**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR AUGUST 7, 2023**

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

August 7, 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 but is available by phone.

**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 July 3, 2023 are up for approval. Are there any additions or corrections?

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

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

**Zoning Officer’s Report:**

1. The Zoning Officer’s Report for the month of July is attached. There were \_ Permits approved and \_\_\_\_ denied

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

**Victor Berroa Land Development:**

1. Received Final Plans and Review Response Letter from Berroa’s Engineer Twin Oaks. Plans were given to our Primary Engineer Denny Peters for review. Copies are available for the Planning Commission to review.

2. Received 2nd Review Letter from Peters Consultants with comments.

3. Received a Response Letter from Berroa’s Engineer Twin Oaks in regards to our Primary Engineer Denny Peters’s 2nd Review. Also received the Stormwater Permit Application and the Engineering, Drainage and Soil Erosion Report

**Sugarloaf Logistics:**

1. Received a notice from e-Permitting at PennDOT stating that the Driveway HOP (Application #299553) was returned for revisions 150 days ago and it has not been resubmitted with the needed revisions. If no action is taken within the next 30 days, their application will be withdrawn. Later we received notification that Sugarloaf Logistics has now submitted the application and it is under review.

2. Received Review Letters from Luzerne County with comments in regards to Building #294 Land Development, Building #382 Land Development and also the Subdivision.

3. Received the 1st Zoning Review Letter from Henry Mleczynski with comments in regards to Building #382.

4. A Request for a 90 Day Extension was received from Kimley-Horn. The extension would then expire on December 2, 2023.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) a 90 Day Extension which would expire on December 2, 2023.

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

**Jeff Zanolini Stormwater Plans:**

1. Received an approval letter from Luzerne Conservation District in regards to the Erosion and Sediment Control Plan. The Final Plans are presented to the Planning Commission for Final Approval.

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

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

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

1. 2 Final Rolled Recorded Plans were received from Livic Civil. The Land Development Plans are finalized.

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

1. Received Authorization to Discharge from the PA Department of Environmental Protection Bureau of Clean Water

2. Received Letter from Luzerne County Conservation District stating General Permit Coverage Approval for Discharges of Stormwater Associated with Construction Activities

3. Received a Chapter 102 Visual Site Inspection Report to be completed. Emailed to Twin Oaks.

**Crossroads XOX Building #4:**

1. Received a Review Letter with comments from Fire Chief Duane Hildebrand.

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

3. Received Revised Plans from Pennoni. A copy was given to the Engineer Denny Peters and Zoning Officer Henry Mleczynski for review. Copies are also available for all Planning Commission Board Members for review.

**Crossroads XOXO Building #1:**

1. Received a Review Letter from Fire Chief Duane Hildebrand with comments.

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

**Choice Cigarette:**

1. Received a Letter from PA Department of Environmental Protection with comments and approval in regards to the request for an alternative timeframe for submitting a complete Site Characterization Report.

**Old Business:**

No Old Business at this time.

**New Business:**

1. Mr. Bart Ecker has given a notice of his resignation from the Planning Commission Board at this time. The notice will be given to the Supervisor’s at their meeting on August 15, 2023.

2. A letter was received from Attorney Baranko to Zoning Officer Henry Mleczynski in regards to the Blasting Permit for the Sampson New Home Project with comments.

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 Tuesday

September 5, 2023 at 7:00 P.M. due to the holiday.

**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.