**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**February 3, 2025**

The Sugarloaf Township Planning Commission is holding their Regular Meeting this Monday, February 3, 2025 at 6:00 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, \_\_\_\_\_

**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:**

1. The Minutes from the Regular and Reorganizational Meeting from January 6, 2025 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, \_\_\_\_\_.

2. The Minutes from the Continuation Meeting from January 9, 2025 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 January 2025. There were 4 permits issued and none denied.

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

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

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

2. A letter was received from Luzerne Conservation District stating that they completed their initial review of the Erosion & Sediment Control Plan and the plan was inadequate. Later received a Notice stating the General Permit Coverage was approved.

3. Final Stormwater Facilities Maintenance and Monitoring Agreement and the Final Land Development Agreement have been received from Attorney Joseph Baranko. The Agreements are now presented to the Planning Commission for review and possible approval.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Stormwater and Land Development Agreements

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

4. Final Rolled Plans were received and are 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, \_\_\_\_\_.

If approved, the Plans will be signed after the meeting and forwarded to the Supervisors.

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

1. A letter was received from Atty. Baranko stating that the Supervisors convened for a Special Meeting on

January 10, 2025 and approved the final Land Development Plans.

2. CSJMA brought in the Final signed and notarized Land Development Agreement.

3. The Final Rolled Plans were given to CSJMA to be recorded at the County. Two copies will be returned to the township office.

**Sugarloaf Logistics:**

1. A Letter of Request was received from Kimley-Horn for a 90 Day Extension. The Extension would then expire on May 25, 2025.

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

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

**Crossroads XOXO, LLC Final Major Subdivision:**

1. Plans have been received and have been deemed Administratively Complete by Township Engineer Peters Consultants, Inc.

This subdivision project is separate from the Crossroads XOXO, LLC Land Development Project that is currently in progress. The Plans 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, \_\_\_\_\_.

**Correspondence:**

1. Received a letter from Luzerne Conservation District stating that they have approved SAI’s Notice of Intent for renewal of coverage under the NPDES General Permit for Discharges of Stormwater Associated with Construction Activities. Their Permit was issued.

2. A Notice was received from DEP stating that there was a 50 gallon diesel fuel leak at Pilot on January 8, 2025 due to a vehicle tank overfill. 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.