



Allen Township Board of Supervisors Meeting Minutes July 14th, 2026 6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, July 14th, 2026, at 6:00 P.M. at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA. Mr. Frack led the audience in the Pledge of Allegiance to the Flag.

1. Roll Call:

Present: Jason Frack; Gary Behler; Paul Link; Sean Sculley; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Michael Schwartz (Gilmore & Associates, Inc.)

Absent: Tim Paul

2. Announcements and/or Actions to Add New Items to the Current Agenda: Ms. Eckhart noted there are no announcements and/or actions to be added.

3. Public Hearings: There were no public hearings.

4. Public to be Heard: Mr. Marc Steinberg, resident of 909 Graystone Circle, expressed several concerns regarding the approved data center at 2800 Liberty Drive. He inquired about possible increases in electric rates for the community, to which Mr. Link directed him to contact PP&L, as the Township holds no insight into electric costs. Mr. Steinberg further asked about water usage, noting that the data center could contribute to drought concerns. Mr. Link explained that the Northampton Borough Municipal Authority agreed to sell water from its municipal water plant and that the Township has no authority over those transactions. He also noted that water would not be supplied through wells. Mr. Sculley commented that the proposed water system would be closed-loop rather than open, explaining that it would require less water usage. Mr. Steinberg additionally inquired about the possibility of property taxes being lowered for Township residents, as he expects the data center to generate significant tax revenue. Mr. Link confirmed that no person or entity would be receiving any tax breaks within the Township, although the amount of tax revenue to be received is currently unknown. Mr. Steinberg further inquired about the anticipated noise from the data center. Mr. Link explained that, as a commercial and industrial electrician who has worked in large data centers, the noise levels are not out of the ordinary. He noted that while generators could be heard during testing, the facility would have two dedicated high-voltage feeds from the Siegfried Substation, and if the generators were running due to a power outage, there would likely be no power anywhere in the Township. Mr. Steinberg expressed concern regarding noise pollution from the generators and asked whether they would run on diesel or propane. Ms. Eckhart noted that, as part of the conditional approval, an acoustical consultant was hired to conduct a baseline study prior to the data center beginning operations in order to compare anticipated noise levels. Mr. Treadwell assured that the data center would

be required to regulate noise levels to appropriate standards.

Mr. Kevin Klepeisz, resident of 1311 Atlas Lane, mentioned that he had only recently learned about the proposed nearby data center. He referred to the minutes from March 24, 2026, meeting and discussion previously provided by Mr. Behler, noting that he wished to address a few additional items. Mr. Klepeisz explained that he is a structural engineer and has some knowledge regarding data centers. While he did not specifically inquire about electric rates, he expressed uncertainty regarding PP&L's assurance of available capacity, stating that they would likely be tapping into the residential grid and that electric rates have not been lowered. Regarding water usage, Mr. Klepeisz stated that he understood the closed-loop water system had been compared to filling swimming pools but questioned how many pools that would equate to and what the long-term water loss would be due to factors such as evaporation. Mr. Sculley referred to Mr. Skillingstad's comments from the March 24, 2026, meeting, noting that water loss would be comparable to a building full of employees utilizing restroom facilities. Mr. Link reiterated that the Township has no control over electricity through PP&L or water through the Northampton Borough Municipal Authority. Mr. Klepeisz stated that while he understood that, he expected Township officials to relay new information as it became available. Mr. Treadwell explained that, although the data center has been approved, there is currently no end user, and therefore much of the requested information remains unknown. Moving on to anticipated noise, Mr. Klepeisz stated that his primary concern involved low-frequency noise and its potential health effects. He inquired about the distance that would be studied from the data center, noting that noise can travel one to three miles under certain conditions. Mr. Treadwell assured Mr. Klepeisz that the Township hired a sound expert who is fully aware of the different noise levels and ranges to be evaluated. He explained that both Z-weighted and C-weighted noise levels would be studied, noting that computer hum is considered C-weighted noise. Mr. Treadwell further stated that the applicant would propose various study locations for the sound expert, although those details remain unknown. Mr. Klepeisz mentioned having worked with a contractor involved with data centers in Virginia and New Jersey and stated that he had been told about the noise generated by those facilities. Mr. Treadwell explained that technology and sound attenuation measures continue to evolve. Mr. Klepeisz also referenced discussion regarding anticipated vehicle trips being reduced from 900 to approximately 100 per day and asked whether the building is currently vacant. Mr. Treadwell explained that the property at 2800 Liberty Drive was originally approved as a warehouse with the potential for 900 tractor-trailer trips per day. He further explained that while the building has remained vacant, the property is not being rezoned because a data center is a permitted use. Mr. Klepeisz asked whether the Township could stop the data center or whether residents' attempt to stop the project would lead anywhere. Mr. Link explained that while there is no current end user, the Township has worked on a new ordinance to ensure certain items are regulated. Mr. Klepeisz stated that he was not in favor of the location because it is approximately one mile from a school and residential neighborhoods, noting that the site had been identified as one of the best locations in the area. Mr. Treadwell explained that the property is located within an industrial commercial zoning district and would not be more appropriately placed in a rural agricultural area or in the middle of farmland. Mr. Link emphasized that Township officials are no happier than residents regarding the proposed data center, explaining that although they are not in favor of it, they cannot deny a proposal that complies with the ordinance. He further stated that all Board members are also Township residents who care about the community but understand the importance of avoiding unwinnable lawsuits that would be funded by taxpayer dollars. Mr. Link expressed frustration, noting that Township officials have received death threats as a result of the proposed data center. Mr. Klepeisz ultimately requested that information be shared with the public as it is received. Ms. Eckhart stated that updates would be posted on the Township's website as requested. Mr. Link concluded by stating that the proposed data center already complies with the changes addressed in the updated ordinance.

