**SUGARLOAF TOWNSHIP PLANNING COMMISSION MINUTES**

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

**DECEMBER 2, 2024**

The Sugarloaf Township Planning Commission held their Regular Monthly Meeting on 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:**

In attendance were Chairman Harry Reed, Anthony Cusatis, Michael Benulis, Joseph DiSabella, Nicholas Larock, Attorney Peter Fagan, Zoning Officer Henry Mleczynski, Melanie Bove of Peters Consultants, John Ackerman of Twin Oaks and Administrative Assistant Lori Webster.

**Pledge of Allegiance**

**Public Comment on Items on Agenda Only:**

There was no public comment.

**Minutes:**

The Minutes from the Regular Meeting from November 4, 2024 were up for approval. Anthony Cusatis made a motion to approve the minutes, seconded by Nicholas Larock. The motion passed unanimously.

**Zoning Officer’s Report:**

1. The Zoning Report was received for the month of November 2024. There were 4 permits issued and none denied.

2. Zoning Officer Henry Mleczynski stated that he has been in contact with SAI Sugarloaf Realty in regards to them wanting to move the exit road off of Old Berwick Road to further back on their site.

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

**Ustynoski Minor Reverse Subdivision:**

1. The Engineer Review Letter with comments was received from Peters Consultants. The Review was submitted pending the Luzerne County Planning and Engineer’s Review Letters. Additional comments may be made if needed once those letters are received and reviewed.

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 Peters Consultants for review.

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

A motion was made by Anthony Cusatis, seconded by Michael Benulis, to table the Waiver Request until Engineer Peters Consultants reviews the Review Letters from the County. The motion passed unanimously.

**Hilliard Minor Subdivision:**

1. Revised Plans, along with a Comment Response Letter were received and given to Twin 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. Per Attorney Peter Fagan, the Waiver Request is acceptable.

2. A Waiver Request was received from Surveyor Dennis Evans.

A motion was made by Joseph DiSabella, seconded by Nicholas Larock, to approve the Waiver Request. The motion passed unanimously.

3. A Request Letter for a 90 Day Extension was received from Surveyor Dennis Evans. The original 90 Day time frame expires December 2, 2024. An Extension would then expire on March 2, 2025. A motion was made by Nicholas Larock, seconded by Anthony Cusatis, to approve the 90 Day Extension. The motion passed unanimously.

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

1. A Request Letter was received 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 was made by Anthony Cusatis, seconded by Michael Benulis, to approve the 90 Day Extension. The motion passed unanimously.

**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.

3. A representative from Collier’s Engineering was present for any needed questions in regards to the project.

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

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

2. A Request Letter was received 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 was made by Joseph DiSabella, seconded by Michael Benulis, to approve the 90 Day Extension. The motion passed unanimously.

3. Kerry Good of Entech Engineering was present and addressed the Board in regards to the financial security for the project. They requested that they be added to the Planning Agenda for the January 2025 Meeting to discuss the financial security and bonding and also for the possibility of final approval.

**CSJMA WWTP Lot Consolidation:**

1. A Review Letter with comments was received from Engineer Peters Consultants.

**292 Larock Road Minor Subdivision:**

1. A Review Letter with comments was received from Engineer Peters Consultants

2. Revised Plans and a Comment Response Letter was received from surveyor Dennis Evans. They were given to the Township Engineer Peters Consultants for review.

**Crossroads XOXO LLC:**

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

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**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:**

There was no new business to discuss.

**Public Comment:**

There was no public comment.

**Adjournment**:

With no further business to attend to, a motion to adjourn was made by Anthony Cusatis, seconded by Joseph DiSabella, at 6:30 PM.