

As advertised in the Journal Herald and the Times News, the Packer Township Supervisors held their regular monthly meeting on Monday, November 3, 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. There were no comments.

The minutes from October 7th and October 21st were approved with a motion from Susie Gerhard. Terry Davis seconded the motion and Bob Selert agreed. Vote 3-0

Ordinances and Resolutions – Bob Selert made a motion to adopt AN ORDINANCE OF PACKER TOWNSHIP, PENNSYLVANIA, TO AMEND THE PACKER TOWNSHIP ZONING ORDINANCE TO DEFINE AND ADD SPECIFIC REQUIREMENTS FOR DATA CENTERS AND DATA CENTER ACCESSORY USES. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

Reports of Officials and Committees – Barry Isett & Associates – Permit/Zoning & Code Enforcement Officer- Absent. **Zoning:**

October 1, 2025: Phone call with property owner concerning permit process for replacing a detached metal building - follow up email sent with application form. (624 Wetzel Run Drive)

October 3, 2025: Began zoning review for AMD Treatment Plant in C-1 Zoning District.

October 7, 2025: Prepared monthly report and emailed to Stephanie.

October 8, 2025: Phone correspondence with Robert Hinkle concerning the proposed data center - referred him to BOS.

October 13, 2025: Reviewed, prepared and emailed the zoning permit application denial letter to PADEP and consultants. (AMD Treatment Plant - Quakake Road); Zoning permit approval of accessory shed and fencing for livestock. (111A-45-C9 - Birch Road)

October 14, 2025: Emails with Stephanie regarding upcoming ZHB hearing for AMD Treatment Plant; Receipt of application for roof mounted solar panels. (3511 Quakake Road)

October 16, 2025: Phone call with Stephen Hinkle concerning his proposed use of the storage building as a Non-Profit Social Club type of use and the process for Special Exception approvals. A follow up email was prepared and sent. (Parcel ID: 120-45-A12 - Quakake Road)

October 17, 2025: Phone call with Debbie Molnar regarding septic testing for new construction. I provided her with Robert Fugate's information and told her she can reach out to me when she is ready to apply for the zoning/PA UCC permits. (Hudson Drive); received new ZP application for detached metal garage. (624 Wetzel Run Drive)

October 21, 2025: I received the hearing Notice for November 17 at 9:30. Added to calendar. (2006 Quakake Road)

October 22, 2025: Zoning review and approval for garage at 624 Wetzel Run Road.

October 28, 2025: Prepared mailings and physically posted the property for upcoming ZHB hearing. (Quakake AMD Treatment Plant)

October 29, 2025: Added evidence into ZHB packet for future use by board.

October 31, 2025: Ran monthly report; Phone call with Joelle Hinkle concerning 2006 Quakake Rd. Due to problems with Steve, I recommended that she ask for a continuation at the Magistrate's.

PA UCC: October 15, 2025: Permit approved for Roof-Mounted Solar Panels (3511 Quakake Road)

October 28, 2025: Permit approved for Roof-Mounted Solar Panels (1408 Wetzel Run Drive) Bob Selert made a motion to accept the Barry Isett report and Susie Gerhard seconded the motion. Terry Davis agreed. Vote 3-0

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

Old Business – Susie provided an update on the ADA ramp project. The project was advertised and bids are due November 17th at the county and will be opened on November 20th.

-Atty. Yurchak had forwarded a bill to reset pins moved during construction to Franzosa and received no response. Bob Selert made a motion to move forward with collection efforts.

-Stephanie explained the cost of Project Broadband for a mass communication service. The service is \$84/year plus the purchase of credits. For example 500 credits (1 per text) is \$25. Bob explained this would be used to keep residents informed of emergencies, road blockages, road construction, etc. This service only works with cell phones and emails. Bob Selert made a motion to use Project Broadband for a mass communication provider at a cost not to exceed \$300/year. Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

-The quarterly garbage bills beginning next year will be adjusted up to \$96 from the previously announced \$90. The adjustment is to account for supplies and administration costs.

New Business –Bob Selert made a motion to advertise the proposed 2026 budget and Susie Gerhard seconded the motion. Terry Davis agreed. Vote 3-0

-Bob explains that there will be a zoning hearing for DEP on November 10th at 6 pm for a variance to construct an acid mine drainage treatment plant. He encourages attendance at the hearing. Treating the acid mine drainage from the Quakake Tunnel will improve trout streams and the Lehigh River. This project has been in the works for at least 8 or 9 years.

-Bob will be attending the PSATS Under 2000 Population Committee Meeting on November 18th.

Correspondence-A benefit agreement from Northpoint, if a zoning overlay were granted, offers 3 payments as follows: \$750,000 upon issuance of permit, \$1,250,000 for final land development approval for data centers and \$500,000 upon issuance of a Certificate of Occupancy.

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 6:12 p.m. Ten residents attended the meeting.

Respectfully submitted,
Stephanie Stolpe
Packer Township Secretary/Treasurer