**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR NOVEMBER 7, 2022**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday November 7, 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 October 3, 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:**

1. The Zoning Officer’s Report for October 2022 is attached.

**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 email was received from Penn Dot epermitting stating that they received a highway occupancy permit and it is under review.

2. Received a letter of intent from Jim Vozar at Crossroads XOX stating that they are submitting their application to PA DEP.

3. Crossroads XOX, LLC’s hearing with the Zoning Hearing Board was cancelled for October 24, 2022. They withdrew their application.

4. An email was received from Lou Romanelli at 911 stating the new names for in the Crossroads development.

The names will be: Pasco Way 600-627; Crossroads Way 400-502; Access Drive 100-317

5. Clarification along with a map of the buildings for the Crossroads projects was received from James Vozar.

Building #1- Crossroads XOXO is located in Sugarloaf Township and falls under our planning

Building #2- Crossroads XOXO is located completely in Hazle Township. They are handling the planning.

Building #3- Crossroads XOXO is located mostly in West Hazleton Borough. A small portion is located in Sugarloaf Township. This is the building that West Hazleton is managing the planning and copying us for information as specified in Resolution No. 17 of 2022

Building #4- Crossroads XOX is located in Sugarloaf Township and falls under our planning.

6. The Review Letter from Engineer, Dennis Peters was received with comments.

**Crossroads XOXO Building #1**

1. Plans were received from Pennoni. Copies will be given to the Planning Commission members for review.

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

1.Received Review Letter with comments from Engineer, Dennis Peters, in regards to the Revised Final Development Plans and the Revised Subdivision Plan

2. Received the Sewage Planning Module from Brior Environmental.

3. Received notice from ePermitting that Penn Dot received the Highway Occupancy Permit Application and it is under review.

4. A Representative from Livic Civil will attend today’s meeting to discuss concerns about incomplete reviews.

**New Business:**

1. A No Sewage Planning Required Letter was received from PA DEP in regards to the Lands of Linda Schiavo.

2. A letter was received from Engineer Dennis Peters in regards to Caputo’s Stormwater Application for 9 Dagostin Road, Sugarloaf, PA 18249 for a pool and patio area. No provisions were listed to control water runoff, therefore the application was returned for design to meet the requirements.

3. A draft of the proposed Ordinance and map for the Salata Rezoning was received from Atty. Baranko. It is available for review and comment from the Planning Commission.

4. A Review Letter was received from Engineer, Dennis Peters with comments in regards to the Stormwater Management Permit Application and Stormwater Runoff Plan for a new home and driveway for James Heckman, 106 Pecora Road Drums, PA 18222.

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

6. The next scheduled meeting of the Planning Commission will be held on Monday, December 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.