIMM & SONS, INC.
- (E) J.P. ZIMM & SONS, INC.
- (F) J.P. ZIMM & SONS, INC.
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- (L) J.P. ZIMM & SONS, INC.
- (M) J.P. ZIMM & SONS, INC.
- (N) J.P. ZIMM & SONS, INC.
- (O) J.P. ZIMM & SONS, INC.
- (P) J.P. ZIMM & SONS, INC.
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- (Z) J.P. ZIMM & SONS, INC.

ZONING TABLE

HAZLE TWP.	
I-1	INDUSTRIAL
B-2	GENERAL COMMERCIAL
R-2	MULTI-FAMILY RESIDENTIAL
M-1	SPRING
PRD	PLANNED RESIDENTIAL DEVELOPMENT
C-1	CONSERVATION
EAST UNION TOWNSHIP	
I-1	GENERAL INDUSTRIAL
CR	CONSERVATION RESIDENTIAL
R-2	MULTI-FAMILY RESIDENTIAL
SUGARLOAF TOWNSHIP	
I-1	GENERAL INDUSTRIAL, OBSOLETE AND SPRING DISTRICT



REVISION RECORD		
NO.	DATE	DESCRIPTION
1	REVISION	REVISION TO PROJECT
2	JANUARY	ADDED OWNER (S) WITH HOLDINGS
3	NOVEMBER	UPDATED TRACKED ABANDONED AREAS

APPLICABLE: GREATER HAZLETON CAN DO, INC.  
 Location: HAZLE TWP. & EAST UNION TWP.

PROJECT TITLE: HUMBOLDT INDUSTRIAL PARK WATER SERVICE TERRITORY EXPANSION  
 DRAWING TITLE: MAP OF SERVICE TERRITORIES TO BE ABANDONED



