

As advertised in the Journal Herald newspaper, the Packer Township Supervisors held their regular monthly meeting on Tuesday, March 4, 2025 at the township building. Bob Selert called the meeting to order and roll call was taken. All were present.

The meeting was opened to the floor. Ryan Binder addressed a noise complaint submitted to the Township regarding hunting. He asked that the noise ordinance be updated to include firearms use in accordance with federal and state law. He outlined his reasons for the request. The Supervisors will look into it. Tom Stefansky inquired about township roads Wallace Way and Grist Mill Drive. He described the conditions of the roads. Bob explained the plan for construction and potholes will be fixed as weather allows. Mr. Stefansky says it is a safety issue. Drivers are advised to slow down. Diane Maday asked about the planning meeting scheduled for the Sernak-Grover Lot Consolidation. Bob gave a brief description and told them to come to the meeting. John Floyd informed the Supervisors that the Citizens Fire Company and the Carbon County Fire Association asked the Commissioners to engineer a dry hydrant to be installed at the time of replacement of County Bridge #4 on Grist Mill Drive. He asks the Supervisors to also write a letter. Walter Hess addresses garbage on Railroad Drive. Missed garbage was picked up but this week the entrance is blocked. Stephanie will inform Casella about the alternate entrance. The Supervisors are aware of the garbage at Railroad Drive creating a health and safety issue. A letter will be sent to the property owner by Atty. Yurchak.

The minutes were approved with a motion from Bob Selert. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

Ordinances and Resolutions –None

Reports of Officials and Committees –

Barry Isett & Associates – Permit/Zoning & Code Enforcement Officer- Absent. Zoning:

January 6, 2025: Prepared monthly activity report for BOS meeting.

January 7, 2025: Patrol of Township and final zoning inspection of grain bin at 1509 Round Head Drive.

January 14, 2025: Prepared permit approval package for Railroad Drive applications and sent to Chip for dissemination.

January 16, 2025: Phone call with potential property owner and provided zoning information - follow up email sent with Zoning Ordinance and Map. Phone calls and emails with Mr. Dulcey and his Attorney. I emailed Approved Zoning permit packets for the Three Sheds, Manufactured Home / cabin and pavilion. (Railroad Drive)

January 28, 2025: Performed Zoning Permit review of 110 Sand Spring Road (Single-Family Dwelling)

January 29, 2025: Received a phone call from Mr. Dulcey that he was told that the wrong parcel number was on the permits. His lawyer told him to resubmit the front page with the corrected number and I concurred, and I told him that I will reissue the placards electronically.

January 31, 2025: Phone correspondence with consultant regarding Zoning/SALDO processes for a "Data Center" use on vacant land adjacent to Banks Township - Requested a follow-up email so I could provide the Ordinance and Map. (Parcel ID: 131A-4-A7)

PA UCC: January 20, 2024: An application was received for a new single-family dwelling at 110 Sand Spring Road. A Code Review Memo was emailed to the applicant on 1/28/2025..

Zoning: February 3, 2025: Follow up email sent to Hunter Ninmo (Timmons Group) regarding potential "rezone" or variance procedures for an intended "data center" use on parcels abutting Banks Township; review and approval of zoning permit for storage shed at PIN: 126-46-A18.01 (Quakake Rd)

February 6, 2025: Phone calls and emails concerning setbacks in the A-1 zoning district and the procedure for zoning hearings.

February 11, 2025: Received a phone call from Chris Knight about moving forward with a Zoning Hearing. (419 Sand Spring Road); Received a phone call and an email from Mr. Dulcey. The Carbon County Court overruled the ZHB's decision to allow the construction business in the A-1 zone. I

forwarded a copy to the Solicitor.

February 13, 2025: Emailed the property owner the next steps that were included in the original denial letter and the Ordinance for STRs.

February 20, 2025: Prepared zoning permit for 110 Sand Spring Road (Single-Family Dwelling)

February 25, 2025: Phone conversation with Christopher Knight regarding the short-term rental and conditional use application procedures. Performed another site visit and noted the gated road. Resent another email and checked VRBO for their listings. (419 Sand Spring Road); did a site visit and noted that heavy equipment has been parked in front of the building. (2006 Quakake Road)

PA UCC: February 20, 2025: Permits approved for construction of 3-bedroom single-family dwelling (110 Sand Spring Road) – physical permits delivered to Township mail drop box.

Bill Brior – Sewage Enforcement Officer – Absent. **February**-Attend SEO Required Training, issue re-use of existing septic system correspondence, repair/modification/new app/issue permit for Eric Shellock & Bree Hoffman.

Bob Selert made a motion to enter the report into the minutes. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

Old Business – A quote from Just Window & Much, Much More has not been received yet. They were down yesterday.

-Atty. Yurchak provides an update to Hazleton City Authority Appeal. A hearing has been scheduled for July.

-The Grist Mill Drive pipe replacement project was discussed and construction will begin as weather allows.

John Floyd suggested using any fill from construction on Grist Mill Drive where there have been washouts.

New Business – Dulcey v. Packer Township Zoning Hearing Board opinion was discussed.

-Bob Selert made a motion to contact the engineer to get insulation on both uninsulated roofs in the two main buildings to apply for a Community Development Block Grant. Susie seconded the motion and Terry Davis agreed. Vote 3-0

-An update to the replacement ramp project was given.

-The Supervisors agreed to the request to include the Citizens Fire Company #1 Tricky Tray Raffle in the Township Newsletter.

-Due to a situation of where people were found on the property, installation of security cameras will be looked into.

-Bob Selert made a motion to reschedule the April 1st meeting time to 4:00 p.m. Terry Davis seconded the motion and Susie Gerhard agreed. Vote 3-0

Correspondence was received from Donny Yanac that he is resigning as auditor. Bob discussed the water treatment plant. They will need a variance.

Bob Selert made a motion to approve the treasurer's report and Susie Gerhard seconded the motion. Terry Davis agreed. Vote 3-0

Bob Selert made a motion to sign and approve the checks drafted. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

Bob Selert made a motion to adjourn the meeting and Susie Gerhard seconded the motion. Terry Davis agreed. Vote 3-0

The meeting was adjourned at 6:52 p.m. Five residents attended the meeting.

Respectfully submitted,
Stephanie Stolpe
Packer Township Secretary/Treasurer