SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA
858 MAIN STREET, SUGARLOAF, PA 18249
November 2, 2026

The Sugarloaf Township Planning Commission is holding their Regular Meeting this Monday, November 2, 2026 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, 2025.

Pledge of Allegiance to the Flag

Attendance:
Benulis, _____; Cusatis, _____; Logan, _____; Yost, _____; Reed, _____

Any Additions to the Agenda at this time:
If so, a motion is needed to open the agenda and then add the item of discussion.

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 October 5, 2026 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: Benulis, _____; Cusatis, _____; Logan, _____; Yost, _____; Reed, _____.

Zoning Officer's Report:
1) The Zoning Report for October 2026 was received. There were ___ permits issued and ___ denied.

Subdivision/Lot Consolidations/Land Development:

Sugarloaf Fire Company Minor Subdivision:
1. Randy Perry of Northeast Surveyors is requesting to address the Planning Commission to explain the subdivision.
2. Final Plans have been received and reviewed by Barry Isett & Associates. They have been deemed complete and are presented to the Planning Commission for approval.
A motion by _____, seconded by _____, to (approve, table, deny) the Final Plans.
Roll Call: Benulis, _____; Cusatis, _____; Logan, _____; Yost, _____; Reed, _____.

Correspondence:
1. A notice was received in regards to Nucor Towers & Structures, 612 Pasco Way, Sugarloaf, PA 18249. They will be submitting a NPDES Permit Application and an Air Quality General Permit application to PA DEP. We do not have any plans to date. The project is in Hazle Township, West Hazleton Borough and a small area of Sugarloaf Township.
2. A notice was received from PA DEP in regards to Choice Cigarette. DEP disapproved the Revised Remedial Action Plan for the last release incident. Choice Cigarette must correct the deficiencies and submit a revised plan.

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.