**REVISED**

**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR MARCH 6, 2023**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday March 6, 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:**

Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_ Reed, \_\_\_\_\_

**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 February 6, 2023 are up for approval. Are there any additions or corrections?

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Minutes as submitted.

Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock \_\_\_\_\_; Reed, \_\_\_\_\_

**Zoning Officer’s Report:**

1. The Zoning Officer’s Report for the month of February is attached. There were 9 permits issued and none denied.

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

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

**Old Business:**

**Crossroads XOXO, LLC:**

1. Received a notice from ePermitting at PennDOT that they completed their review for a Highway Occupancy Permit and had returned it to the applicant for revision and resubmission.

**Crossroads XOX Building #4:**

1. A request was received from Pennoni for a 90 Day Extension for Crossroads XOX Building #4

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) a 90 day Extension which would expire on June 10, 2023.

Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock \_\_\_\_\_; Reed, \_\_\_\_\_

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

1. (8) Copies of Land Development Plans were received from LIVIC Civil and copies are available for the Planning Commission to review. The Plans were reviewed by Engineer Peters Consultants and a Review Letter with comments was received.

2. Russ Treas from LIVIC Civil is requesting a 60 Day Extension which would expire on May 26, 2023.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) a 60 Day Extension which would expire on May 26, 2023.

Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock \_\_\_\_\_; Reed, \_\_\_\_\_

3. A notice was received from PennDOT e-permitting stating that they received the application for a Highway Occupancy Permit and it is under review.

4. A draft of the Proposed Stormwater Maintenance Agreement was received from Engineer Peters Consultants. Also received was the Stormwater HOP Application information.

5. A letter was received from Attorney Joseph Baranko with the final version of the Stormwater Maintenance Agreement.

**Thomas Trella/ Bellagio Fields Banquet Facility:**

1. A Land Development Component 2 Sewage Planning Module was received from Brior Environmental. It is presented to the Planning Commission Board for review and approval.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Land Development Component 2 Sewage Planning Module and to forward the Module to the Supervisors for acceptance and approval.

Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock \_\_\_\_\_; Reed, \_\_\_\_\_

2. Received the Municipal Notification of Planned Land Development for Chapter 102 Permits from

PA DEP. The form was sent to Twin Oaks to be completed and then will be forwarded to the Planning Commission for approval.

3. Received the Transportation Impact Study Determination & Scoping Meeting Application from PennDOT.

4. Received a Release of Liability and Hold Harmless Agreement from Attorney Baranko in regards to the land development project.

**Sugarloaf Logistics, LLC:**

1. Received notice from ePermitting at PennDOT stating that the Application for Highway Occupancy Permit was received and is under review.

2. Received a letter from Sugarloaf Township Fire Chief, Duane Hildebrand with comments. The letter was in regards to a request from Luzerne County Planning and Zoning for his input in regards to height limits of warehouse buildings in the Industrial Zone. The Curative Zoning Ordinance Amendment in regards to the height limits was approved by the Board of Supervisors at their February 21, 2023 meeting.

**New Business:**

1. Received a letter from Attorney Joseph Baranko in regards to Robert Bolus Jr. vs. Sugarloaf Township Board of Supervisors Land Use Appeal in regards to the adverse decision on his Land Development Plan. The Oral Argument took place on February 22, 2023 at the Luzerne County Courthouse.

2. Received Approved Stormwater Permit Applications on:

Parminder Baidwan-9 Jennifer Lane, Sugarloaf, PA. 18249

Jeff Zanolini-Main Street, Sugarloaf, PA 18249

Thomas Trella- 714 and 712 SR93, Sugarloaf, PA 18249

James Heckman- 106 Pecora Road, Drums, PA 18222

Diana DeLeon- 46 Forest Hill Road, Hazleton, PA 18202

3. A letter was received from the Hazleton Area Water Company stating that they are submitting an application for a major modification to their PA DEP issued Public Water Supply Permit on or about March 13, 2023. The modification includes the addition of two new spring water wells at the site located in Black Creek and Sugarloaf Townships.

4. A letter was received from Attorney John Rodgers in regards to an Intermunicipal Transfer of Liquor License #R17804 from Hanover Beverage, LLC in Hanover Township to SAI Sugarloaf, LLC at 1136 State Route 93, Drums, PA 18222 in Sugarloaf Township. A Public Hearing will be held on March 21, 2023 prior to the regular scheduled Board of Supervisor’s meeting.

5. Received a SCR/RAP Disapproval Letter with comments from PA DEP in regards to Choice Cigarette Store #94318.

6. A letter with comments was received from PA Department of Transportation regarding Erosion and Sediment Control Plan Approval for SR 3040 Section D51 Culvert Replacement in Sugarloaf Township.

7. Any other business that the Board Members would like to discuss.

8. The next Regular Meeting of the Planning Commission will be held on Monday,

April 3, 2023 at 7:00 P.M.

**A MOTION WAS MADE TO ADD THE FOLLOWING TO THE AGENDA FOR CONSIDERATION:**

A motion by Tony Cusatis, seconded by Nicholas Larock to add a vote to the agenda to consider conditional approval of the **SAI Sugarloaf Realty (SR93 Convenience Store & Gas Station)**

Plan based on the applicant meeting conditions in the review letter to include HOP, Stormwater Plan and MOU. The motion passed with Cusatis, Larock, DiSabella in favor.

A motion was made to give conditional approval of the **SAI Sugarloaf Realty (SR93 Convenience Store & Gas Station)** Plan based on the applicant meeting conditions in the review letter to include HOP, Stormwater Plan and MOU. The motion passed with Cusatis, Larock, DiSabella in favor.

**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.