

CARBON COUNTY PLANNING COMMISSION

August 17, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, August 17, 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; Bob Miller; Dwight Eisenhower; and Dennis Demara. Also in attendance were: David Bodnar, Planning & Development Director; Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. Commissioner Chris Lukasevich attended the meeting as well.

The following Board Members were absent: Jesse Walck; Ginny Compton; and Timm Berger.

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

MINUTES:

On motion of Frank Jacobs, seconded by George Karas and unanimously passed, the Minutes of the July 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) **Gregory F. & Rosemarie Strubinger Minor Subdivision** – Jim Thorpe Borough
(Preliminary/Final) {3,772}

Gregory & Rosemarie Strubinger attended the meeting to aid in the review of this plan submission.

The CCPC’s review of this plan submission believes several areas of non-compliance with the requirements of the Jim Thorpe Borough Land Development Ordinances were found that precludes any recommendation for approval of this Subdivision Plan by the CCPC at this time as submitted for review. Comments are being provided by the CCPC for discussion to Jim Thorpe Borough and the Engineer responsible for this project with the provision that all noted comments must be addressed and adequately mitigated before plan approval.

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

MOTION: D. Demara.

SECOND: B. Miller.

VOTE: Unanimous.

- 2) **Gregory S. & Irene R. Hopstock and Clark R. & Melanie K. Wentz – Owners – Minor Subdivision/Lot Line Revision – Parryville Borough (Preliminary/Final) {3,763}**

At this point, George Karas recused himself from making any comment or voting on this submission.

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: F. Jacobs.

SECOND: D. Eisenhower.

VOTE: Unanimous.

- 3) **Kevin S. & Kathleen M. Cheeseman Lot Line Revision – Penn Forest Township (Final) [Laurel Woods, Section 2, Lots 16 & 17] {3,764}**

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: B. Miller.

SECOND: G. Karas.

VOTE: Unanimous.

- 4) **Kurt A. Kissner Lot Line Revision – Penn Forest Township (Final) [Towamensing Trails, Section 5, Lots EV776 & EV777] {3,765}**

RECOMMENDATION: **Plan Approval.**

MOTION: D. Demara.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 5) **Ritel LLC New Gas Sation Land Development Plan (Sunil Patel – Owner/Developer) – Penn Forest Township (Preliminary/Final) {3,766}**

The CCPC’s review of this plan submission believes several areas of non-compliance with the requirements of the Penn Forest Township Land Development Ordinances were found 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 to Penn Forest Township and the Surveyor/Engineer responsible for this project with the provision that all noted comments must be addressed and adequately mitigated before plan approval.

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

MOTION: G. Karas.

SECOND: D. Eisenhower.

VOTE: Unanimous.

- 6) **Marianna V. Chryst Minor Subdivision/Lot Line Revision** – Towamensing Township (Preliminary/Final) {3,767}

RECOMMENDATION: **Plan Approval.**

MOTION: F. Jacobs.

SECOND: B. Miller.

VOTE: Unanimous.

- 7) **John J. & Barbara J. Skrapits Lot Line Revision** – Penn Forest Township (Final) [John Wargo Development, Section 5, Lots 373 & 374] {3,768}

RECOMMENDATION: **Plan Approval.**

MOTION: D. Demara.

SECOND: B. Miller.

VOTE: Unanimous.

- 8) **Alexandru Mican Lot Line Revision** – Holiday Poconos Section C, Lots #404 & #405 – Kidder Township (Final) {3,769}

RECOMMENDATION: **Conditional Plan Rejection.**

MOTION: G. Karas.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 9) **David Parker, Susan Parker & Karen Parker Minor Subdivision/Lot Line Revision** – Kidder Township (Final) {3,770}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: G. Karas.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 10) **Rossi 3 Minor Subdivision/Lot Line Revision (Leonard & Christopher Rossi – Owners/Developers)** – Banks Township (Final) {3,771}

RECOMMENDATION: **Plan Approval.**

MOTION: D. Eisenhower.

SECOND: B. Miller.

VOTE: Unanimous.

- 11) **Elizabeth Marotta Berger & John Joseph Marotta – Owners – Minor Subdivision/Lot Line Revision – East Side Borough (Final) {3,773}**

RECOMMENDATION: **Plan Approval.**

MOTION: F. Jacobs.

SECOND: G. Karas.

VOTE: Unanimous.

At this point in the meeting Mr. Meixell presented emails he had received regarding the **Bluecup Ventures Hazleton Land Development Plans**. The plans were Tabled at the 06/15/2021 CCPC meeting pending further investigation. Several discussions have transpired between Ivan, Jason Shellhammer in Carbon County Mapping, and Integrated Development Partners, LLC. – Engineer for this project. At first Banks Township was not going to review the plans but after some consideration requested their Engineer, Carbon Engineering, Inc., to review and comment on the plans. Ivan then presented Carbon Engineer Inc.’s comments to the CCPC Board.

After a brief discussion on motion of Frank Jacobs, seconded by George Karas and unanimously passed Mr. Meixell was instructed to prepare comments recommending Rejection/Conditional Plan Rejection based on Banks Township’s Engineer’s comments.

TECHNCIAL DOCUMENTATION REVIEWS:

- 1) **PA DEP “County Notification of Planned Land Development for Chapter 102 Permits” – Weatherly Borough – Hazel Creek, Black Creek, Quakake Creek – Crushed stone trail and trailhead with rain gardens and bioswales to mitigate added stormwater runoff.**

The aforementioned form was completed and returned in the required time frame.

- 2) **PA DCED (Department of Community & Economic Development) Greenways, Trails and Recreation Program (GTRP) Grant Support Letter – Beaver Meadows Memorial Park – New Recreation Pavilion, Beaver Meadows Borough.**

A response was prepared. indicating that, after a comprehensive planning review was performed, the aforementioned proposed project was found to be consistent with the goals and objectives of the Carbon County Comprehensive & Greenway Plan. Accordingly, Beaver Meadows Borough is supported in their efforts to expand the Beaver Meadows Memorial Park. The Borough was also thanked for providing the opportunity to review and comment on this proposed project.

After a brief review and discussion, the aforementioned responses are to be forwarded appropriately

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 Frank Jacobs, seconded by Bob Miller and unanimously passed, the meeting adjourned at 2:44 p.m.

/S/ Frank Jacobs

Frank Jacobs, Secretary