Ms. Marianne Cuth, resident of 25 Debbie Road, asked if all vacant warehouses could be turned into data centers. Mr. Behler stated that if the ordinance is approved as previously discussed, the only area that would allow data centers is the one currently being discussed. He noted that there are three warehouse buildings within that specified area and, while two of the buildings are occupied, they could potentially become data centers. He further explained that warehouses on the other side of Howertown Road or near FedEx would not be permitted locations for data centers.

Ms. Jeanette Sak, resident of 908 Graystone Circle, emphasized that Township Board members are elected representatives for all residents. She stated that Board members are in their positions to voice the concerns of residents, as many chose the suburban area for its quality of life and to avoid city-like issues. Ms. Sak stated that, from a sales agent perspective, proposals are developed using projections, estimates, and numbers, and that being told those items are unknown causes confusion. She suggested that a proposal without projections should not legally be approved, as certain specifics of the project remain known. Mr. Treadwell responded that the business use of a warehouse is generally unknown upon approval and explained that the project was approved simply as a data center without many operational details. Ms. Sak explained that residents are interested in having details, such as anticipated water and electric consumption, presented to the public. Mr. Link reiterated that the Township has not yet received drawings or plans for the Township engineers to review. He explained that the applicant first inquired about the uses permitted under the ordinance before moving forward with the proposal. Mr. Treadwell additionally noted that a different review process would have occurred if a new warehouse were being constructed, whereas this warehouse was vacant and available for lease. He stated that the data center was approved within the industrial commercial zoning district and, while there may be impacts, the ordinance did not previously address those issues. Mr. Treadwell further explained that although the ordinance did not include certain items, the Township addressed concerns related to noise, water, generators, and electricity, despite having no authority over those utilities. Ms. Sak reiterated that residents are seeking all available information and again questioned the projected electric and water usage. Mr. Treadwell stated that no projections are available because an end user has not yet been identified. Ms. Sak then asked what repercussions would occur if post-construction noise testing failed to meet acceptable decibel levels. Mr. Treadwell explained that operations would not be shut down, but sound attenuation measures would be required until permissible noise levels were achieved. Ms. Sak stated that her intent in requesting detailed information is due to the data center being located in the backyards of her and her neighbors, as they are trying to determine how their quality of life may be impacted. She explained that residents are concerned about potential utility increases and possible health effects from noise reverberation affecting both people and animals. Mr. Link stated that many concerns regarding noise impacts stem from assumptions circulating on social media, noting that the actual noise impacts remain uncertain. Mr. Frack added that information is released as it is received.

