CARBON COUNTY PLANNING COMMISSION

June 16, 2026

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, June 16, 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, George Karas, Vice Chairman, Timm Berger, Harold Pudliner, Martin Kane (via zoom) and Dennis DeMara, Secretary. Also, in attendance were: David Bodnar, Planning & Development Director, Ivan Meixell, Jr., Land Planner and Jennifer Brown, Recording Secretary. Commissioner Michael J. Sofranko and Open Space Coordinator Anna Shigo attended the meeting as well. Maggie Witmer, Conservation Planner from Wildlands Conservancy, attended the meeting via zoom as well. The news media was represented.

The following board members were absent: Bob Miller and Dwight Eisenhauer.

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

MINUTES:

On motion of Harold Pudliner, seconded by George Karas and unanimously passed, the Minutes of the April 21, 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.

1) **Allan J. & Kathy H. Hollrigl, Sharron Mrozinski, Raymond E. Jr. and Shawn Fisher and Sandra Kemmerer – Owners - Major Subdivision/Lot Combination –East Side Borough (Preliminary/Final)** (#3,964R)

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

2) **Michael F. Rudelitch - Owner – Minor Subdivision/Lot Combination – Franklin Township (Preliminary/Final)** (#4,052R)

RECOMMENDATION:	**Plan Approval.**
MOTION:	G. Karas.
SECOND:	H. Pudliner.
VOTE:	Unanimous.

3) **Shawn & Kelli George – Owner/Developer – Minor Subdivision – Towamensing Township (Final)** (#4,058)

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

4) **Pagnotti Enterprises, Inc. – Minor Subdivision – Recreational Ball Field - Banks Township (Final)** (#4,059)

RECOMMENDATION:	**Plan Approval.**
MOTION:	H. Pudliner.
SECOND:	G. Karas.
VOTE:	Unanimous.

5) **Kristine L. & Eric E. Robinson - Lot Consolidation – Penn Forest Township (Final)** (#4,060)

RECOMMENDATION:	**Plan Approval.**
MOTION:	D. DeMara.
SECOND:	G. Karas.
VOTE:	Unanimous.

6) **Paul Menta, LLC - Lot Consolidation – Penn Forest Township (Final)** (#4,061)

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

7) **Barbara & Terrence McCullion – Owner/Developer – McCullion E. Lizard Creek Road – Minor Subdivision – East Penn Township (Preliminary/Final)** (#4,062)

RECOMMENDATION:	**No Recommendation.**
MOTION:	D. DeMara.
SECOND:	H. Pudliner.
VOTE:	Unanimous.

TECHNCIAL DOCUMENTATION REVIEWS:

At this point in the meeting, Mr. Meixell recused himself from the meeting and abstained from making any comment or recommendation on this technical documentation review due to a conflict of interest. Gregory S. Haas, PE of Keystone Consulting Engineers, Inc., Engineer contracted by Carbon County Planning & Development, proceeded with his review and recommendation.

Mike Archer from Civil & Environmental Consultants, Inc., Kevin Roberts from Keel and Hardik Patel from Keel attended the meeting to aid in the review of this technical document.

1) Carbon Node East Data Center – Sewage Facilities Planning Module Review.

   Greg Haas, P.E. reviewed the Sewage Facilities Planning Module and completed Component 4B.

RECOMMENDATION:	**Approval of SFPM.**
MOTION:	T. Berger.
SECOND:	G. Karas.
VOTE:	Unanimous.

   Review comments and Component 4B completed by Greg Haas were forwarded accordingly.

At this point in the meeting, Mr. Meixell returned to the meeting and proceeded with his review and recommendation for the remainder of the technical documentations review.

2) MAHONING TOWNSHIP – Zoning Ordinance Amendments – Establishing New regulations for Distribution/Fulfillment Centers, Truck Terminals, Warehouses, Ancillary Warehouse Uses, Commercial Solar Power Generation and Accessory Solar Collectors.

   Correspondence was sent to Natalie Haggerty, Secretary, confirming review of the proposed ordinance amendment.

3) Towamensing Township – Zoning Amendments – Data Centers – Towamensing Township Zoning Ordinance.

   Correspondence was sent to Patricia Kuehner, Secretary, confirming review of the proposed ordinance amendment and proposing revisions/additions. A motion was made by Harold Pudliner, seconded by Timm Berger, to approve the review of the amended ordinance.

4) PA DEP Intergovernmental Review – May 2026
   - FFY 2026 Brownfield State Response Program - $484,914
   - FFY 2026 Voluntary School & Child Care Lead Testing and Reduction Grant - $861,000
   - FFY 2026 Brownfield State Response Program 128 – IIJA Funding - $936,116

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

5) PA DEP NPDES Chapter 102 Permit – County Planning Agency Review – Land Development Plan – Gullone Plaza – Penn Forest Township

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

6) PA DEP Intergovernmental Review – June 2026
   - FFY 2026 Non-point Source Implementation 319(H) Grant - $7,942,884
   - FFY 2026 Coastal Zone Management - $2,084,000
   - FFY 2026 Brownfield State Response Program - $544,914

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

7) PA DEP Water Quality Management Permit – County Planning Agency Review – Aqua Pennsylvania Wastewater, Inc. – Kidder Township and East Side Borough

   The necessary general information form was completed and returned in the required time frame.

8) PA DEP NPDES Chapter 102 Permit – County Planning Agency Review – Land Development Plan – Autozone Auto Parts Store – Lansford Borough

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

9) Chestnuthill, Jackson, Eldred, Ross & Polk Townships (CJERP) Monroe County – Regional Comprehensive Plan – Review/Update

OLD BUSINESS/NEW BUSINESS:

Presentation given by Lehigh Valley Planning Commission entitled "Pathway to a Resilient Greater Lehigh Valley". This included Carbon, Lehigh and Northampton Counties, PA with Warren County, NJ. The presenters were Susan Myerov, Director of Environmental Planning and Corinne Ruggerio, Senior Environmental Planner.

This Pathway to a Resilient Greater Lehigh Valley (RGLV) is a strategic and comprehensive approach designed to reduce carbon and related emissions effectively within the Greater Lehigh Valley region. The plan in its entirety can be found at https://lvpc.org/climate-resiliency.

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 Dennis DeMara, seconded by Timm Berger, and unanimously passed, the meeting adjourned at 3:14 p.m.

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Dennis J. DeMara, Secretary