**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR SEPTEMBER 5, 2023**

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

September 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:**

Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_Benulis, \_\_\_\_\_ 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 August 7, 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 \_\_\_\_\_; Benulis, \_\_\_\_\_; Reed, \_\_\_\_\_

**Zoning Officer’s Report:**

1. The Zoning Officer’s Report for the month of August is attached. There were 8 Permits approved and none denied.

2. There was no Zoning Hearing Board Meeting on August 28, 2023 due to no current business.

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

**Moisey-Hoover Minor Subdivision:**

1. Received Plans for the Subdivision. They were reviewed by Peters Consultants and deemed as Administratively Complete

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

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

If approved, copies will be given to the Planning Commission Memberes to review.

**Berroa Truck Repair Facility Land Development:**

1. Received the Traffic Impact Report from Berroa’s Engineer, Twin Oaks Consulting

**Crossroads XOX Building #4:**

1. A request was received from Pennoni for a 90 Day Extension which would expire on December 7, 2023.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 Day Extension.

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

2. Received the Water Will Serve Letter from Hazleton City Authority with comments.

**Crossroads XOXO, LLC Building #1 and JVI, LLC Land Development:**

1. Received a 3rd Review Letter from Zoning Officer Henry Mleczynski with comments.

2. Crossroads XOXO would like to review the dedication of the access roads from Tomhicken Road to the proposed warehouse facilities

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Dedication of the access roads.

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

**Randall Skuba Minor Subdivision:**

1. A letter was received from PA DEP stating that they reviewed the Skuba Application and have determined that it is technically deficient. It has been returned for resubmission.

**Trella (Bellagio Fields):**

1. Received the Chapter 102 Visual Site Inspection Report from Trella’s Engineer, Dennis Peters

2. Received a waiver request from Peters Consultants for the Bellagio project. The Plan shows proposed landscaped islands throughout the parking lot but they would like to eliminate the islands.

A Waiver Review Letter was received from our Secondary Engineer Twin Oaks Consulting with comments.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the requested waiver to remove the landscaped islands from the parking lot area at Bellagio Fields

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

**Sugarloaf Logistics:**

2. A letter with comments was received from PennDOT in regards to the Highway Occupancy Permit Application #299553 Cycle #2. The comments are to be addressed and the application must be resubmitted.

**Old Business:**

**New Business:**

1. An email was received in regards to the Kress Litigation stating that the matter will be moved to federal court.

**1. James Heckman New Home 106 Pecora Road, Drums, PA 18222:**

 A Review letter was received from Luzerne Conservation District with comments. The submitted Plan was found to be inadequate for erosion and sediment control and does not meet the minimum requirements of DEP. PA DEP is requesting more information and corrections.

**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.