**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR APRIL 3, 2023**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday

April 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:**

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 March 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 March is attached. There were 21 permits issued and 1 denied.

2. The Zoning Officer has received a few complaints from residents in regards to Frontier’s Fiber Optic Project.

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

**Barry Ervin Subdivision:**

1. Plans were received and a copy was given to the Township Engineer, Peters Consultants to review for completeness. The Plans were deemed as Administratively Complete by Peters Consultants and also complete with no comments. The review from Luzerne County has not been received yet.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Plans as Administratively Complete.

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

2. A letter was received from Zoning Officer, Henry Mleczynski with no comments.

3. A letter was received from Brior Environmental with perk test results on the proposed subdivision.

**Victor Berroa Land Development:**

1. Preliminary Land Development Plans for the proposed truck repair facility in West Hazleton were received from the client’s Engineer, Twin Oaks and will be forwarded to the Sugarloaf Township Engineer, Peters Consultants for review for completeness. After the Engineer deems them as Administratively

Complete, they will be forwarded to the Planning Commission for acceptance as Administratively Complete.

2. A copy of the letter from Attorney DeCosmo to Zoning Officer, Henry Mleczynski was received with comments. Also a copy of the email from Henry to Attorney Baranko in regards to this letter being received. Mr. Berroa has not begun construction of the truck repair facility as of this time.

**Old Business:**

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

1. LIVIC Civil received a 60 day extension from the Supervisors at their Board meeting on March 21, 2023. The extension will expire on May 26, 2023

2. Received a letter with comments from PennDOT with comments in regards to the Highway Occupancy Permits for both the applications: The Medium Volume Driveway and the Sugarloaf Township Stormwater Connection. Liz Tolan contacted Jeremiah Gonzalo at PennDOT to re-confirm that the Application #292298 is definitely in regards to the Stormwater Connection.

3. The following forms were received:

a. The signed “Applicant’s Authorization for Agent to Apply for Highway Occupancy Permit” from the Supervisors

b. The OPC (Opinion of Probable Cost) from Justin Ross at LIVIC Civil

c. The signed Stormwater Maintenance Agreement from the Supervisors. There was still missing information on the MOU regarding the % number as security.

d. The letter from Engineer Peters Consultants with calculation of the recommended bonding amount in regards to the stormwater work.

4. Received a copy of emails between Liz Tolan, Twp Manager, Atty Baranko and Peters Consultants in regards to release of Stormwater HOP and MOU. Per Attorney Baranko, Mr. Patel can not receive the signed HOP Stormwater Permit yet until the bond is received and reviewed. The MOU must wait and be signed at the time when Final Plans are signed.

5. Received a copy of the Stormwater Facilities Maintenance and Monitoring Agreement from Atty. Joe Baranko.

6. An email from ePermitting at PennDOT stating thatthey have completed their review and have returned the application for a Highway Occupancy Permit to the applicant for revision and resubmission.

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

1. Received PennDOT’s review letter of the TIS Determination and Scoping Meeting Application with comments.

2. Received a Review Letter from Luzerne County Planning Commission with comments.

3. Received the Transportation Impact Study Determination and Scoping Meeting Application from ePermittiing at PennDOT

**Crossroads XOX, LLC:**

1. Received a letter with comments from DEP stating that they have reviewed their application and have identified some technical deficiencies.

**Crossroads XOXO, LLC:**

1. Received a notice from ePermitting at PennDOT stating that they received the application for a Highway Occupancy Permit and it is under review.

**Bolus vs. Board of Supervisors of Sugarloaf Township:**

1. Received a letter from Atty. Baranko with comments in regards to the Bolus litigation. A Settlement Conference is scheduled for April 11, 2023 at the Luzerne County Courthouse.

**Zanolini:**

1. A Stormwater Evaluation letter with comments was received from the Township’s Secondary Engineer, Twin Oaks.

2. An email was received from the client’s Engineer, Peters Consultants. They sent a message to Twin Oaks stating that they will be revising the plans to ensure that the disturbance area is under an acre.

**New Business:**

1. **Choice Cigarettes/ Sonny’s Vape Shop:**

Received copies from Peters Consultants that they emailed to Darrick Kreischer at United Environmental: Department of Transportation Drawings for construction and PA Department of Highways-Drawings designating future location and width and authorizing condemnation of right-of-way and construction.

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

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

May 1, 2023 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.