

**SUGARLOAF TOWNSHIP PLANNING COMMISSION
AGENDA FOR JULY 3, 2023**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday July 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 June 5, 2023 are up for approval. Are there any additions or corrections?

A motion by _____, seconded by _____, to (approve, table, deny) the Minutes from the June 5, 2023 Planning Meeting as submitted.

Ecker, _____; Cusatis, _____; DiSabella, _____; Larock _____; Reed, _____

Zoning Officer's Report:

1. The Zoning Officer's Report for the month of June is attached. There were 12 permits issued and none denied.

2. A Zoning Appeal Hearing for Giuseppe and Sandy Caponera was held on June 26, 2023. It was in regards to installation of a 6 foot high fence in the front yard of 96 Larock Road, Sugarloaf, PA 18249. The Application was approved.

Subdivision/Lot Consolidations/Land Development:

Randall Skuba Minor Subdivision:

1. Skuba's Extension will expire on 7/30/2023 which is a few days before the August Planning Commission Meeting on August 8/7/2023. They are requesting a 90 Day Extension at this time. The Extension would then end on 10/28/2023.

A motion by _____, seconded by _____, to (approve, table, deny) a 90 Day Extension which will then expire on 10/28/2023

Ecker, _____; Cusatis, _____; DiSabella, _____; Larock _____; Reed, _____

Victor Berroa Land Development:

1. Received the Inspection Report from Luzerne Conservation District with comments.
2. Received the Sewer Module Application from Berroa's Engineer, Twin Oaks Consulting. The Application was signed by our Primary Engineer, Dennis Peters. The connection is for the Greater Hazleton Joint Authority Line only.
3. Received a Review Letter from Luzerne County Planning with comments and also a Review Letter from Barry Isett & Associates (for Luzerne County) with comments.
4. Berroa's Extension will expire on 7/30/2023 which is a few days before the August Planning Commission Meeting on 8/7/2023. They are requesting an Extension at this time. The Extension would then end on the day after the Planning Commission Meeting in August.
A motion by _____, seconded by _____, to (approve, table, deny) an Extension which will then expire the day after the Planning Commission August Meeting.
Ecker, _____; Cusatis, _____; DiSabella, _____; Larock _____; Reed, _____
5. Received 6 folded copies of the Final Plans plus 1 Stormwater Report from Al Handy at Twin Oaks. A copy was given to Engineer Denny Peters to review and comment.

Jeff Zanolini Stormwater Plans:

1. A copy of the Response Letter to Luzerne Conservation District was received from Mr. Zanolini's Engineer, Dennis Peters, in regards to the Erosion and Sediment Control Plan.

Bolus:

1. A Conditional Zoning Permit was issued by Zoning Officer Henry Mleczynski based on the conditions that Final Land Development Plans and Map must be recorded at Luzerne County Planning Department and received with a final acceptance by Sugarloaf Township. The Final Plans were accepted at the Planning Meeting on June 5, 2023 and then accepted by the Supervisor's at their meeting on June 20, 2023. Attorney Karpovich picked up the Plans to take to Luzerne County to be recorded. After recording, 2 copies will be returned to the township office.

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

1. A notice was received from ePermitting at PennDOT stating that the Stormwater HOP Application #292298 had been received, reviewed and the Permit was issued.
2. Received copies of the approved Stormwater HOP Permit (Permit #292298) and the approved Driveway HOP (Permit #264615) from PennDOT
3. A letter was received from PA DEP approving SAI's request for an alternative time frame for submitting a complete Site Characterization Report. The request was approved until September 8, 2023. There is also annual storage tank registrations that are past due per PA DEP.

4. Received email from Engineer Denny Peters of Peter's Consultants stating that the driveway in question requires a township driveway permit also to access the township roadway. Mr. Ashok Patel was made aware to contact LIVIC Civil to apply for the permit. The Application was received and submitted to the Zoning Officer.

5. Final Land Development Rolled Plans for SR93 Convenience Store and Gas Station were submitted by LIVIC Civil for approval. We received an email from Zoning Officer stating that if the Road Occupancy for the township is not approved before the Planning Meeting, then Planning can do a conditional approval. A motion by _____, seconded by _____, to (approve, table, deny) to grant Conditional Approval on the Final Land Development Plans as submitted.

Ecker, _____; Cusatis, _____; DiSabella, _____; Larock _____; Reed, _____

If approved, the Plans will be signed after the meeting then forwarded to the Supervisors for approval.

Thomas Trella/ Bellagio Fields Banquet Facility:

1. Trella's Extension will expire on 8/5/2023 which is a few days before the August Planning Commission Meeting on August 8/7/2023. They are requesting a 90 Day Extension at this time. The Extension would then end on 11/3/2023.

A motion by _____, seconded by _____, to (approve, table, deny) a 90 Day Extension which will then expire on 11/3/2023.

Ecker, _____; Cusatis, _____; DiSabella, _____; Larock _____; Reed, _____

2. An email was received from Hunter Bednarczyk at Luzerne Conservation District with comments.

Crossroads XOXO Building #1:

1. A Sewage Serviceability Request Response Letter was received from our Primary Engineer, Peters Consultants, Inc. stating that there is adequate sewer capacity to allow connection for sanitary sewage flow for the four buildings tributary to the GHJSA system which is not part of the limited available EDU's associated with the CSJMA sewage system. Dennis Peters states that to his understanding, the GHJSA has already approved the projected sewage discharge flow from this project.

2. Received a Second Review Letter from our Primary Engineer, Peters Consultants, Inc. with comments.

3. A letter was received from Attorney Joseph Baranko in regards to a conversation with Attorney Ustynoski with comments in regards to the sewage flow for all the warehouses.

4. Crossroads XOXO Building #1's Extension will expire on 8/3/2023 which is a few days before the August Planning Commission Meeting on August 8/7/2023. They are requesting an Extension at this time. The Extension would then end on the day after the Planning Commission Meeting in August.

A motion by _____, seconded by _____, to (approve, table, deny) an Extension which will then expire the day after the Planning Commission August Meeting.

Ecker, _____; Cusatis, _____; DiSabella, _____; Larock _____; Reed, _____

Old Business:

There is no Old Business at this time

New Business:

1. Received a letter from Hazleton Area Water Company giving notice that they filed an application with the Susquehanna River Basin Commission for a minor modification in regards to the addition of 2 new production wells. The information was given to the Supervisors as correspondence at their meeting on June 20, 2023.

2. A letter was received from Attorney Baranko in regards to the Amendment of Ordinance No. 2 of 2011. It will have a designation of "Ordinance No. 3 of 2023". The Ordinance provides permitting and regulating conditions for free standing Solar Panels on plots or lots comprised of 20 acres or more within an S-1 Zoning District.

Also Ordinance No. 4 of 2023 regulates the light intensity beyond the boundaries when the adjacent land is included within an A-1, S-1 or R-1 Zoning District.

These Ordinances are presented to the Planning Commission for review and comment. A public hearing is scheduled for July 18, 2023 at 5:30pm in regards to these Ordinances, after which the Board of Supervisors will consider at their Regular Meeting for approval.

3. When projects are due for an extension, the extensions sometimes fall just a few days before the Planning Meetings. We suggest amending procedures to allow the applicant to request an extension until the appropriate Planning Commission Meeting of the month involved.

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

5. The next Regular Meeting of the Planning Commission will be held on Monday, August 7, 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.