**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR OCTOBER 2, 2023**

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

October 2, 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 September 5, 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 September is attached. There were 7 Permits approved and none denied.

2. There was 1 Violation issued in September.

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

**Trella (Bellagio Fields):**

1. An email was received from Zoning Officer Henry Mleczynski with comments in regards to the waiver request.

2. Received a Waiver Request from Trella’s Engineer, Dennis Peters for the Bellagio Project. The Plan shows proposed landscaped islands throughout the parking lot but they would like to eliminate the islands. The waiver request was tabled at last month’s Planning Meeting and the request moved to today’s meeting per Mr. Trella’s request.

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, \_\_\_\_\_

3. A Request for a 90 Day Extension was received from Trella’s Engineer Peters Consultants. The 90 Day Extension would then expire on February 1, 2024.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 Day Extension Request which will then expire on February 1, 2024.

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

**Sugarloaf Logistics, LLC:**

1. A notice was received from PennDOT e-permitting stating that it has been 30 days and they have not received a revised application.

**Crossroads XOX Building #4:**

1. Received letter from PA DEP acknowledging receipt of the Notice of Intent to Remediate

**Crossroads XOXO Building #1:**

1. A letter was received from Crossroad’s Engineer, Pennoni requesting a 90 Day Extension which would then expire on January 30, 2024.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 Day Extension Request which will then expire on January 30, 2024.

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

**Moisey-Hoover Subdivision:**

1. Received a Request for Planning Waiver & Non-building Declaration from Brior Environmental.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Planning Waiver & Non-building Declaration

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

2. Revised Plans were submitted by Moisey’s Engineer, RJD Engineering showing the addition of the Planning Waiver & Non-Building Declartion. If the Request is approved, the new Plans will be given to the Planning Board Members for review.

3. Received the Review Letters with comments from Luzerne County Planning and Engineer.

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

**Randall Skuba Subdivision:**

1. A letter was received from Mr. Skuba’s Engineer, Dennis Evans requesting a 90 Day Extension. The Extension would then expire on January 26, 2024.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 Day Extension Request which will then expire on January 26, 2024.

**SAI Sugarloaf Realty:**

1. Received the Approved Stormwater Permit from Peters Consultants.

**Old Business:**

**New Business:**

1. Plans for Joseph Smolock’s Ground Mount Solar System at 210 Maple Drive, Drums, PA 18222 is being presented to the Planning Commission for advisory review and comment. Upon approval, the Plans will go to the Zoning Officer.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Smolock’s Ground Mount Solar System with no comments.

**Correspondence:**

1. A Notice with comments was received from Luzerne Conservation District in regards to the inspection for Joshua Walsh, Royal Crest Drive, Lot #4, Sugarloaf, PA 18249.

2. A letter was received from Entech Engineering in regards to CSJMA (Conyngham Sugarloaf Joint Municipal Authority) Wastewater upgrades. They are applying to PENNVEST for financing of their proposed upgrades. The letter was sent to our Engineer Denny Peters for review.

3. A Chapter 102 Inspection Report was received from PA DEP Luzerne Conservation District in regards to Larry Stroup’s property at 1165 State Route 93, Drums, PA 18222

4. A Chapter 102 Inspection Report was received from PA DEP Luzerne Conservation District in regards to Parminder Baidwan’s property at Royal Crest Drive, Lot #3, Sugarloaf, PA 18249. A Response Letter was received from Denny Peters in regards to this matter.

5. An Inspection Report was received from Denny Peters in regards to the Royal Crest Drive Lots #3 and #4 and the Property of Laura Motel at 285 Rock Glen Road.

6. An Inspection Report was received from Denny Peters in regards to Stormwater issues at Klinger Estates Development/North of Nahay Property

7. Received a Letter with comments from Attorney Baranko in regards to the Act 537 Special Study. A;so received a Letter that Attorney Baranko sent to Attorney Karpowich regarding same with comments.

**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.