**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

**858 MAIN STREET, SUGARLOAF, PA 18249**

**REORGANIZATION AND REGULAR MEETING**

**JANUARY 2, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting and Reorganization Meeting thisTuesday, January 2 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, 2023.

**Attendance:**

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

**Reorganization:**

1. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as

Temporary Chairman.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

1. Entertain motions for Chairman: A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Chairman for the year 2024.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

1. Entertain motions for Vice Chairman: A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Vice Chairman for the year 2024.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

1. Entertain motions for Secretary: A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Secretary for the year 2024.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; 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 December 4, 2023 are up for approval. Are there any additions or corrections?

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

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Zoning Officer’s Report:**

1. The Zoning Officer’s Report for the month of December was received. There were 2 Permits approved and none denied.

2. The 2023 Annual Zoning Report was received.

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

**Trella-Bellagio Fields:**

1. Received the Transportation Inpact Study and also the approved Highway Occupancy Permit from PennDOT.

2. Received a letter from O’Donnell Law Office with questions from the CSJMA. The letter was reviewed by the Township Engineer Dennis Peters and a Response Letter was received.

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

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

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

**Rutkowski Subdivision:**

1. A Request was received from Surveyor Matthew Laidacker for a 90 Day Extension. The Extension will then expire on May 4, 2024.

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

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

**Crossroads XOXO Building #1:**

1. A 90 Day Extension Request was received from Pennoni.The Extension will then expire on April 29, 2024. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table or deny) the 90 Day Extension.

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

**Crossroads XOX, LLC Preliminary Land Development Proposed Warehouse-Building #4:**

1. Received an Approval Letter from DEP for the Remedial Investigation Report/Cleanup Plan.

2. Received A Review Letter with comments from Engineer Dennis Peters.

**SAI Sugarloaf Realty:**

1. A letter was received from PaDEP stating that they reviewed the “Combined Final Site Characterization Report & Remedial Action Plan for the ECB-Storage Tanks Program. The DEP approved the reports with some specified modifications/stipulations.

2. The Project Manager submitted a revised drawing S-3 indicating a concrete foundation wall in lieu of CMU. Information was forwarded to Engineer Dennis Peters and Inspector Carl Faust for review. Per Carl Faust, there is no problem with the change. Changing from block to concrete is mainly due to the weather and poured concrete is faster.

3. An email was received from Engineer Dennis Peters with comments in regards to the existing well having high potential to be contaminated or is already contaminated and cannot be used in the proposed facility for water supply.

**Sugarloaf Logistics:**

1. A notice was received from e-permitting at PennDOT stating that they have not received the revised Application and that has been over 30 days. Later received a Notice from e-permitting stating that the Application has now been received and is under review.

**Old Business:**

There is no Old Business to discuss.

**New Business:**

The next Planning Commission Meeting will be held on Monday, February 5, 2024 at 6pm. Starting in February, the monthly Planning Meetings will be held on the first Monday of each month at 6:00 pm except for the month of September. That Meeting will be held on Tuesday, September 3, 2024 at 6:00 pm 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.