**SUGARLOAF TOWNSHIP PLANNING COMMISSION MINUTES**

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

**April 7, 2025**

The Sugarloaf Township Planning Commission held their Regular Meeting on Monday, April 7, 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, Attorney Charles DeCosmo, Engineer Dennis Peters, Engineer John Ackerman, Zoning Officer Henry Mleczynski and Administrative Assistant Lori Webster.

**Pledge of Allegiance**

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

There was no Public Comment.

**Minutes:**

A motion was made by Anthony Cusatis, seconded by Joseph DiSabella, to approve the Minutes from the Regular Meeting on March 3, 2025. The motion passed unanimously.

**Zoning Officer’s Report:**

Zoning Officer Henry Mleczynski gave the Zoning Report for the month of March 2025. There were 13 permits issued and none denied.

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

**Verizon Wireless Land Development-115 Fredericks Farm Road:**

1. A Letter of Request was received for a 90 Day Extension. The current time frame will expire on May 3, 2025. The Extension would then take us to August 1, 2025.

A motion was made by Joseph DiSabella, seconded by Michael Benulis, to approve the extension. The motion passed unanimously.

2. Attorney Richard Williams and Matthew Graubert, representing Hourigan, Kluger & Quinn Law Office and Verizon addressed the Board with updates on the project.

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

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

2. A Letter of Request was received for a 90 Day Extension. The current time frame will expire on May 4, 2025. The Extension would then take us to August 2, 2025.

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

**New Business:**

1. A Representative from the Alterra Group was present and addressed the Planning Commission in regards to an Industrial Scale Recycle Plant.

**Public Comment:**

1. Resident Jaquelyn Bonomo presented comments in regards to the Recycle Plant.

**Adjournment**:

With no further business to attend to, a motion to adjourn was made by Anthony Cusatis, seconded by Michael Benulis, at

6:33 P.M.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Harry Reed, Chairman