VINCENT J. STRANICH, P.L.S.  
 LICENSE NO. 93-041485-E

Drawn By: TJK Checked By: BLT

Date: 12/23/2025

Project No.: D25134

Drawing No. S-3 Sheet 3 of 4

**Greater Hazleton Community Area New  
Development Organization Inc.  
t/a CAN DO, Inc. (Water Division)**

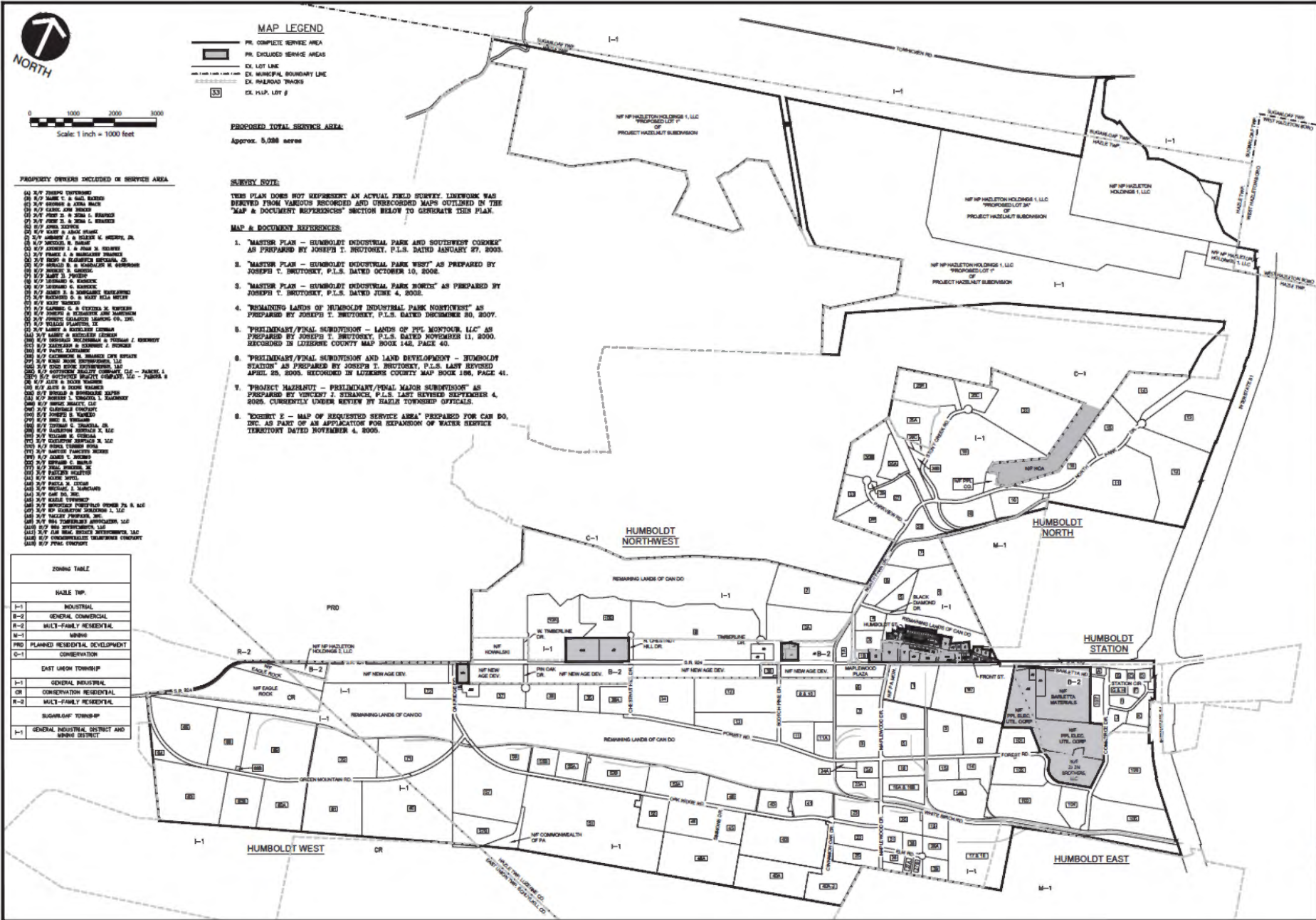
**Exhibit 9**

**Humboldt Industrial Park  
Water Service Territory  
(with Expansion and Abandonment)**

**(Proposed Service Territory Map)  
Drawing No. S-4  
Project No. D25134**

**Location: Hazle Township  
and East Union Township**

**(March 19, 2026)**



**MAP LEGEND**

- PR. COMPLETE SERVICE AREA
- PR. EXCLUDED SERVICE AREA
- DL. LOT LINE
- DL. MUNICIPAL BOUNDARY LINE
- DL. RAILROAD TRACKS
- DL. P.L.P. LOT #

**PROPOSED TOTAL SERVICE AREA**  
Approx. 5,886 acres

**SURVEY NOTE**

THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. LINESHORN WAS DERIVED FROM VARIOUS RECORDED AND UNRECORDED MAPS OUTLINED IN THE "MAP & DOCUMENT REFERENCES" SECTION BELOW TO GENERATE THIS PLAN.

**MAP & DOCUMENT REFERENCES**

1. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK AND SOUTHWEST CORNER" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED JANUARY 27, 2003.
2. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK WEST" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED OCTOBER 10, 2002.
3. "MASTER PLAN - HUMBOLDT INDUSTRIAL PARK NORTH" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED JUNE 4, 2002.
4. "REMAINING LANDS OF HUMBOLDT INDUSTRIAL PARK NORTHWEST" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED DECEMBER 20, 2007.
5. "PRELIMINARY/FINAL SUBDIVISION - LANDS OF PPL MORTGAGE, LLC" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. DATED NOVEMBER 11, 2000, RECORDED IN LITCHFIELD COUNTY MAP BOOK 142, PAGE 40.
6. "PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT - HUMBOLDT STATION" AS PREPARED BY JOSEPH T. BRUTOSKY, P.L.S. LAST REVISED APRIL 25, 2005, RECORDED IN LITCHFIELD COUNTY MAP BOOK 108, PAGE 41.
7. "PROJECT HAZLETON - PRELIMINARY/FINAL MAJOR SUBDIVISION" AS PREPARED BY VINCENT J. STRANICH, P.L.S. LAST REVISED SEPTEMBER 4, 2003, CURRENTLY UNDER REVIEW BY HAZLETON TOWNSHIP OFFICIALS.
8. "EXHIBIT E - MAP OF REQUESTED SERVICE AREA" PREPARED FOR CAN DO, INC. AS PART OF AN APPLICATION FOR EXPANSION OF WATER SERVICE TERRITORY DATED NOVEMBER 4, 2000.

