**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR JUNE 6, 2022**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday, June 6, 2022 at 7:00 P.M. at the Municipal Building, 858 Main Street, Sugarloaf, PA 18249, as duly advertised in the Standard Speaker on December 15, 2021

**Attendance:**

Reed, \_\_\_\_\_; Shoffner, \_\_\_\_\_; Morrison, \_\_\_\_\_; Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_.

Three items were received and need to be added to today’s agenda. 1) RJD Engineering’s second review for the Bolus Land Development Plan; 2) RJD’s first review of the SR93 Convenience Store and Gas Station; 3) The Request for Planning Waiver & Non-building Declaration for Schiavo Subdivision Plan from Brior Environmental.

A motion is needed to add these items to the Agenda.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) to add these items to the Agenda

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**Public Comment on Items on Agenda Only:** Five minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the Township. One address per person.

**Minutes:** The Minutes from the Regular Meeting from May 2, 2022 are up for approval. Are there any additions or corrections?

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Minutes as submitted.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**Zoning Officer’s Report:**

The Zoning Officer’s Report is attached. Also attached is an additional report showing Zoning Denials and Zoning Hearing dates and decisions in regards to those hearings.

**Subdivision/Lot Consolidations/Land Development:**

**Cipriani & Brown Minor Subdivision (Previously known as Bonomo Minor Subdivision):**

1. Plans were received on 5/9/2022. Joseph Calabrese of RJD Engineering reviewed them and recommended that the Planning Commission accept them as administratively complete. Copies are available for the Planning Commission Members.

A motion is needed to accept the Plans as Administratively Complete:

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to accept the Cipriani & Brown Minor Subdivision Plans as Administratively Complete.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

2. The 1st Zoning Review from Henry Mleczynski was received with 1 comment.

3. Letters were received from Luzerne County Planning Commission and Luzerne County Engineer with no comments.

4. Review #1 was received from Joseph Calabrese of RJD Engineering with comments.

5. The Zoning comment was addressed and Final Plans were received from Peter’s Consultants, Inc.

A motion is needed to accept the Final Rolled Plans as complete.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Cipriani & Brown Minor Subdivision as complete.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

(If the Final Plans for Cipriani and Brown are approved, the Planning Commission will sign and date the Plans following the meeting)

**Old Business:**

**Lands of Book Minor Subdivision-Consolidation Plan:**

1. A review letter was received from Luzerne County Engineer with comments.

2. A review letter from Luzerne County Planning Commission was received with comments.

3. The 1st Zoning Review was received from Henry Mleczynski, Zoning Officer with comments.

4. The first review letter was received from Joseph Calabrese of RJD Engineering with comments.

5. A request was received from Kiley Associates for a 60 day extension. The original 90 day period would expire on July 3, 2022 so therefore the extension would take it until September 1, 2022.

A motion is needed to grant the 60 day extension, ending on September 1, 2022.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 60 day extension which would end on September 1, 2022.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**Crossroads XOX, LLC and JVI, LLC:**

1. A Letter was received from Attorney Seach in regards to the Zoning Hearing Board’s meeting that was held on April 25, 2022. The Board voted to grant a variance of the time within which construction would be completed. No other decisions were made and the Board will continue with the hearing on May 23, 2022.

2. The Crossroads XOX, LLC and JVI, LLC hearing previously scheduled on May 23, 2022 was rescheduled to the July 25, 2022 meeting.

**SAI Sugarloaf Realty:**

1. A Notice to Appeal was received. The Hearing was scheduled with the Zoning Hearing Board for May 23, 2022 but was then rescheduled to the June 27, 2022 meeting due to not being posted by the company.

2. A letter was received from Luzerne County Planning Commission with comments.

3. A letter was received from Barry Isett & Associates with comments.

**Lands of Schiavo Proposed Minor Subdivision:**

1. Received RJD’s Review #1 with comments

2. Received the Septic Drainfield Easement Agreement from Barry Isett & Associates, Inc.

3. Received the Final Rolled Plans from Alan Chyko at Barry Isett & Associates, Inc.

A motion is needed to accept the Final Plans as complete:

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Final Plans of the Lands of Schiavo as complete.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**Bolus Land Development:**

1. Revised Plans were received from The Crossroads Group, LLC. Copies were given to RJD and Henry Mleczynski, Zoning Officer for review. Copies are available for all Planning Commission

Members.

2. A review letter from Henry Mleczynski, Zoning Officer was received with comments

3. Two review letters from Joseph Calabrese of RJD Engineering were received with comments

**New Business:**

1. A Draft of the West County Road Reconstruction and Bike Lane Project was received from Alfred Benesch & Company. The Plans are on display in the conference room. Please note any comments or concerns.

2. Any other business that the Board Members want to discuss.

2. The next scheduled meeting of the Planning Commission will be held on Monday, July 5, 2022 at 7:00 P.M.

**Public Comment:** Five minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the township. One address per person.

**Adjournment:** With no further business to attend to, a motion to adjourn was made by \_\_\_\_\_, seconded by \_\_\_\_\_, at \_\_\_\_\_\_ P.M.