**SUGARLOAF TOWNSHIP PLANNING COMMISSION MINUTES**

**NOVEMBER 6, 2023**

The Sugarloaf Township Planning Commission held their regular monthly meeting on Monday

November 6, 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:**

In attendance were Anthony Cusatis, Nicholas Larock, Michael Benulis, Attorney Peter Fagan and Lori Webster, Administrative Assistant. Vice Chairman Joseph DiSabella was available by phone. Chairman Harry Reed was absent.

**Pledge of Allegiance**

**Public Comment on Items on Agenda Only:**

There was no public comment.

**Minutes:**

A motion was made by Michael Benulis, seconded by Nicholas Larock, to approve the Minutes from the Regular Meeting on October 2, 2023. Approval passed unanimously.

**Zoning Officer’s Report:**

Zoning Officer Henry Mleczynski read the Zoning Officer’s Report for the month of October. There were 11 Permits approved and 1 denied. There were 2 violations issued in October. The Zoning Hearing Board Meeting for October 23, 2023 was cancelled due to no business to discuss.

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

**Le Famigilia Compagnia Minor Subdivision:**

1. Plans were received and reviewed by Peters Consultants for completeness. They were deemed Administratively Complete. A motion was made by Nicholas Larock, seconded by Michael Benulis, to accept the Plans as Administratively Complete. The motion passed unanimously.

2. The Sewage Planning Module was received from Brior Environmental. A motion was made by Nicholas Larock, seconded by Michael Benulis, to approve the Sewage Planning Module. The motion passed unanimously.

3. The 1st Review Letter with comments was received from Engineer Dennis Peters.

4. Review Letters with comments were received from the Luzerne County Engineer and also the Luzerne County Planning Commission.

5. A Review Letter with comments was received from Zoning Officer Henry Mleczynski.

**Trella (Bellagio Fields):**

1. An Approval Letter was received from PaDEP.

**Sugarloaf Logistics, LLC:**

1. A notice was received from e-permitting at PennDOT stating that they received the application for HOP (Highway Occupancy Permit) and it is under review.

2. A letter was received from Luzerne Conservation District stating that they reviewed the application for the NPDES Permit and they have determined that it is incomplete and must be resubmitted.

3. A request was received from Engineer Kimley-Horn for a 90 Day Extension. The extension would then expire on March 1, 2024. A motion was made by Nicholas Larock, seconded by Michael Benulis, to approve the Extension. The motion passed unanimously.

**Crossroads XOX Building #4:**

1. A letter was received from Crossroads Engineer Pennoni stating that they have submitted a Remedial Investigation Report and Cleanup Plan to the Department of Environmental Protection indicating that the remediation will attain compliance with the site-specific cleanup standard.

2. A letter was received from PaDEP stating receipt of the Remedial Investigative Report and Clean Up Plan for the Slusser Site Facility. They have 90 Days to review it.

3. A Review Letter with comments was received from Engineer Dennis Peters.

**Crossroads XOXO Building #1:**

1. A Review Letter with comments was received from Engineer Dennis Peters.

2. A Notice was received from e-permitting at PennDOT stating that they received the application for a Highway Occupancy Permit and it is under review.

**Moisey-Hoover Subdivision:**

1. A Review Letter with comments was received from the Township Engineer Dennis Peters

2. Final Rolled Plans were received. A motion was made by Nicholas Larock, seconded by Michael Benulis, to approve the Final Plans. The motion passed unanimously and the Plans were signed after the meeting.

**Randall Skuba Subdivision:**

1. A Review Letter was received from the Conyngham Borough Planning Commission stating that the subdivision proposal is consistent with their municipality’s official plan.

2. An Approval Letter-Exception was received from DEP in regards to the subdivision.

3. A Review Letter with comments was received from Zoning Officer Henry Mleczynski.

4. A Review Letter with comments was received from the Township Engineer Dennis Peters.

5. Final Plans were received for the Subdivision. A motion was made by Michael Benulis, seconded by Nicholas Larock, to approve the Final Plans. The motion passed unanimously and the Plans were signed after the meeting.

**SAI Sugarloaf Realty:**

1. A Notice was received from e-permitting at PennDOT stating that they received the application for Highway Occupancy Permit and it is under review.

**Old Business:**

1. A Review Letter was received from the township Engineer Dennis Peters in regards to the Glare Study for 210 Maple Drive, Drums, PA 18222 (Joseph Smolock). Engineer Dennis Peters believes that the project can be approved.

A motion was made by Nicholas Larock, seconded by Michael Benulis, to approve the Ground Mount Solar System. The motion passed unanimously.

**New Business:**

1. A letter was received from the Township Engineer Dennis Peters with comments in regards to the Water Run Off Issues involving the Royal Crest Development.

2. A copy of the letter that Attorney Baranko sent to Mr. and Mrs. Bradley Miller was received in regards to the Royal Crest Subdivision. It states issues that are relative to the stormwater runoff and maintenance.

3. The Township received a letter from Entech Engineering in regards to the Upgrade/Expansion Project of the Conyngham-Sugarloaf Joint Municipal Authority. They are giving notice that they will be submitting a Chapter 105 Water Obstructions and Encroachment General Permit Registration to PaDEP. If anyone has comments, they must be submitted to Entech within 30 days from the date that we received notice which was 10/20/2023. Township Engineer Dennis Peters responded stating that he has no comments and no recommended changes concerning their application.

4. An Incompleteness Letter was received from Luzerne Conservation District for the CSJMA Upgrade/Expansion Project. The CSJMA will have to address the comments and resubmit.

5. The Plans and a Zoning Permit Application were received for a Ground Mount Solar System for Ammar Abbasi at 202 East County Road, Sugarloaf, PA 18249. The Glare Study Review was done by Engineer Dennis Peters and he states that the project can be approved by the Planning Commission.

A motion was made by Michael Benulis, seconded by Nicholas Larock, to approve the Ground Mount Solar System. The motion passed unanimously.

**Public Comment:**

1. David Glassberg was in attendance and addressed the Board with comments in regards to his subdivision and applying for the HOP.

2. Thomas Voglino from Pennoni was in attendance and addressed the Board requesting Preliminary Approval for Crossroads Building #1. The Board stated that they are not approving any Preliminary Plans at this time.

**Adjournment:**

With no further business to attend to, a motion to adjourn was made by Michael Benulis, seconded by Nicholas Larock at 7:22 PM.