**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR OCTOBER 3, 2022**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday October 3, 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, \_\_\_\_\_; Morrison, \_\_\_\_\_; Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_.

**Pledge of Allegiance**

**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 September 6, 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: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**Zoning Officer’s Report:**

The Zoning Officer’s Report for September 2022 is attached. Also attached is an additional report showing Zoning Hearing dates and decisions in regards to those hearings.

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

There are no new Subdivisions or Land Developments at this time.

**Old Business:**

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

1. An Incompleteness Letter was received from Luzerne Conservation District with comments.

2. An email was received from Atty. Stephen Seach stating that the Continuation Hearing was rescheduled from September 26, 2022 to the Zoning Hearing Board Meeting on October 24, 2022 due to the fact that an objector, Harry Kress, was not able to attend.

**SAI Sugarloaf Realty (SR93 Convenience Store & Gas Station):**

1. A letter was received from Dennis Peters, Engineer, with comments.

2. An Acknowledgement Letter for PennDOT was sent to LIVIC Civil per their request. They must submit the letter to PennDot.

3. A letter from LIVIC Civil was received requesting a 90 day extension which would expire on January 27, 2023

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) SAI’s request for a 90 day extension which would expire on January 27, 2023.

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

**Bolus Land Development:**

1. A letter with comments was received from Atty. Joseph Baranko in regards to Bolus’ Land Use Appeal.

**New Business:**

1. A letter was received from PA DEP in regards to Choice Cigarette, 544 State Route 93, Sugarloaf, PA.

They had issued a Notice of Violation on March 21, 2022 and then a subsequent Notice of Proposed Assessment on July 22, 2022 as a result of the failure to initiate site characterization activities and failure of submitting a report. On August 31, 2022, DEP received a compliance schedule. They are assigning the due date of the Site Characterization Report to December 30, 2022.

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

3. The next scheduled meeting of the Planning Commission will be held on Monday, November 7, 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.