**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**SEPTEMBER 3, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Tuesday, September 3, 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 August 5, 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 August 2024. There were \_\_\_ permits issued and \_\_\_ denied.

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

**SAI Convenience Store and Gas Station:**

1. Received the Act 2 Final Report from LaBella and PADEP indicating that remediation efforts have demonstrated attainment of the Statewide Health Standard for soil at the site in association with the release of heating oil from one 550-gallon UST.

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

1. Revised Minor Subdivision and Land Development Plans for Buildings #382 and #294 were received and forwarded to Engineer Dennis Peters for review. Copies will be given to the Planning Commission today for review.

2. Review Letters for both buildings were received from Zoning Officer Henry Mleczynski with comments.

3. A Representative from Kimley-Horn is present to address the Planning Commission.

**Crossroads XOX, LLC:**

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

**CSJMA WWTP Upgrade/Expansion Project Land Development:**

1. Plans were received from Entech Engineering and deemed Administratively Complete by Peters Consultants. 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.

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

2. A Representative from Entech is present and requesting to address the Planning Commission.

**Hilliard Minor Subdivision:**

1. Plans were received and deemed Administratively Complete by Engineer Twin Oaks. The Plans are now submitted to the Planning Commission for review.

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

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

2. Received Engineer Twin Oaks’ Review Letter with comments.

3. Received Zoning Officer Henry Mleczynski’s Review Letter with comments.

**Old Business:**

**Correspondence:**

1. A copy of the report was received from ATC on behalf of Pilot in regards to a release of Diesel Fuel on August 7, 2024 due to a Saddle Tank Puncture. Remedial actions were taken.

**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.