**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

**REGULAR AND REORGANIZATIONAL MEETING**

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

**JANUARY 6, 2025**

The Sugarloaf Township Planning Commission is holding their Regular and Reorganizational Meeting this Monday, January 6, 2025 at 7:00 P.M. at the Municipal Building, 858 Main Street, Sugarloaf, PA 18249, as duly advertised in the Standard Speaker on December 26, 2024.

**Attendance:**

Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_ Benulis, \_\_\_\_\_ Reed, \_\_\_\_\_

**Reorganization:**

1. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Temporary Chairman.

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

2. Entertain motions for Chairman:

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Chairman for the year 2025

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

3. Entertain motions for Vice Chairman:

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Vice Chairman for the year 2025

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

4. Entertain motions for Secretary:

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Secretary for the year 2025

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; 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 December 2, 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 December 2024. There were 3 permits issued and none denied.

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

**Ustynoski Minor Reverse Subdivision:**

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

2. Received a Waiver Request Letter from Surveyor Dennis Evans which was presented to the Board of Supervisors at their meeting today, January 6, 2025.

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

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

3. Revised Plans were received and given to Engineer Peters Consultants for review. The Plans were deemed complete.

4. The Final Rolled Plans were received and presented to the Supervisors at their meeting today. The Supervisors approved the Plans, pending recommendation for approval from the Planning Commission.

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

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

**Hilliard Minor Subdivision:**

1. Final Rolled Plans were received and were presented to the Supervisors at their meeting today. The Supervisors approved the Plans, pending recommendation for approval from the Planning Commission.

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

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

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

1. Revised Plans were received after the December Planning Meeting and given to Engineer Peters Consultants for review.

**Verizon- NEP Conyngham Site:**

1. A 90 Day Extension Letter Request was received from the Law Offices of Hourigan, Kluger & Quinn. The original 90 day time frame period will expire on February 2, 2025 which is prior to our February Meeting. The extension will then expire on May 3, 2025.

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

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

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

1. Revised Plans were received December 12, 2024 and given to Engineer Peters Consultants for review

2. Received Third Review Letter from Peters Consultants with comments and also stating they are not in approval of the waiver request.

3. A Representative from Entech is requesting to address the Board in regards to approval of the Waiver Request of the Improvements Agreement/Financial Security.

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

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

4. Received NPDES General Permit Coverage Approval Letter from Luzerne Conservation District. The Permit will expire 12/7/2029.

**CSJMA WWTP Lot Consolidation:**

1. Received Review Letters with comments from Luzerne County Planning and Engineer

2. Revised Plans were received and given to Peters Consultants for review. A Review Letter was received from Peters Consultants stating all comments have been addressed and Plans are ready for approval. The Plans were presented to the Supervisors today at their meeting. The Supervisors approved the Plans, pending recommendation for approval from the Planning Commission. The Plans are now presented to the Planning Commission.

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

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

**292 Larock Road Minor Subdivision:**

1. Received a Review Letter with comments from Luzerne County Engineer

2. Received a Review Letter with no comments to be addressed from Luzerne County Planning.

3. Received a Second Review Letter with comments from Engineer Peters Consultants

4. Received a Waiver Request Letter from Surveyor Dennis Evans which was presented to the Board of Supervisors at their meeting today, January 6, 2025.

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

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

5. Revised Plans were received and given to Engineer Peters Consultants for review. The Plans are now complete and were presented to the Supervisors today at their meeting. The Supervisors approved the Plans, pending recommendation for approval from the Planning Commission. The Plans are now presented to the Planning Commission.

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

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

**Correspondence:**

1. Received a notice in regards to a diesel fuel release at Pilot on November 15, 2024.due to an

Over-fill at delivery. 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.