**Sugarloaf Township Planning Commission**

**858 Main Street, Sugarloaf Pa. 18249**

**570-788-3575**

**Sugarloaf Township Planning Commission Meeting July 5th, 2022**

The regular meeting of the Sugarloaf Township Planning Commission was held on July 5th, 2022, at 7:00 P.M as advertised in the Hazleton Standard Speaker on December 15, 2021.

**Attendance:**

In attendance were commission members: Michael Morrison, Tony Cusatis, Joe DiSabella, Bart Ecker, and Harry Reed. Also in attendance was Peter Fagan Esquire, Solicitor.

**A Moment of Silence was given in memory of Joseph Brutosky, our Primary Engineer and friend.**

**The following request was sent to us today, July 5, 2022, after the agenda was set and posted 24 hours before the time of this meeting as required by the Sunshine Law.**

A motion to add the consideration of approval of the Bolus Project to this evening’s agenda is requested by the client’s representative. A motion by Mike Morrison, seconded by Bart Ecker to approve this request. The motion passed unanimously.

A motion to add the consideration of the approval of an extension of 60 days for the Bolus Project to this evening’s agenda if so desired by the client or the client’s representative in attendance at this evening’s meeting. A motion by Bart Ecker, seconded by Mike Morrison, to approve this request. The motion passed unanimously.

**Public comment on items on the agenda:**

No public comment

**Minutes:** The minutes from the regular meeting held June 2022 were submitted for approval. A motion to accept the minutes as recorded was made by Ecker, seconded by Cusatis, and passed unanimously.

**Zoning Officer’s Report:**

The list of permits issued by the zoning officer for the month of June was read.

**Subdivisions / Lot Consolidation / Land Development**

**Bolus Land Development**

Josh Hoagland, the engineer on the project requested approval based on the most current submission and indicated there was no interest in an extension. He also indicated that Mr. Bolus will not attend a meeting. After much discussion, a motion was made by Cusatis and seconded by Morrison to not approve based on the fact that the Commission does not have sufficient information regarding the proposed contractor yard. The motion passed unanimously.

**Old Business:**

Pennoni requested a 60 Day Extension for the Crossroads XOX, LLC and JVI, LLC Project. A motion was made by Harry Reed, seconded by Mike Morrison to approve the extension which will expire on September 13, 2022. The motion passed unanimously.

Drawings of the revised truck parking area for Crossroads XOX, LLC were received and will be reviewed.

**New:**

**Lands of Book Lot Consolidation and Subdivision**

Dennis Stinson of Kiley Associates submitted revised plans.

**Crossroads XOX LLC**

Jim Vozar of JVI presented a drawing of a building which is 90% located in West Hazleton and proposed that approvals go through West Hazleton, but that Sugarloaf would receive all documents for a courtesy review. The Commission agreed to this plan.

**Public Comment:**

Robert Luchi addressed the Commission regarding the Bolus proposed plans and stated that he believed the property would be turned into a junk yard, just like the gas station, which is an eyesore.

Carolyn Luchi addressed the Commission regarding the Bolus proposed plans and wanted to know why the sand mound was so huge.

Annie Vinatieri addressed the Commission regarding the Bolus proposed plans and said the based on the owner’s track record proposal should not be approved.

Josh Hoagland responded and pointed out that this was Bolus, Jr., not Sr., and that the septic system’s size was determined by the soil composition.

With no further business to attend to, a motion to adjourn was made by Morrison seconded by Ecker. The motion passed unanimously. The meeting adjourned at 7:45 PM.

Respectfully Submitted,

Michael Morrison, Secretary