CARBON COUNTY PLANNING COMMISSION

September 17, 2024

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, September 17, 2024 at 2:00 p.m. in the Conference Room on the 1st Floor at 44 Susquehanna Street, Jim Thorpe, PA.

The following Board Members were present: Dennis Demara, Secretary, Martin Kane, Dwight Eisenhower, Bob Miller and Harold Pudliner (via Zoom). Also, in attendance were: David Bodnar, Planning & Development Director, Ivan Meixell, Jr., Land Planner and Jennifer Brown, Recording Secretary.

The following Board Members were absent: Fred Bresswein, Chairman, George Karas, Vice Chairman and Timm Berger.

There being a quorum present, Dennis Demara, Secretary, called the meeting to order at 2:00 p.m.

MINUTES:

On motion of Dwight Eisenhower, seconded by Martin Kane, and unanimously passed, the Minutes of the August 20, 2024 regular monthly meeting were approved as mailed.

SUBDIVISION REVIEW:

The following plans were submitted for review. The official review comments were forwarded accordingly, and are attached hereto and made a part hereof.

1) **2005 John J. Kovatch, Jr. Irrevocable Trust & Nesquehoning Recreation – Minor Subdivision/Lot line Adjustment/Land Development (Preliminary/Final)** (#3,953)

RECOMMENDATION:	**Plan Approval**.
MOTION:	H. Pudliner.
SECOND:	M. Kane.
VOTE:	Unanimous.

2) **Troy L. McFarland – Land Development Plan (Owner/Developer) – East Penn Township (Preliminary/Final)** (#3,954)

Plan reviewed. No action needed at this time.

3) **Arthur R. III & Christina Poupard – Lot Consolidation – Penn Forest Township (Preliminary/Final)** (#3,955)

RECOMMENDATION:	**Conditional Plan Approval.**
MOTION:	B. Miller.
SECOND:	D. Eisenhower.
VOTE:	Unanimous.

4) **Frank P. & Teresa A. Taptich – Lot Consolidation – Penn Forest Township (Preliminary/Final)** (#3,956)

RECOMMENDATION:	**Conditional Plan Approval.**
MOTION:	H. Pudliner.
SECOND:	M. Kane.
VOTE:	Unanimous.

5) **Stephen & Grace Gargiulo – Lot Consolidation – Penn Forest Township (Preliminary/Final)** (#3,957)

RECOMMENDATION:	**Conditional Plan Approval.**
MOTION:	M. Kane.
SECOND:	H. Pudliner.
VOTE:	Unanimous.

6) **Jeffrey J. Hinkle – Minor Subdivision/Lot Line Adjustment – Packer Township (Preliminary/Final)** (#3,958)

RECOMMENDATION:	**Plan Approval.**
MOTION:	B. Miller.
SECOND:	M. Kane.
VOTE:	Unanimous.

7) **Mauch Chunk Wash & Storage, LLC – Land Development Plan (Owner/Developer) – Palmerton Borough (Preliminary/Final)** (#3,959)

After review of this plan submission, the CCPC believes several major areas of non-compliance with the requirements of the Palmerton Borough Land Development Ordinance (SALDO) and Palmerton Borough Zoning Ordinance were found that precludes any recommendation for approval of this minor subdivision/land development plan by the CCPC at this time as submitted for review. We also noted that this land development plan as proposed will require reviews/approvals and permitting by County and State agencies. Comments are being provided by the CCPC for discussion between Palmerton Borough Council, Palmerton Borough Planning Commission, Surveyor/Engineer and Applicant responsible for this project. If the noted comments cannot be adequately addressed or mitigated before preliminary/final plan approval, we recommend Plan Rejection of the project as proposed.

TECHNCIAL DOCUMENTATION REVIEWS:

1) **PA DEP NPDES Permit Application PAD130048** – County Planning Agency Review Hazleton City Authority – Buck Mountain Road Water System Replacement, Lausanne Township, Carbon County.

   A response was provided to Benesch.

2) **Reading Blue Mountain & Northern Railroad** – County Planning Agency Review Industrial Road Railroad Crossings (2) – Nesquehoning Borough, Carbon County.

3) **PENNVEST Financing Application** – County Planning Agency Review Center Avenue Water Main Replacement – Jim Thorpe Borough, Carbon County

   A response was provided to ENTECH.

OLD BUSINESS/NEW BUSINESS:

Carbon County Commissioners – Conservation District Board of Directors, Farmer Director Nomination. Reappointment of Josiah Behrens III as Farmer Director for a four-year term (January 1, 2024 through December 31, 2027).

RECOMMENDATION:	**Recommended reappointment.**
MOTION:	D. Eisenhower.
SECOND:	M. Kane.
VOTE:	Unanimous.

CORRESPONDENCE:

Correspondence received is on file in the Carbon County Office of Planning & Development, and is available for review from 8:30 a.m. to 4:30 p.m. – Monday through Friday.

ADJOURNMENT:

There being no further business, on motion of Dwight Eisenhower, seconded by Bob Miller, and unanimously passed, the meeting adjourned at 2:29 p.m.

Dennis Demara, Secretary