

As advertised in the Journal Herald, the Packer Township Supervisors held their regular monthly meeting on Tuesday, August 5, 2025 at the township building. Bob Selert called the meeting to order and roll call was taken. All were present.

Bob Selert explained that a representative of NorthPoint gave a presentation to the Supervisors. They are going to come back in October for a public meeting. The Supervisors have taken no position on the matter but asked questions for clarification.

The meeting was opened to the floor. Terry Younker asked about setbacks for swimming pools. Bob will get back to him. Mr. Younker talked about putting poles up, that his neighbor took down the fence and that if he is on the line both neighbors have to agree and Mr. Younker will not agree to that. He is calling his attorney tomorrow and a RTK request was sent to the Township. The request was received and processed.

Ken Sency asked about the Conditional Use request of Chris Knight and Bob explained that the Supervisors held a meeting to render a decision. The request was denied and the applicant was sent a letter by the township solicitor.

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 Selert made a motion to adopt the proposed change to the Noise Ordinance as advertised. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0
Bob explained that since there is nothing before the Board from NorthPoint, there is no action needed on An Ordinance to amend the Packer Township, Carbon County, Pennsylvania Zoning Ordinance of 2020 to add Special Data Center Overlay; adding definitions, performance standards, zoning district regulations, off-street parking and loading; zoning district and to Amend the Zoning Map.

Reports of Officials and Committees – Barry Isett & Associates – Permit/Zoning & Code Enforcement Officer- Absent. **Zoning: July 1, 2025:** Finalized monthly report and emailed to Stephanie.

July 8, 2025: Received the zoning application for 2006 Quakake Road. Prepared an email to the Solicitor as I will have to deny the application.

July 16, 2025: Reviewed the Municipalities Planning Code because I believe that Mr. Hinkle is being given poor advice. In my opinion, he cannot appeal the decision and must either comply with the ordinance or cease operations (2006 Quakake Road)

July 21, 2025: Spoke with Susan, I am going to do the final inspection on July 22,2025.

July 22, 2025: Met with the Solicitor. He advised me to cite Mr. Hinkle for not complying with the County's order and deny the zoning application and require a hearing be applied for. (2006 Quakake Road); performed a final zoning inspection on pole building at 722 W. Main Street.

July 23, 2025: Phone conversation regarding permitting process for a deck with roof (371 Roundhead Drive) - follow up email with application and instructions sent; prepared zoning compliance certificate and emailed to property owner (722 W Main Street - Ag Building); Completed the zoning denial letter and rewrote the civil complaint and a non-traffic citation. (2006 Quakake Road)

July 28, 2025: Zoning review and approval of rear deck addition (371 Round Head Drive)

July 29, 2025: Received another phone call concerning the business being run in an A-1 District that was denied by the County. I resent my request for the filing fees for the Civil Complaint from the Township to the Secretary and the Solicitor.

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

Bill Brior – Sewage Enforcement Officer –Absent. No report.

Old Business – Bids for the 2025 paving project for work on Wallace Way and Grist Mill Drive were opened. H&K Group bid \$187,733. Lehigh Asphalt bid \$168,171.65. Bob Selert made a motion to accept the Lehigh Asphalt bid pending an engineering review. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

Bob Selert made a motion to advertise for bids for the garbage contract. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

New Business – None

Correspondence from Norfolk Southern offer to the Township to purchase railroad was received. An email from the Fire Chief regarding an invoice received was reviewed.

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

George Donadi asked about amending the Zoning Ordinance to add Special Data Center Overlay. Bob explained that the secretary jumped the gun by placing this on the agenda. No application has been received for any project involving data centers. NorthPoint gave an informal presentation to the Supervisors. They will present their project to the public before they apply to get responses from the public and so everyone is aware of what they want to do. Mr. Donadi asked if amendments were being made for a data center. The supervisors responded no. No motion was made. Bob continued to explain that NorthPoint is not looking to change the Conservation area; they are looking for an overlay which would allow them to do data centers. There is nothing official before the board. If an overlay is allowed, it would allow data centers. Ryan Binder asked where this would be. Bob explained it is on the north slope towards Beaver Meadows, Tresckow and Banks Township. Very little is in Packer Township. Terry added that it would come within 1000 feet of Spring Mountain Road. Bob told NorthPoint that when they present this to the public, they are to show exactly where these buildings would be. Mr. Binder asked about potential income from the project. This project and the CANDO application that was withdrawn would benefit the school district and the county. It would not benefit the township Terry said.

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 6:20 p.m. Fourteen residents attended the meeting.

Respectfully submitted,
Stephanie Stolpe
Packer Township Secretary/Treasurer