

Hello,

Please see my updated comment adding the following information.

Information regarding the secret mine tunnels under the Greater Hazleton Area have been and continue to be documented by Tim Novotney for WVIA in a documentary recently with an upcoming sequel planned:

<https://youtu.be/2XBlq0OGtvQ?si=W5jLTPG5CEoRqZ8q>

There are secret mine tunnels still being discovered that exist that are not on record posing additional threats.

Thank you!

Sherri

Public Comment for the Record:

My name is Sherri Homanko, and I am here because residents of Greater Hazleton and surrounding municipalities deserve full transparency and accountability in the decisions being made about large-scale data center construction in our region that will devastate the region and quality of life.

Here is the public comment I made at the Monday, November 10, 2025 Hazle Township Supervisors Meeting and link for the recording of the meeting:

<https://www.facebook.com/share/v/17Me6sjtFw/>

I'm here to raise serious concerns regarding the sewer and wastewater capacity needed to support NorthPoint Development's proposed data center project with heavy cooling and utility demands. Residents deserve clear and verifiable information confirming that our local sewer and water systems can actually support this scale of development.

The Greater Hazleton Joint Sewer Authority's treatment plant is permitted for about 8.9 million gallons per day, and recent reports show it's already operating close to that limit.

The smaller CAN DO wastewater facility in the park handles only about 1 million gallons per day—and it does not serve Humboldt North.

That means any additional wastewater flow from NorthPoint's data centers would have to be absorbed by GHJSA's system, which may already be at or near capacity.

Tonight, I am formally requesting that the Township make the following information public and available for residents to review:

1. The Sewer Planning Module or engineering analysis submitted for this project, including projected daily wastewater flows per building and total build-out.
2. The current available capacity at GHJSA's treatment plant, and any data showing how much capacity remains.
3. Whether a reservation-of-capacity agreement or infrastructure upgrade plan has been executed between GHJSA, CAN DO, and NorthPoint.
4. Any meeting minutes or correspondence where GHJSA discussed the sewer impact of this project or identified funding for required expansions.

This is not an anti-development statement.

It's a call for responsible planning and transparency.

If our systems cannot reliably support 15 high-demand data centers, the public deserves to know before any votes or final approvals are made.

We've seen communities in Virginia regret approving similar projects—only to face water shortages, grid strain, and rising utility costs afterward. They also cause increased cancer risk and noise pollution. It's a loud humming like a generator that NEVER STOPS. Will it affect the pillars holding up the mines? Let's not repeat those mistakes here.

I asked ChatGPT itself, using publicly available data, whether Hazle Township could support NorthPoint's proposed data centers.

The response was:

“Not with today’s infrastructure. Both water and power would need major new capacity and approvals. Given HCA’s documented 6–10 MGD system and PPL’s need for new 500 kV infrastructure—plus pending rate actions—it’s highly unlikely Hazle Township could reliably support 15 data centers without substantial new water sources, SRBC and DEP approvals, and major grid upgrades—on top of current conservation measures and price pressures.”

It will also devastate the endangered Indiana bat population that lives where Northpoint wants to destroy more trees.

That mirrors the concerns many of us share tonight.

Before any vote, I’m asking that the Township publicly disclose:

Who The official end user of the proposed data-center campus is. Public reports list no official tenant, yet it’s widely understood the project is intended for Amazon Web Services.

The projected peak electrical load (in megawatts),

The projected daily water consumption (in MGD), and

The status of SRBC/DEP water-use permits and PPL interconnection queue IDs.

Residents deserve full transparency before commitments are made.

Also, I have questions about the legality of any meetings that have been held and previously held and advertised in the newspapers. What is the address of this building?

Because the meeting advertisements have said 103 W. 27th Street. 101 W. 27th St. The actual address of this building is 99 W. 27th St.

Thank you.

Comments I did not have time to make due to the time limit and I would also like on record for you to review:

North Point has bought land in different areas encircling the entire Greater Hazleton Area: Black Creek Twp, Sugarloaf, Hazle Township, West Hazleton, Hazleton, Packers Twp, Banks

Twp, Weatherly, Hazle Township by Freeland and Butler Twp. North Point Development now owns 6% of the land in Hazle Township alone

There have been:

1. Improper Zoning Approval and Land Use Violations

This project did not go through proper zoning approval procedures. Data centers are not an approved or permitted use under the current Hazle Township zoning ordinances. Yet despite this, massive site preparation and construction efforts are already underway. The public was never properly informed, and there has been no meaningful opportunity for residents to provide input or appeal. They also attempted to rush a final vote by combining a preliminary and final project plan together not following the legal process.

Furthermore, reports have surfaced that PPL Electric Utilities is seeking to utilize eminent domain against private property owners in the affected area—offering as little as \$1 per property. This practice is unethical and arguably unlawful, exploiting residents while prioritizing private corporate gain over the rights of the people who have lived, worked, and paid taxes here for generations. The costs of the electricity infrastructure upgrades is being put on the residents, not the data center owner although the upgrades are specifically for the data centers. Even with the upgrades, there will not be enough power for all of these planned data centers and the residents.

North Point has also provided information that each data center will only provide about 20 jobs- so 300 jobs total.

