**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**DECEMBER 2, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Monday, December 2, 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 November 4, 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 November 2024. There were permits issued and \_\_\_ denied.

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

**Ustynoski Minor Reverse Subdivision:**

1. Received the Engineer Review Letter with comments from Peters Consultants

2. Review Letters with comments were received from Luzerne County Planning and Engineer.

3. Revised Plans were received from Surveyor Dennis Evans. They were given to Engineer Dennis Peters for review.

4. A Waiver Request was received from Surveyor Dennis Evans and is presented to the Planning Commission.

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

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

**Hilliard Minor Subdivision:**

1. Revised Plans, along with a Comment Response Letter were received and given toTwin Oaks for review. Per Twin Oaks, the Plans are acceptable for final approval as long as the Waiver Request is acceptable. The Request was received from the Surveyor instead of the property owner.

2. A Waiver Request was received from Surveyor Dennis Evans

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

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

3. If the Waiver Request and Plans are not yet approved, there is a Request Letter for a 90 Day Extension. The original 90 Day time frame will expire December 2, 2024. An Extension would then expire on March 2, 2025.

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

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

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

1. Received a Request Letter from Barry Isett for a 90 Day Extension. The original 90 Day time frame will expire on January 5, 2025 which is prior to the next Planning Commission Meeting. The Extension will then expire on April 5, 2025.

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

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

**Verizon- NEP Conyngham Site:**

1. The Review Letters with comments were received from Luzerne County Planning and Engineer.

2. The Review Letter with comments was received from Engineer Peters Consultants.

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

1. Received the Review Letter with comments from Engineer Peters Consultants

2. Received a Request Letter from Entech for a 90 Day Extension. The original 90 Day time frame will expire on December 2, 2024. The Extension will then expire on March 2, 2025.

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

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

**CSJMA WWTP Lot Consolidation:**

1. Received Review Letter with comments from Engineer Peters Consultants

**292 Larock Road Minor Subdivision:**

1. Received a Review Letter with comments from Engineer Peters Consultants

2. Received Revised Plans and Comment Response Letter from surveyor Dennis Evans. They will be given to the Township Engineer Peters Consultants for review.

**Crossroads XOXO LLC:**

1. Received a notice from e-permitting at PennDOT stating that they received an application for the HOP Driveway and it is under review.

**Crossroads XOX LLC:**

1. Received a notice from e-permitting at PennDOT stating that they received an application for a HOP Driveway and it is under review.

**Correspondence:**

1. A Review Letter with comments was received from Engineer Dennis Peters in regards to a site inspection at

19 Burning Tree Drive.

2. A Plan of Survey for the intersection of Mundies Road and Brown’s Grove Road was completed by Peters Consultants.

**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.