**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**APRIL 1, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Monday, April 1, 2024 at 6:00 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, \_\_\_\_\_

**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 on March 4, 2024 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:**

Zoning Officer will review the Zoning Report for the month of March.

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

**Sugarloaf 93, LLC Minor Subdivision (Trella):**

1. Plans were received from Peters Consultants for this new Subdivision. They were deemed as Administratively Complete by our Secondary Engineer Twin Oaks. They 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.

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

**Laputka Minor Subdivision:**

1. Plans were received for the Subdivision. Twin Oaks stated that they are Administratively Complete and they 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.

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

2. A Review Letter with comments was received from the Township’s Secondary Engineer Twin Oaks

**Crossroads XOXO, LLC Building #1 and #3:**

1. Received a Review Letter from Zoning Officer, Henry Mleczynski.

2. The 4th Review Letter was received from Engineer Denny Peters with comments.

3. Crossroad’s Engineer Pennoni and James Vozar are requesting consideration of Preliminary Conditional Approval for their Plans. Per Denny Peters there are comments yet to be addressed and approvals pending from various agencies.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the request for Preliminary Conditional Approval.

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

4. Received the Municipal Notification of Planned Land Development for Chapter 102 Permits that Engineer Denny Peters sent to DEP.

5. Received Incompleteness Letter from Luzerne Conservation District

6. A Letter was received from Pennoni requesting a 180 Day Extension that would end on October 26, 2024.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 180 Day Extension.

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

**Crossroads XOX, LLC Final Major Subdivision / Lot Line Adjustment for Proposed Building #4:**

1. Received a Review Letter from Zoning Officer, Henry Mleczynski with comment.

2. Final Plans were reviewed by Engineer Denny Peters. All comments have been met. Final Rolled Plans have been received and are presented to the Planning Commission for approval and signature.

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

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

If approved, the Plans will be signed after the meeting and then forwarded to the Supervisors.

**SAI State Route 93 Convenience Store and Gas Station:**

1. A letter was sent to LIVIC Civil from Engineer Denny Peters on behalf of the Planning Commission in regards to concerns and requirements pertaining to the EV Charging Stations.

2. Received a copy of Mr. Robert Burger and SAI’s Easement Agreement from LIVIC Civil for our information.

3. LIVIC Civil would like to address the Planning Commission.

**Sugarloaf Industrial & Logistics Holdings, LP:**

1. Received a Letter from Attorney Conrad Falvello stating that they would like to withdraw the LERTA request at this time.

2. Received the completed Sewage Facilities Planning Module Component 4A from Engineer Dennis Peters.

**Old Business:**

**Correspondence:**

1. A Disapproval Letter was received from DEP in regards to the Alternative Timeframe for Choice Cigarette 94318.

**New Business:**

There is no New Business

**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.