Mr. Franco Grisafi, resident of 908 Graystone Circle, inquired about the proposed data center ordinance. He asked whether there was a legal way to require future data center proposals within the designated area to be conditional use rather than permitted by right. Mr. Behler questioned the reasoning behind that option and asked what conditions would justify requiring conditional use. He explained that conditional use is still an allowed use and would not permit a proposal to be denied simply because it is unpopular. He further explained that a conditional use hearing would only be appropriate if there were specific conditions unique to that use within the particular area. Mr. Behler asked why that option would be more favorable than the proposed ordinance update, which would already require those conditions. Mr. Treadwell stated that the updated ordinance, developed following the Prologis data center proposal, encourages the use of solar panels or other forms of energy regeneration, although it cannot be legally mandated by the Township. He further noted that the State has greater authority over those matters than local

municipalities. Mr. Treadwell added that solar panel installations would also have to be evaluated for structural concerns, such as whether the building's roof could support the additional weight. Mr. Grisafi inquired about the possibility of generators being used to draw excessive amounts of electricity. Mr. Link explained that significant investments are being made to ensure the facility has an adequate electrical supply, noting that two dedicated electrical feeds from the Siegfried Substation on Cherryville Road will provide redundancy.

Ms. Nancy Tauschman, resident of 114 Gray Drive, stated that while the Board members make their best effort, they are not always able to answer every question. She explained that although she does not have a data center behind her property, she does have a junkyard. Ms. Tauschman stated that she had previously sent videos to Ms. Eckhart and Ms. Averbeck and requested that they be played for the Board members and residents in attendance. She explained that the videos demonstrate the noise heard from approximately 7:00 a.m. until 5:30 p.m. each day. Ms. Tauschman further stated that she has been unable to sit outside and has nearly passed out on two occasions due to what she described as emissions coming from the American Disposal site at 1438 Willowbrook Road onto her property. Mr. Link stated that he is familiar with the site and its issues but that the Township is currently awaiting additional information from the County Court. Ms. Tauschman acknowledged the ongoing litigation but clarified that she was simply reporting that the noise, dust, and odor have worsened. She also stated that mattresses have been piled on the property, which she believes is a violation. The Board agreed to view the video, and Ms. Tauschman thanked the Board.

- 5. Approval of Minutes (June 9th, 2026):** Mr. Link made a motion to approve the minutes; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

6. Reports

A. Treasurer: Mr. Link made a motion to approve the Treasurer's Report and the Paying of the Bills; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

B. All Staff and Departmental Reports (On File)

7. Unfinished Business

A. Bids Received for Sale of 2009 Peterbilt 340 10 Ton Dump Truck (Municibid): Mr. Frack stated that the highest amount of Municibid was accepted for \$29,600. Mr. Behler made a motion to accept the bid of \$29,600; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

B. Bids Received for Sale of 2005 Ford Explorer (Municibid): Mr. Behler made a motion to accept the bid of \$5,300; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

C. Ratification of Personnel Actions: Mr. Behler made a motion to ratify the personnel actions; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

D. Allen Township Renovation Phase II, Payment Application 10 – Grace Industries, Inc. \$112,258.86 (Total of Original Contract with Change Orders: \$1,025,482.00; Balance to Finish After App 10: \$57,725.08): Mr. Link made a motion to approve payment application 10 to Grace Industries, Inc. of \$112,258.86; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

