SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA

858 MAIN STREET, SUGARLOAF, PA 18249

REORGANIZATION AND REGULAR MEETING

JANUARY 3, 2023

The Sugarloaf Township Planning Commission is holding their reorganization and regular monthly meeting this Tuesday, January 3, 2023 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, 2022.

**Attendance:**

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

**Reorganization:**

1. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as

Temporary Chairman.

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

1. Entertain motions for Chairman: A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Chairman for the year 2023.

Roll Call: Disabella, \_\_\_\_\_; Ecker, \_\_\_\_\_; Morrison, \_\_\_\_\_; Cusatis, \_\_\_\_; Reed, \_\_\_\_\_.

1. Entertain motions for Vice Chairman: A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Vice Chairman for the year 2023.

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

1. Entertain motions for Secretary: A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Secretary for the year 2023.

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

**Public Comment on Items on Agenda Only:** Five minute time limit on items on the agenda only. 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, December 5, 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: DiSabella, \_\_\_\_\_; Ecker, \_\_\_\_\_; Morrison, \_\_\_\_\_; Cusatis, \_\_\_\_\_ Reed, \_\_\_\_\_.

**Zoning Officer’s Report:**

1. Read the list of permits issued/denied by the Zoning Officer for the month of December 2022.
2. Read the Annual Zoning Report for 2022.

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

1. No New Subdivisions, Lot Consolidations or Land Developments for the Month of

December 2022

**Old Business:**

**SAI (SR93 Convenience Store and Gas Station)**

1. A Representative from SAI will be present to seek Conditional Approval on their Land Development Plan. An email was received from Dennis Peters stating that the Land Development Plans and various required submittals are not complete at this time.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Conditional Approval on the Land Development Plans.

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

2. A Review Letter was received from Dennis Peters in regards to the Revised Subdivision Plan with comments stating that the revision is acceptable, all the requirements of Sugarloaf Township have been met and approval is recommended.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Subdivision Plan as presented.

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

If approved, Planning Commission Members will sign the Plans after the meeting and the Plans will be forwarded to the Supervisors for approval and signature.

3. A letter of request was received from LIVIC Civil for a 60 day extension expiring on March 27, 2023.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 60 day extension expiring on March 27, 2023.

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

4. A representative from LIVIC Civil is present and recommending approval for both M-950AA’s (Applicant’s Authorization for Agent to Apply for Highway Occupancy Permit): SAI Sugarloaf for the Driveway and Sugarloaf Township for the Stormwater work in the right of way (to be signed after the Operation & Maintenance Agreement is approved). Discussion was tabled at the December Planning Commission Meeting until comments were received from Dennis Peters. An email with comments was received from Dennis Peters on December 2, 2022.

a. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the M-950AA for the Driveway.

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

b. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the M-950AA for the Stormwater work in the Right of Way, to be signed after the Operation and Maintenance Agreement is approved.

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

**Crossroads XOX, LLC**

1. A request was received from Pennoni seeking Conditional Approval for the Preliminary Land Development Plans for Building #4

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) Conditional Approval on the Preliminary Land Development Plans for Crossroads XOX, LLC (Building #4)

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

**Crossroads XOXO**

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

**New Business:**

1. A request was received from the Conyngham-Sugarloaf Joint Municipal Authority. They are applying for the Covid-19 ARPA H2O PA Water Supply, Sanitary Sewer and Storm Water Projects Grant Program. The PA Commonwealth Financing Authority requires that the applicants receive a formal written review for consistency with local and county land use plans and with agricultural land use plans. A letter was received from Engineer Dennis Peters with comments.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) providing a written review on this project.

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

2. A letter was received from Attorney Kevin Fogerty in regards to Sugarloaf Industrial and Logistics Holdings, L.P. Petition for Curative Amendment. It states that they own property completely within the I-1 Zoning District. The Ordinance Amendment would allow construction of warehouses up to height of 50 feet instead of the listed 35 feet height. The letter was approved by the Supervisors at their meeting on December 20, 2022 to be moved to the Planning Commission for consideration. Per Attorney Baranko, a Public Hearing would need to convene by January 14, 2023.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Curative Amendment to change the allowable building height from 35 feet to 50 feet in the I-1 Zoning District.

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

3. Proposed exhibits for the UGI Pipeline project were received due to the fact that it will affect 2 parcels owned by Sugarloaf Township. They are presenting these exhibits to all of the land owners in order to get their feedback and approval on routing. Once the final route is agreed to and locked in, they will begin the ROW Agreement and compensation negotiations. The exhibits are open for comment and approval.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the UGI Pipeline Project conditional upon compensation negotiations.

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

4. The Greater Hazleton Joint Sewer Authority Service Area Act 537 Plan Revision Outline was received from Andy Nowak at Greater Hazleton Joint Sewer Authority for review. A review letter from Dennis Peters was received with comments.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the GHJSA Act 537 Plan of Service Review.

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

5. Monthly Meetings of the Planning Commission will be held on the first Monday of each month at 7:00 pm except for Tuesday, September 5, 2023 at 7pm due to the holiday.

6. The next scheduled meeting of the Planning Commission will be held on Monday, February 6, 2023 at 7:00 P.M.

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

**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.