

As advertised in the Times News, the Packer Township Supervisors opened the hearing for the Conditional Use request of Christopher Knight to operate a short term residential rental unit at 419 Sand Spring Road. Bob Selert made a motion to recess the hearing until Susie Gerhard arrived. Terry Davis seconded the motion. Vote 2-0 The hearing was recessed.

As advertised in the Journal Herald, the Packer Township Supervisors held their regular monthly meeting on Tuesday, June 3, 2025 at the township building. Bob Selert called the meeting to order and roll call was taken. All were present, with Susie Gerhard arriving at 6:14 p.m.

The meeting was opened to the floor. Tom Stefansky comments that Wallace Way is getting worse. Discussion on slowing down and raising taxes took place. Mr. Stefansky questioned the expense of surveillance cameras being considered for the township building and if there is any theft going on. Bob replied that the expense will come out of the Special Fund. Mr. Stefansky also mentions that the post office can refuse to deliver to the road. Randall Slank commented on the kids on the school bus being bounced around because of big potholes. He feels the property owners of Wallace Way are probably the biggest tax base in the community. Mr. Slank continues to explain the condition of the road for the last three years and that two cars cannot pass. Bob Selert reiterated that residents need to slow down and the road will be repaired when the township has the manpower and time. Mr. Slank said Terry told him the township has a slush fund for emergencies. Terry responded that he never said that. There is no "slush fund". Mr. Slank said Terry told him that \$20,000 or \$30,000 was used to finish Grist Mill Drive. He continued that Wallace Way is only a small section that is needed and some of that slush fund is their money from Wallace Way. He accused both Bob and Terry of lying. Terry responded that the money came from the General Fund. Earlier in the conversation Terry had also mentioned that the General Fund cannot be gutted. Bob finished by saying that he will find out from the tax collector what the residents paid and Mr. Slank asked if he was threatening them and later in the discussion said it seems like the supervisors don't care about the condition of the road. Jane Wildoner, who lived on Wallace Way for 23 years, says it has never been paved, but it has been patched mediocly but yet Wetzell Run is paved every couple of years, spots are done. Why do some roads get preference, she asked. Mr. Slank said because "they" don't use the road, that's why. It's not a main road and they don't know we exist up there. Bob said how about the money we targeted for paving the ½ mile on Grist Mill Drive from Nyer's to Wallace Way and a ½ mile from Dougherty's to almost where Janet Gerhard lived, we will take that money and spend it on Wallace Way and leave Grist Mill go. Mr. Slank said it is alright with him and Ms. Wildoner said Grist Mill is not near as bad. Tom Wildoner added that it is getting that bad that people have to drive on lawns to avoid the road. He recommended people contact the commissioner and representatives in Harrisburg. Mr. Slank said he called and was told to go to the Supervisors first then call back and they will do something about it. Bob said he wants them to call and tell them we need \$1,000,000 to reconstruct the road. Mr. Slank thinks that is an exaggeration and anyone who gets hurt; the supervisors should be responsible for their medical bills. Paul Bray mentions the LSA grant which the supervisors applied to for the pipes on Grist Mill. He recommends putting in for the CDBG and state and local LSA to fix the road. Bob responded that we are requesting the money for the first grant and once that is received, the township will pursue another grant. He explained that when they asked for money for Grist Mill, they gave half. The drainage work had to be done before it is paved. Each pipe that was replaced had no bottom in them because they were installed 70-90 years ago and that is why it was done that way.

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 – Bob explained that someone has tried to use the noise ordinance against their neighbor for hunting geese. The Game Commission felt there were no violations and referred the complainants to the township noise ordinance which does not allow a hunting exemption. The ordinance is prepared with exemptions to the use of firearms in accordance with applicable state and federal laws including regulations governing the ownership, possession and use ensuring compliance with legal

requirements for safety background checks and appropriate permits. Bob Selert made a motion to advertise the change to the Noise Ordinance for adoption. Susie Gerhard wants to table the change to look into it further. A brief discussion was had on the reason for the change. Bob Selert seconded the motion to table advertising for the change to the Noise Ordinance and Terry Davis agreed. Vote 3-0
Bob Yurchak will forward a timbering ordinance to consider.

