**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**NOVEMBER 4, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Monday, November 4, 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 October 7, 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 October 2024. There were 11 permits issued and none denied.

2. A correction to last month’s meeting. It was stated that a letter was received from Attorney Seach with the decision in regards to 300 Delaware Street, LLC’s application seeking a variance for a fence. The variance was actually for approving operation of auto towing. The Board had granted the application with conditions.

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

**292 Larock Road Minor Subdivision:**

1. Plans have been received and deemed Administratively Complete by Engineer Peters Consultants and they are now presented to the Planning Commission.

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

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

If accepted, the Plans will be given to the Planning Commission for review.

2. A Review Letter with comments was received from Zoning Officer Henry Mleczynski.

**Ustynoski Minor Reverse Subdivision:**

1. Plans have been received and deemed Administratively Complete by Engineer Peters Consultants and they are now presented to the Planning Commission

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

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

If accepted, the Plans will be given to the Planning Commission for review.

2. A Review Letter with comments was received from Zoning Officer Henry Mleczynski.

**Ryba Storage Building Preliminary/Final Land Development:**

1. Received Review Letter with comments from Zoning Officer Henry Mleczynski

2. Received Review Letters with comments from Luzerne County Planning and Engineering

**Sugarloaf Industrial and Logistics Holdings:**

1. Received the Applicants Authorization for Agent to apply for HOP, Drawings for

Construction for Sugarloaf Industrial Development and Revised Highway Occupancy

Permit Plans.

2. A Request Letter was received from Kimley-Horn for a 90 Day Extension. The Extension would then expire on February 24, 2025.

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

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

3. Revised Plans were received and forwarded to Peters Consultants and Zoning Officer Henry Mleczynski for review.

A copy of the Plans are available at the Township Office for review.

**Verizon- NEP Conyngham Site:**

1. Plans have been received and deemed Administratively Complete by Engineer Peters Consultants and they are now presented to the Planning Commission.

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

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

If accepted, the Plans will be given to the Planning Commission for review.

2. Received Review Letter with comments from Zoning Officer Henry Mleczynski

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

1. Received the Authorization to Discharge under NPDES from Entech along with the Approval Letter from Luzerne Conservation District.

2. Received a Review Letter from Fire Chief Duane Hildebrand with no comments.

3. A Representative from Entech would like to address the Planning Commission.

**CSJMA WWTP Lot Consolidation:**

 1. Plans were received for the Lot Consolidation Project. Plans are available at the township office for review.

**Correspondence:**

1. A Chapter 102 Inspection Report was received from PA DEP in regards to Rutkowski Timber Harvest at 108 Old Berwick Road, Drums, PA 18222. There were no violations observed.

**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.