

## CARBON COUNTY PLANNING COMMISSION

May 18, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, May 18, 2021 at 2:00 p.m. in the Jim Thorpe Area School District Administration Office Building, 410 Center Avenue, Jim Thorpe, PA.

The following Board Members were present: Fred Bresswein, Chairman; George Karas, Vice Chairman; Frank Jacobs, Secretary; Jesse Walck; and Dennis Demara. Also in attendance were: David Bodnar, Planning & Development Director. Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary.

The following Board Members were absent: Bob Miller; Ginny Compton; Timm Berger; and Dwight Eisenhower.

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

### **MINUTES:**

On motion of Dennis Demara, seconded by Jesse Walck and unanimously passed, the Minutes of the April 20, 2021 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) **Anthony & Erin Raggio Lot Line Revision – Hickory Run Forest, Section B, Lots #157 & #158 – Penn Forest Township (Final) {3,743}**

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                     J. Walck.  
SECOND:                    G. Karas.  
VOTE:                        Unanimous.

- 2) **Joseph J. Weiner Lot Line Revision/Lot Consolidation Plan – Palmerton Borough (Final) {3,744}**

RECOMMENDATION:           **Conditional Plan Rejection.**

MOTION:                     D. Demara.  
SECOND:                    F. Jacobs  
VOTE:                        Unanimous.

- 3) **Coleen Gerhard, Gary Gerhard, Thomas J. & Gale Gadzick Major Subdivision/Lot Line Revision – 180 Ochre Mill Road – Packer Township (Preliminary/Final) {3,745}**

RECOMMENDATION:       **Plan Approval.**

MOTION:                 F. Jacobs.  
SECOND:                 G. Karas.  
VOTE:                     Unanimous.

- 4) **Rossi 2 Subdivision (Leonard Jr. & Christopher Rossi – Owner/Developer) – Banks Township (Final) {3,746}**

RECOMMENDATION:       **Plan Approval.**

MOTION:                 D. Demara.  
SECOND:                 J. Walck.  
VOTE:                     Unanimous.

- 5) **Joseph D. Hurylovich Lot Line Revision – Mt. Pocahontas, Section 6, Lots #1685 & #1687– Penn Forest Township (Final) {3,747}**

RECOMMENDATION:       **Conditional Plan Approval.**

MOTION:                 F. Jacobs.  
SECOND:                 G. Karas.  
VOTE:                     Unanimous.

- 6) **John Patrick Toner Major Subdivision – Kidder Township (Final) {3,748}**

The CCPC’s review of this plan submission believes several major areas of non-compliance with the requirements of the Kidder Township Land Development Ordinances were found that precludes any recommendation for approval of this subdivision by the CCPC at this time as submitted for review. Review comments are being provided by the CCPC to the Kidder Township Planning Commission, Kidder Township Supervisors, Applicant and the Surveyor responsible for this project, with the provision that all CCPC comments must be addressed and/or adequately mitigated before final plan approval.

RECOMMENDATION:       **Forward the CCPC review comments accordingly.**

MOTION:                 J. Walck.  
SECOND:                 G. Karas.  
VOTE:                     Unanimous.

- 7) **John C. & Gloria K. Otto – Lot Line Revision – 164 Broadview Drive & 169 Pine Drive – Jim Thorpe Borough (Final) {3,749}**

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                       D. Demara.

SECOND:                       J. Walck.

VOTE:                           Unanimous.

- 8) **Patricia A. Beltz Minor Subdivision/Lot Line Revision – Franklin Township (Preliminary/Final) {3,750}**

RECOMMENDATION:           **Plan Approval.**

MOTION:                       F. Jacobs.

SECOND:                       J. Walck.

VOTE:                           Unanimous.

**TECHNCIAL DOCUMENTATION REVIEWS:**

- 1) **PA DEP (Department of Environmental Protection) Intergovernmental Review – April 2021:**
- FY 2020 Clean Diesel – \$546,174.00
  - FY 2020 Brownfield State Response Program – \$483,862.00

Response conveying support of the aforementioned grant applications for consideration & funding by the U.S. Environmental Protection Agency was prepared.

- 2) **PA DEP Chapter 105 Water Obstructions & Encroachment General Permit Application (GP-5) – Lehighon Water Authority – Lehigh River Water Main Replacement, Lehighon & Weissport Boroughs, Carbon County**

Corresponding Land Use Letter with Appendix A was completed which indicated that the proposed project is consistent with the adopted Carbon County Comprehensive Plan.

- 3) **PA DEP Chapter 105 Water Obstructions & Encroachment General Permit Application (GP-5) – Lehighon Water Authority – Mahoning Drive New Water Main, Lehighon Borough & Mahoning Township, Carbon County**

Corresponding Land Use Letter with Appendix A was completed which indicated that the proposed project is consistent with the adopted Carbon County Comprehensive Plan.

- 4) **PA DEP Chapter 105 Water Obstructions & Encroachment General Permit Application (GP-8) – Lehigh Valley Health Network – Carbon Land Development Plan, Mahoning Township, Carbon County**

No response warranted.