2. Environmental and Wildlife Impacts

The proposed data center developments pose an extreme risk to the local ecosystem and federally protected species. The project areas are known habitats for the Indiana Bat, an endangered species, and for Canadian Geese, which are federally protected under the Migratory Bird Treaty Act. Disruption of nesting areas and the removal of trees and wetlands for construction directly violate these federal protections.

Equally concerning is our region's already fragile water situation. The Hazleton Area is currently under water restrictions, and local businesses have been warned to reduce consumption or face fines. Introducing a development that consumes millions of gallons of

water per day—the equivalent of an entire town’s usage—will devastate our water resources.

A single data center utilizes up to 2.8 million gallons of water a day. The current 15 proposed data centers alone would need 42 million gallons. Where is this water coming from?

Developers have reportedly suggested using polluted mine water for cooling systems. This plan puts our entire region at risk for contamination and environmental disaster. Once introduced into groundwater or local streams, toxins from old mine pools can spread rapidly. We only need to look at examples like Dearborn, Michigan—where water mismanagement led to long-term public health crises—to see the danger of contaminated water sources.

3. Noise Pollution and Public Health Risks

Data centers operate 24 hours a day, 7 days a week, and the noise pollution associated with them is not comparable to normal industrial activity. These facilities rely on thousands of servers, cooling systems, and backup generators that together produce constant mechanical noise and vibration.

Typical data center equipment noise levels include:

HVAC systems: 70–90 decibels

Backup generators: 85–100 decibels during operation

Chillers and cooling towers: 75–95 decibels at peak output

For comparison, a normal human conversation averages about 60 decibels, and a power lawn mower runs around 90 decibels. This means residents would essentially be subjected to the sound of a power lawn mower running nonstop, day and night—with no quiet hours, no weekends off, and no relief.

Prolonged exposure to noise levels above 85 dBA is recognized by OSHA as hazardous. Under OSHA standards, employers must implement hearing conservation programs for anyone exposed to these levels during an 8-hour workday. Yet residents will be forced to endure this exposure 24/7, without protection.

Long-term exposure to such noise doesn't just cause hearing loss—it also increases stress, sleep disturbance, cardiovascular strain, anxiety, and reduced cognitive performance. These effects are well documented in studies of airport noise zones such as Washington D.C.'s Reagan National Airport (DCA), where concentrated flight paths have led to community complaints about disrupted sleep, inability to converse outdoors, and declining quality of life. DCA at least enforces nighttime noise limits between 10 p.m. and 6:59 a.m.. Data centers will not. They run continuously, with no quiet hours and no mitigation for nearby homes.

Here is a video posted on Facebook by Norm Brown from 11/12/25 at 1am showing construction violating noise ordinances not being enforced: <https://www.facebook.com/share/v/17jiqomVz6/>

So what will happen to our residents? Will families have to wear hearing protection inside their own homes just to have peace and quiet? This is not progress. This is industrial encroachment into a residential and rural region.

4. Geological Instability and Sinkhole Risks

The Hazleton area sits atop a complex network of abandoned anthracite coal mines, many of which are supported by wooden timbers and unstable rock formations. These mines have not been structurally assessed in decades. Large-scale data center operations—filled with heavy equipment and constant mechanical vibration—introduce an entirely new stress factor that has never been studied in the context of our underground geology.

There is already growing anecdotal and visual evidence that construction activity from the NorthPoint development has caused structural damage to nearby homes. Residents across Hazle Township, Sugarloaf, Black Creek, Conyngham, and Hazleton have reported cracked foundations, damaged walls, and nighttime explosions from blasting activities. These incidents have been ongoing, sometimes occurring at all hours of the day and night, and residents have been met with silence or dismissal when reporting these problems.

If continuous vibration from heavy machinery and generator operations is added to an already fragile subsurface structure, the results could be catastrophic. Sinkholes could form across residential neighborhoods, roads, and businesses—destroying property and placing lives at risk. Most homeowners in this area cannot even obtain sinkhole insurance

coverage due to known mining instability. That means if their property collapses, they are left completely unprotected and uncompensated.

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5. Lack of Enforcement and Government Accountability

Perhaps the most alarming part of this entire situation is the complete lack of accountability from local authorities. Residents have made repeated, documented complaints to the Hazle Township regarding blasting, noise, and environmental violations—yet no enforcement action has been taken.

The zoning ordinances of Hazle Township specifically prohibit nuisance noise and require conditional-use review for high-impact industrial facilities. Those requirements are being ignored.

Residents are now asking the question that no one in government seems willing to answer: Where do we go for help when our own township government fails to enforce its ordinances and protect the public?

It should not take state or federal intervention to uphold local law, but that is where this is heading. When local boards and zoning officers side with corporate developers over the people they serve, it erodes public trust, devalues property, and undermines the entire purpose of municipal governance.

In Closing

The residents of Hazle Township and Greater Hazleton deserve a transparent, science-based, and lawful process before any data center development is approved. This includes:

A comprehensive environmental impact study

A noise and vibration assessment

A water resource sustainability plan

A public hearing process that follows proper zoning procedures

Until those requirements are met, construction and site preparation should be halted immediately.

This is not anti-development—it is pro-community, pro-safety, and pro-accountability.

Our region cannot afford to trade clean water, stable ground, and peace of mind for corporate expansion that benefits outsiders at the expense of the people who call the Hazleton Area home.