**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR DECEMBER 4, 2023**

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

December 4, 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 November 6, 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 November is attached. There were 12 Permits approved and none denied.

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

**Le Famigilia Compagnia Minor Subdivision:**

1. A waiver from the SALDO is requested in regards to the subdivision. They are requesting the property markers to be steel rebar 5/8 inch diameter and 2 feet in length instead of the stated 3/4 inch diameter and 15 inch length. The waiver would allow the property markers that fall in the paved road to be MAG nails. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Waiver Request.

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

2. Final Revised Plans were received. A copy was forwarded to Engineer Dennis Peters for review. Mr. Peters stated that all comments were addressed and the Final Rolled Plans can now be approved.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Final Rolled Plans.

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

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

**Rutkowski Subdivision:**

1. Review Letters with comments were received from Luzerne County Planning Commission and Luzerne County Engineer.

**Crossroads XOXO Building #1:**

1. Received a Notice from e-permitting at PennDOT stating that they returned the Application for the Highway Occupancy Permit for revision and resubmission.

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

1. A Request for a 90 Day Extension was received from Crossroad’s Engineer, Pennoni. The Extension would then expire on March 6, 2024.

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

March 6, 2024.

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

**Crossroads XOX Lot Consolidation-Lot Adjustment Line:**

Plans were received from Pennoni for The Lot Consolidation-Lot Line Adjustment Plans. The Plans were given to the Township Engineer Peters Consultants to review for completeness. We have been notified from Peters Consultants that the Plans are Administratively Complete. The Plans are now presented to the Planning Commission for acceptance as Administratively Complete.

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

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

**SAI Sugarloaf Realty:**

1. Notice was received from e-permitting at PennDOT stating that the Application for HOP has been returned for revision and resubmission.

2. Received a Grading Exhibit Plan from Livic Civil for an EV Charger Station at the Gas Station Facility.

Copies are provided to the Planning Commission for review and comment.

**Old Business:**

There is no Old Business to discuss.

**New Business:**

The next Planning Commission Meeting will be held on Tuesday, January 2, 2024. This will be the Regular Meeting along with the Reorganizational Meeting. Starting in February 2024, the monthly Planning Meetings will be held on the first Monday of each month at 6:00pm.

**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.