Reports of Officials and Committees – Barry Isett & Associates – Permit/Zoning & Code Enforcement Officer- Absent. Zoning: May 20, 2025: Received an email from Atty. Karpowich asking that I enforce the Carbon County Ruling that states that the property is in violation. I met with the Solicitor, and we agreed on the Notice of Violation with a Cease and Desist; received a complaint from a member of the Hunting camp on the Dulcey property and a list of properties that he believes are not paying taxes. Performed site visits and spoke with the Solicitor about this and the upcoming hearing in Lansford; Performed site visit to 1309 Grist Mill Road trailer park.

May 21, 2025: Uploaded photos from yesterday's site visits; Emails with Steph concerning upcoming hearings (Conditional Use, Zoning Map Amendment); hearing notices uploaded to permit files.

May 30, 2025: Wrote a Notice of Violation 2006 Quakake Rd. violating the County's order; Prepared monthly report. Bob Selert made a motion to enter the reports into the minutes. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

Bill Brior – Sewage Enforcement Officer –Absent. May: Repair, New Application, Issue Permit to Raymond Mizrahi. Review Sernak Holdings LLC Final Lot Consolidation Plan Minor Subdivision Plan and Issue Comments. Maintain ACT 149 Files.

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

Old Business – Stephanie provided an update to the window replacement. Just Window & Much, Much More expects the windows to arrive in about 2 weeks and plan installation in June. Bob added that the windows will be paid for with the Special Fund.

-A quote for camera installation was received from Control Security for \$11,300. Additional quotes will be sought.

-Bob Selert made a motion to forward the plans for the ADA ramp to the County for the CDBG. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

New Business – Bob Selert made a motion to approve the Sernak Holdings LLC Minor Subdivision/Lot Consolidation. Susie seconded the motion and Terry Davis agreed. Vote 3-0

-A brief discussion of engineering proposals was had. Terry mentions that the engineering fee to replace the Ochre Mill Bridge was \$80,000. Jason Maday said someone already damaged the guard rails due to the S curve. Bob explained the curve could not be removed because the stream channel could not be altered per DEP. The Supervisors will look into the damage. Bob Selert made a motion to contact Carbon Engineering to assess road for a 2025 paving project. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

-Stephanie is gathering the paperwork for the LSA grant for reimbursement of the Grist Mill Drive storm sewer project.

-Susie Gerhard made a motion to donate a portion of used guard rail to Lehigh Township. Bob Selert seconded the motion and Terry Davis agreed. Vote 3-0

-Brian Stahl, representing North Point and having requested to be placed on the agenda to explain a proposed project on Spring Mountain, was not in attendance.

Correspondence was received regarding Tresckow 230kV Substation. Bob gave a brief description.

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

The Conditional Use hearing was reconvened. Josh Delaney, Land Surveyor In Training and SEO representing Chris Knight introduced himself and discussed the requirements and items to be addressed for a short term residential rental unit at 419 Sand Spring Road. He believes the requirements listed on the Notice of Violation have been addressed. Bob asked about the environmental impact statement, the map not listing residents within 200 feet of the property line and missing contours. Atty. Yurchak asked about a local contact. Josh responded that Ken Sency would be the local contact and will provide the Certificate of Occupancy which will satisfy the electrical and plumbing code. Discussion of a fire system, occupancy and dogs briefly took place. Atty. Yurchak asked Mr. Delaney to have a copy of the lease and advertisements for the property forwarded to the Board. Bob discussed previous issues of guests speeding. Regarding the environmental impact study, Atty. Yurchak says a waiver would have to be acquired; otherwise it is required by the ordinance. Josh was given a copy of the ordinance which pertains to short term residential rental units. Bob Selert made a motion to table a decision on the request for Conditional Use until further review. 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 5:51 p.m. Thirty two residents attended the meeting.

Respectfully submitted,
Stephanie Stolpe
Packer Township Secretary/Treasurer