- PROPERTY OWNERS INCLUDED IN SERVICE AREA**
- (A) 2/17 THOMAS ENTERPRISE
  - (B) 2/17 HARRIS & SONS, INC.
  - (C) 2/17 BROWN & SONS, INC.
  - (D) 2/17 CINCINNATI BELL
  - (E) 2/17 FORD & SONS, INC.
  - (F) 2/17 FORD & SONS, INC.
  - (G) 2/17 JAMES TOWNSHIP
  - (H) 2/17 K&N ENTERPRISE
  - (I) 2/17 AMBERLY J. & BRUCE K. WHEELER, JR.
  - (J) 2/17 WOODS & WOODS
  - (K) 2/17 JOHNSON & SONS, INC.
  - (L) 2/17 FRANK & SONS, INC.
  - (M) 2/17 BROWN & SONS, INC.
  - (N) 2/17 BROWN & SONS, INC.
  - (O) 2/17 BROWN & SONS, INC.
  - (P) 2/17 BROWN & SONS, INC.
  - (Q) 2/17 BROWN & SONS, INC.
  - (R) 2/17 BROWN & SONS, INC.
  - (S) 2/17 BROWN & SONS, INC.
  - (T) 2/17 BROWN & SONS, INC.
  - (U) 2/17 BROWN & SONS, INC.
  - (V) 2/17 BROWN & SONS, INC.
  - (W) 2/17 BROWN & SONS, INC.
  - (X) 2/17 BROWN & SONS, INC.
  - (Y) 2/17 BROWN & SONS, INC.
  - (Z) 2/17 BROWN & SONS, INC.

**ZONING TABLE**

HAZLE TWP.	
I-1	INDUSTRIAL
B-2	GENERAL COMMERCIAL
R-2	MULTI-FAMILY RESIDENTIAL
M-1	MEDIUM DENSITY RESIDENTIAL
PRD	PLANNED RESIDENTIAL DEVELOPMENT
C-1	CONSERVATION
EAST LEBAN TOWNSHIP	
I-1	GENERAL INDUSTRIAL
CR	CONSERVATION RESIDENTIAL
R-2	MULTI-FAMILY RESIDENTIAL
SUGARLOAF TOWNSHIP	
I-1	GENERAL INDUSTRIAL, DISTRICT AND MEDIUM DENSITY



Design / Construction / Community  
54 Tunbarnack Ave.  
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www.designBLD.com

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	1/23/2025	REVISION 1: PROJECT REVISIONS
2	1/23/2025	REVISION 2: PROJECT REVISIONS
3	1/23/2025	REVISION 3: PROJECT REVISIONS

**APPLICABLE TERRITORY**  
GREATER HAZLETON CAN DO, INC.  
**PROPOSED SERVICE TERRITORY MAP**  
HAZLE TWP. & EAST UNION TWP.

**PROJECT TITLE**  
HUMBOLDT INDUSTRIAL PARK WATER SERVICE TERRITORY EXPANSION  
**PROPOSED SERVICE TERRITORY MAP**



VINCENT J. STRANICH, P.L.S.  
LICENSE NO. 36-047485-2

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Drawing No.: S-4  
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