**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**May 5, 2025**

The Sugarloaf Township Planning Commission is holding their Regular Meeting this Monday, May 5, 2025 at

6:00 P.M. at the Municipal Building, 858 Main Street, Sugarloaf, PA 18249, as duly advertised in the Standard Speaker on December 26, 2024.

**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:**

1. The Minutes from the Regular Meeting from April 7, 2025 are up for approval. Are there any corrections or additions?

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 Report was received for the month of April 2025. There were 11 permits issued and none denied.

2. Wayne Ivory: Ground Mount Solar System is presented for Planning approval

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

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

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

**Verizon Wireless Land Development:**

1. The Third Review Letter with comments was received from Engineer Peters Consultants, Inc.

2. A Waiver Request was received and is presented to the Planning Commission for review and approval.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Waiver

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

3. The 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.

**SAI SR93 Convenience Store & Gas Station:**

1. A letter was received from Engineer Peters Consultants, Inc. in regards to a site visit stating deficiencies were found on April 11, 2025. All deficiencies must be corrected/addressed prior to their bond being released.

**Crossroads XOXO, LLC Final Major Subdivision:**

1. The Final Review Letter was received from Engineer Peters Consultants, Inc.

2. The Zoning Report was received from Zoning Officer Henry Mleczynski.

2. A Waiver Request Letter has been received and approved by Engineer Peters Consultants, Inc. and is now presented to the Planning Commission.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Waiver Request.Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Crossroads XOXO, LLC Final Major Subdivision: (continued)**

3. The 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

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

1. Received notice that the NPDES Permit was issued

**Sugarloaf Logistics:**

1. A Request was received for a 90 Day Extension. The current time frame expires on May 25, 2025 so therefore the extension will take them to August 23, 2025.

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

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

**Correspondence:**

**1.**  **Ackerman Lane Sewer Main Replacement:**

(a) The PA DEP’s Sewage Facilities Planning Module Component 4A Municipal Planning Agency Review Form was

received and is presented to the Planning Commission for completion and signature.

(b) The Component 3M Sewage Facilities Planning Module for Minor Act 537 Update Revision was received and

deemed acceptable by Engineer Peters Consultants, Inc.. It is now presented to the Planning Commission for

review and approval.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Update Revision

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

**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.