CARBON COUNTY PLANNING COMMISSION

July 21, 2026

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, July 21, 2026 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: Fred Bresswein, Chairman, Timm Berger, Harold Pudliner, Martin Kane (via zoom), Dennis DeMara, Secretary, Bob Miller and Dwight Eisenhauer. Also, in attendance were: David Bodnar, Planning & Development Director, Ivan Meixell, Jr., Land Planner and Jennifer Brown, Recording Secretary. The news media was represented.

The following board members were absent: George Karas, Vice Chairman.

There being a quorum present, Fred Bresswein called the meeting to order at 2:00 p.m.

MINUTES:

On motion of Dwight Eisenhauer, seconded by Harold Pudliner and unanimously passed, the Minutes of the June 16, 2026 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.

On motion of Harold Pudliner, seconded by Bob Miller, the Agenda was changed and Matt Snyder Estate/Residence (MADD Future & HEH Future – Owners/Developers), Land Development, was reviewed first.

1) **Matt Snyder Estate/Residence (MADD Future & HEH Future – Owners/Developers), Land Development – Lehigh Township (Final)** (#4,068)

After review of this plan submission, the CCPC believes several major areas of non-compliance with the requirements of the Lehigh Township Land Development Ordinance that precludes any recommendation for approval of this land development plan by the CCPC at this time as submitted for review. Comments are being provided by the CCPC for discussion between Lehigh Township Supervisors and Planning Commission, Surveyor and Applicant and Engineer responsible for this project.

RECOMMENDATION: **Forward Comments Accordingly.**
MOTION: D. DeMara.
SECOND: H. Pudliner.
VOTE: Unanimous.

Riley Ferro from EPIC Construction Services and Ben Forber, attorney representing Owners/Developers, attended the meeting to aid in the review of this plan.

2) **Tamaqua RE No. 3 Corp. – Owner/AutoZone Development, LLC – Developer AutoZone Store #10954 – Land Development – Lansford Borough (Preliminary/Final)** (#4,055R)

RECOMMENDATION: **Conditional Final Plan Approval.**
MOTION: H. Pudliner.
SECOND: T. Berger.
VOTE: Unanimous.

3) **John P. & Janet M. Degenhart – Minor Subdivision/Lot Combination – Packer Township (Final)** (#4,063)

RECOMMENDATION: **Plan Approval.**
MOTION: D. DeMara.
SECOND: H. Pudliner.
VOTE: Unanimous.

4) **Leslie M. Mackey – Lot Consolidation – Kidder Township (Final)** (#4,064)

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

5) **Mark F. & Marie C. Sheedy - Lot Consolidation – Penn Forest Township (Final)** (#4,065)

RECOMMENDATION: **Conditional Plan Approval.**
MOTION: T. Berger.
SECOND: D. DeMara.
VOTE: Unanimous.

6) **The Jane Neeb Irrevocable Trust – Minor Subdivision – Franklin Township (Final)** (#4,066)

RECOMMENDATION: **Conditional Plan Approval.**
MOTION: D. Eisenhauer.
SECOND: H. Pudliner.
VOTE: Unanimous.

7) **Camptel Poconos (Maison Lodging, LLC – Owners) – Lot Consolidation –Kidder Township (Final)** (#4,067)

RECOMMENDATION:	**Conditional Plan Approval.**
MOTION:	H. Pudliner.
SECOND:	T. Berger.
VOTE:	Unanimous.

8) **Jordan Godshall & Elizabeth Ofchus – Lot Consolidation – Towamensing Township (Final)** (#4,068)

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

TECHNCIAL DOCUMENTATION REVIEWS:

1) **JIM THORPE BOROUGH ZONING AMENDMENT - NEW**

Define and add Specific Requirements for Data Centers and Data Center Accessory Uses - Jim Thorpe Borough Zoning Ordinance.

On motion of Dennis DeMara, seconded by Harold Pudliner and unanimously passed, a recommendation was made to approve this zoning amendment. Correspondence was sent to Maureen Sterner, Borough Manager, and Mr. Nanovek, Esq., recommending approval to Jim Thorpe's draft zoning ordinance amendment as proposed.

2) **PA DEP NPDES Chapter 102 Permit** - County Planning Agency Review
Land Development Plan - Life Alto Senior Daycare - Lehighton Borough

The necessary land use form was completed and returned in the required time frame.

3) **PA DEP NPDES Chapter 105 Waterways Permit** - County Planning Agency Review
PA Turnpike Northeast Extension (I-476) Lizard Creek Replacement Bridge - East Penn Township

The necessary land use form was completed and returned in the required time frame

4) **PA DEP NPDES Chapter 102 - Permit** - County Planning Agency Review
PA Turnpike Northeast Extension (I-476) Lizard Creek Replacement Bridge - East Penn Township

The necessary land use form was completed and returned in the required time frame

5) **PA DEP Intergovernmental Review - July 2026**
   - FFY 2026 Mine Safety and Health Administration (MSHA) - $563,901
   - FFY 202 - 2030 Small, Rural, and Tribal (SmaRT) Drinking Water Assistance Grant Program - $951,00

Correspondence was sent in support of the Department of Environmental Protection submission of the above grant application

6) **LEHIGH TOWNSHIP ZONING AMENDMENT - NEW**
Define and add Specific Requirements for Data Centers and Data Center Accessory Uses Lehigh Township Zoning Ordinance

LEHIGH TOWNSHIP ZONING AMENDMENT - NEW
Establishing Standards for the Regulation of Tiny Homes Within the Township Lehigh Township Zoning Ordinance

On motion of Harold Pudliner, seconded by Timm Berger and unanimously passed, a recommendation was made to approve these zoning amendments. Correspondence was sent to Carol Lenahan, Township Secretary, and Mr. Nanovek, Esq., recommending approval of Lehigh Township's draft zoning ordinance amendments as proposed.

OLD BUSINESS/NEW BUSINESS:

At this point in the meeting, David Bodnar informed the CCPC Board that letters of support were sent for the following:

1. Carbon County's P25 Radio Equipment – 2026/27 JAG Single Solicitation Local Initiatives Grant Program

2. Jim Thorpe Borough – DCED Multimodal Transportation Fund – Downtown Multi-Model Project

3. Palmerton Borough - DCED Multimodal Transportation Fund – LED Street Light Upgrade Project

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 Harold Pudliner, seconded by Dwight Eisenhauer, and unanimously passed, the meeting adjourned at 2:47 p.m.

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Dennis J. DeMara, Secretary