**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR SEPTEMBER 6, 2022**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Tuesday September 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, \_\_\_\_\_; 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 August 1, 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 August 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. Per Chris Arnold at Pennoni, they will be changing the names on their projects due to the difficulty in distinguishing each separate project.

**Crossroads XOX, LLC** (Slusser Landfill) will have that same name.

Crossroads XOXO (Schiavo) will be called **XOXO Building #1** (Building #2 will be Hazle Township and Building #3 will be West Hazleton)

The Master Plan will be labeled as **“Crossroads XOX/Master Plan”** but this will mainly be used for where the permits are going

2. Pennoni is requesting a 90 day extension for Crossroads XOX, LLC and JVI, LLC

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the request for a 90 day extension which would expire on December 12, 2022.

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

3. Received a letter from Pennoni with notice that they are applying for a NPDES Permit for Stormwater Discharges associated with construction activities from the PA DEP. Plans were received and given to Dennis Peters, Engineer for review.

4. Received Revised Land Development Plans from Pennoni. Copies are available for Planning Commission Board members to review.

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

1. A Letter was received from RJD Engineering, Inc. with comments.

2. A notice was received from PennDot that the ePermit Application was received and is under review.

3. Received a Component 4A Municipal Planning Review. It was signed by Harry Reed, Planning Commission Chairman and returned to RJD Engineering and also Russ Treas of Livic Civil.

4. Received a Letter from Luzerne County Planning Commission with comments along with a Review Letter from Barry Isett & Associates, Inc. with comments.

5. Per Joseph Calabrese at RJD Engineering, Dennis Peters of Peters Consultants will be taking over the project at this time

6. An email was received from ePermitting at PennDot stating that they returned the Application to the Applicant for revision and resubmission.

7. An email was received from Duane Hildebrand, Fire Chief, stating that he has reviewed the Plans and has no comments.

**Bolus Land Development:**

1. Received a Letter from the Prothonotary of Luzerne County and also Atty. Donald Karpowich regarding Bolus vs. Board of Supervisors of Sugarloaf Township for Civil Action-Law Land Use Appeal. Copies of all records and Plans were given to Atty. Joseph Baranko.

**New Business:**

1. A Letter was received from Atty. Joseph Baranko stating that the Township is moving forward with considering an Ordinance amending the Subdivision and Land Development Ordinance for the Township in regards to Fire Hydrant regulations and requirements. The target Public Hearing date will be September 20, 2022 at 5 PM. The draft Ordinance is attached for review and comment.

2. A letter was received from Entech Engineering in regards to the Conyngham-Sugarloaf Joint Municipal Authority. It is in regards to a WQM Part ll Permit Application for the construction of the expansion and upgrade of the Conyngham-Sugarloaf Joint Municipal Authority’s existing wastewater treatment facility from 0.350 MGD to 0.500 MGD Annual Average flow with a Hydraulic Capacity of 0.750 MGD. The Application information is attached for review and comment. The Municipal Land Use Letter Permit Application is attached and is to be completed and signed. A copy was sent to Zoning Officer, Henry Mleczynski, for review and comment.

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, October 3, 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.