**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**AUGUST 5, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Monday, August 5, 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 from July 1, 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:**

1. The Zoning Report was received for the month of July. There were 18 permits issued and none denied.

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

**Reakes Subdivision:**

1. A notice was received stating that the County Engineer has no comments that need to be addressed.

2. An Approval Letter was received from PaDEP

3. The Final Rolled Plans have been received and per Twin Oaks, can be 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.

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

1. A 90 Day Extension Request was received from the client’s Engineer, Kimley-Horn. The current time frame expires on August 28, 2024 so therefore the extension will take them until November 26, 2024.

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

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

**Crossroads XOX Lot Consolidation:**

1. Engineer Peters Consultants stated that the Final Rolled Plans were complete and were ready for approval. The Plans were then approved by the Planning Commission and Supervisors and signed by both. The Plans were not recorded at Luzerne County within the required 90 day period from the Subdivision approval, According to Jim Vozar, there is an issue with the property title. Per Attorney Fagan, the PLANS ARE NOW VOID.

It was confirmed with Jim Vozar that Crossroads XOX, LLC Building #4 Land Development Project falls within this Lot Consolidation area also.

The information is now presented to the Planning Commission for discussion.

**Crossroads XOX, LLC:**

1. Received a letter from PADEP stating approval of NPDES Permit.

**Laputka Minor Subdivision:**

1. Received a letter from Twin Oaks stating that they received a revised Plan and except for any comments or concerns from the Zoning Officer, they recommend that the subdivision Plan is acceptable for approval with 3 stipulations.

2. Received a Review Letter from the Zoning Officer, Henry Mleczynski, with no comments that need to be addressed.

3. Final Rolled Plans were received and are presented to the Planning Commission for approval and signature.

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

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

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

**Bellagio Fields (Trella):**

1. Final Rolled Site Plans with the removed landscape islands have been received.

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

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

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

**Old Business:**

**Correspondence:**

**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.