**SUGARLOAF TOWNSHIP PLANNING COMMISSION MINUTES**

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

**February 3, 2025**

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

In attendance were Chairman Harry Reed, Anthony Cusatis, Michael Benulis, Joseph DiSabella, Attorrney Charles DeCosmo, Zoning Officer Henry Mleczynski, Engineer Dennis Peters and Administrative Assistant Lori Webster.

**Pledge of Allegiance**

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

There was no public comment.

**Minutes:**

1. Anthony Cusatis made a motion, seconded by Michael Benulis, to approve the Minutes from the Regular and Reorganizational Meeting from January 6, 2025. The motion passed unanimously.

2. Joseph DiSabella made a motion, seconded by Anthony Cusatis, to approve The Minutes from the Continuation Meeting from January 9, 2025. The motion passed unanimously.

**Zoning Officer’s Report:**

1. Zoning Officer Henry Mleczynski read the Zoning Report 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 now approved.

3. Final Stormwater Facilities Maintenance and Monitoring Agreement and the Final Land Development Agreement had been received from Attorney Joseph Baranko. A motion was made by Joseph DiSabella, seconded by Anthony Cusatis, to approve the Stormwater and Land Development Agreements. The motion passed unanimously.

4. Final Rolled Plans were received. A motion was made by Anthony Cusatis, seconded by Michael Benulis to approve the Plans. The motion passed unanimously. The Plans were signed after the meeting and will be 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 was made by Anthony Cusatis, seconded by Joseph DiSabella, to approve the Extension. The motion passed unanimously.

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

1. Plans have been received and have been deemed Administratively Complete by Township Engineer Peters Consultants, Inc. A motion was made by Michael Benulis, seconded by Anthony Cusatis, to accept the Plans as Administratively Complete. The motion passed unanimously.

**Correspondence:**

1. A letter was received 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:**

There was no new business.

**Public Comment:**

There was no public comment.

**Adjournment**:

With no further business to attend to, a motion to adjourn was made by Joseph DiSabella, seconded by Anthony Cusatis, at 6:13pm.

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Harry Reed, Chairman