**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR NOVEMBER 6, 2023**

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

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 October 2, 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 October is attached. There were 11 Permits approved and 1 denied.

2. There were \_\_2\_\_\_ Violations issued in October

3. 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. They are now presented to the Planning Commission to accept as Administratively Complete.

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

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

2. Received Sewage Planning Module from Brior Environmental.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Sewer Planning Module

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

3. Received the 1st Review Letter from Engineer Denny Peters with comments

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

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

**Trella (Bellagio Fields):**

1. Received an Approval Letter 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. Received a Letter 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 by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 Day Extension

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

**Crossroads XOX Building #4:**

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

2. Received a letter from DEP stating receipt of the Remedial Investigative Report and Clean Up Plan for the Slusser Site Facility. They have 90 Days to review it.

3. Received a Review Letter from Engineer Dennis Peters with comments.

**Crossroads XOXO Building #1:**

1. Received a Review Letter from Engineer Dennis Peters with comments.

2. Received a Notice from e-permitting at PennDOT 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 is needed to accept and approve the Final Plans.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Final Plans for the Moisey-Hoover Subdivision. If approved, the Plans will be signed after the meeting.

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

**Randall Skuba Subdivision:**

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

2. Received an Approval Letter-Exception from DEP in regards to the subdivision.

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

4. Received a Review Letter with comments from the Township Engineer Denny Peters

5. Final Plans were received and approval is needed to accept and sign the Final Plans of the Randall Skuba Subdivision.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Final Plans for the Randall Skuba Subdivision.

If approved, the Rolled Plans will be signed after the meeting.

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

**SAI Sugarloaf Realty:**

1. Received a notice 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). He believes that the project can be approved.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Ground Mount Solar System for Joseph Smolock.

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

**New Business:**

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

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

3. We 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 Denny Peters responded stating that he has no comments and no recommended changes concerning their application.

4. Received an Incompleteness Letter 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 Denny Peters and he states that the project can be approved by the Planning Commission.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Ground Mount Solar System for Ammar Abbasi

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

**Correspondence:**

**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.