**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR JUNE 5, 2023**

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

June 5, 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, \_\_\_\_\_

Attorney Peter Fagan is absent from today’s meeting. Attending in his absence is Attorney Nina Decosmo.

**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 May 1, 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 May is attached. There were 11 permits issued and 1 denied.

2. A Zoning Appeal Hearing for Giuseppe and Sandy Caponera will be held on June 26, 2023 at 7pm. It is in regards to installation of a 6 foot high fence in the front yard of 96 Larock Road, Sugarloaf, PA 18249

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

**Randall Skuba Minor Subdivision:**

1. Received the Sewage Planning Module from Brior Environmental for review and approval.

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

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

If approved, the Planning Module will be signed after the meeting.

2. Received the Zoning Review from Zoning Officer, Henry Mleczynski with comments.

3. Received the Review Letters from Luzerne County Planning with comments and Luzerne County Engineer with no comments.

**Victor Berroa Land Development:**

1. Received a Review Letter from Peters Consultants with comments.

2. Received a Review Response Letter from Berroa’s Engineer, Twin Oaks Consulting. It addressed concerns that our Primary Engineer, Dennis Peters had on his Review Letter.

3. Received the Zoning Review Letter from our Zoning Officer, Henry Mleczynski with comments.

**Sugarloaf Logistics:**

1. Plans were received from Engineer Kimley-Horn. They were reviewed by Peters Consultants and deemed Administratively Complete and are presented to the Planning Commission for acceptance as Administratively Complete.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) acceptance of the Preliminary Final Land Development Plans for Sugarloaf Logistics as Administratively Complete.

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

Copies of the Plans will be given to the Planning Commission members to review.

**Old Business:**

**Jeff Zanolini Stormwater Plans:**

1. Received a Review Letter from our secondary Engineer, Twin Oaks Consulting in regards to revisions made by Mr. Zanolini’s Engineer, Dennis Peters. The Stormwater Plans are acceptable. We are still awaiting the final reviews from Luzerne County Conservation District and then the Stormwater Plans will be complete.

**Bolus:**

1. Received a letter from Attorney Joseph Baranko with a proposed stipulation revision.

2. Received the recent Order issued by Judge Hughes relative to the Bolus litigation. The Judge acknowledged that the Stipulation has been tendered and approved as a court order.

3. Received a copy of the Stipulation that Attorney William Stephens filed at the Luzerne County Courthouse. Per Attorney Joseph Baranko, the Planning Commission and the Supervisors are to sign the Final Plans. After recording, Mr. Bolus can then follow through with Zoning. A motion is needed to accept and sign the Final Plans.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) acceptance of the Final Land Development Plans.

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

The Final Plans will be signed after the meeting and then forwarded to the Supervisors for signature.

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

1. Received a copy of email from Russ Treas at LIVIC Civil that was sent to Peters Consultants with the updated Land Development Set & DEP Sewage Planning Approval. He states that they do not have their HOP yet. Also comments were given in regards to the jersey barriers.

2. Received the Approval Letter from PA DEP on SAI’s Plan revision.

3. Received notice from ePermitting at PennDOT in regards to SAI’s application for Highway Occupancy. It has been reviewed and returned for revisions.

4. Received email drawing from Peters Consultants with their recommendation for the driveway that he sent to Justin Ross at LIVIC Civil. A return access drawing and comments were received back from Justin Ross.

5. Received copies of emails between Dennis Peters, Supervisors and Twp Manager, Elizabeth Tolan in regards to Justin Ross from LIVIC Civil wanting to be on the Planning Agenda. At this time, LIVIC Civil did not request an extension. Justin was hoping to have all permits in hand and be on the agenda for approval. He was told that any Final Plans can not be presented to the Planning Commission before they are reviewed by our Engineer.

6. Received copies of emails from Justin Ross of LIVIC Civil with requesting the Township to complete the BP ID for PennDOT in regards to the Utility (Stormwater) HOP. Township Manager, Liz Tolan forwarded to Peters Consultants to proceed with this.

7. Received notice from PennDOT e-permitting that the application was received, reviewed, approved and the permit was issued by PennDOT. ( HOP Permit #04068527 Cycle #7 )

8. Justin Ross from LIVIC Civil is requesting that they be on the agenda for final approval of the Driveway Configuration. Engineer Denny Peters has reviewed the Driveway Configuration and deemed it acceptable.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Final Plans of the Driveway Configuration.

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

If approved the Final Plans will be signed after the meeting.

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

1. Received Approval Letter from PA DEP on the Plan Revision.

2. Received a Review Letter from Luzerne County Conservation District with comments.

3. A notice was received from Trella’s Engineer, Peters Consultants stating that a PennDOT Scoping Meeting will be held on May 2, 2023 at 10 am.

4. Received a Zoning Review Letter from Zoning Officer, Henry Mleczynski with comments.

**Crossroads XOX Building #4:**

1. Kyle Haydt from Pennoni is requesting a 90 Day Extension which would then expire on

September 8, 2023.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 Day Extension which will expire on September 8, 2023.

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

**Crossroads XOXO Building #1:**

1. Received Notice from PennDOT e-permitting that their review was complete and the application was returned to the applicant for revision and resubmission.

2. A letter with comments was received from Peters Consultants, Inc. in regards to a phone call with Jim Vozar regarding the status of the Sugarloaf Township Special Study to determine existing and future sewage planning needs.

**New Business:**

1. A request was received from Walter Ackerman to speak to the Planning Commission in regards to his property.

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,

July 3, 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.