8. New Business:

- A. Maintenance Worker Conditional Offer of Employment Candidate – A.N.:** Mr. Behler made a motion to accept the maintenance worker conditional offer of employment for candidate A.N.; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.
- B. PennDOT Winter Maintenance Agreement Renewal:** Ms. Eckhart stated that the final version of the agreement had been returned and distributed to Board members, noting several nuances and revisions. She explained that changes were made to the road mileage, including additions for Seemsville Road and Cesanek Road. The agreement retains the initial five-year term with a mutually agreeable renewal at the end of that period, and a reminder will be placed on administrative calendars to allow for future review and possible changes. She noted that Seemsville Road and Cesanek Road were reconsidered because they are somewhat outside of the Township, while substantial mileage has been added due to new developments. Mr. Behler suggested allowing one year without the agreement to determine whether it is beneficial before entering into a new agreement. Mr. Link agreed with the concerns Mr. Behler raised at the previous meeting, stating that he does not believe the agreement provides a financial benefit to the Township. However, as a resident, he supports the agreement because PennDOT clears and provides access to the main arterial roads. He explained that the Township's Public Works crew has plowed state roads for many years, unlike many neighboring municipalities, but noted that committing to the state roads could delay plowing in residential developments. One resident, who identified himself as a school bus driver, stated that the Township roads are among the best in the area. Another resident expressed support for the PennDOT Winter Maintenance Agreement, stating that it is the safest option. Ms. Eckhart added that many people, particularly FedEx employees, depend on safe access into the Township for work. Mr. Sculley made a motion to renew the PennDOT Winter Maintenance Agreement; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.
- C. Wing Plow Retrofit (for 2024 Freightliner 114SD Tandem currently in service): EM Kutz, Inc/Stengel Bros Inc. – Quote Total \$39,937.43:** Ms. Eckhart reported that the Township is preparing for the winter season and expects to receive 600 tons of salt before the current contract expires. She explained that the request was made as a backup measure and to improve operational efficiency. Mr. Behler made a motion to approve the Wing Plow Retrofit quote total of \$39,937.43; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.
- D. Eisenhower/Tepes Drive Intersection – Request for Study:** Ms. Eckhart reviewed the results of a traffic concern on Eisenhower Drive near the top of Tepes Drive, where Tepes Drive intersects Eisenhower Drive mid-block. She explained that the study is being requested following complaints of speeding downhill on Eisenhower Drive. A radar sign was installed to monitor vehicle speeds and traffic volume, recording a maximum speed of 46 MPH while showing average speeds consistent with the posted percentile. Due to the unique intersection layout, she stated that a traffic study would be required before considering an all-way stop. Mr. Schwartz said he would consult with Brian Harman, a traffic engineer with Gilmore & Associates, Inc., to review the intersection and determine whether an all-way stop could be warranted based on the roadway geometry and traffic volumes before proceeding with a formal study. Although he did not believe the intersection would likely meet the criteria, he agreed to prepare a proposal to begin the study. He also noted that traffic volumes are expected to increase as additional homes are constructed. Ms. Eckhart suggested continuing to use radar signs because they appear to encourage motorists to slow down. Mr. Behler expressed concern

about drivers traveling at excessive speeds only a few feet from children using the sidewalks. Mr. Link agreed, stating that the issue is not the roads themselves but the motorists driving on them. Mr. Treadwell added that speed bumps cannot be used for speed control because of safety concerns, noting that vehicles traveling over 50 MPH could become airborne.

- E. Tentative Cancellation of July 28, 2026, Board of Supervisors Meeting:** Ms. Eckhart recommended transitioning to one meeting per month beginning in the new year, noting that the reduced meeting schedule has worked well over the past several months. She explained that many municipalities already operate with one monthly meeting and can schedule additional meetings as needed. Mr. Frack agreed, commenting that several recent meetings had been so brief that the travel time exceeded the meeting itself. Mr. Treadwell confirmed that one meeting per month satisfies the minimum legal requirement, while Mr. Sculley added that having one consistent monthly meeting could simplify communication compared to meeting on the second and last Tuesdays of each month. Mr. Behler made a motion to cancel the meeting for July 28th, 2026; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

Mr. Treadwell suggested discussing Item G and allowing the public to be heard before moving on to Item F, as discussion regarding Item F needed to take place during executive session.

- F. Appraisal 2026-02:** Mr. Link made a motion to authorize the appraisal 2026-02; seconded by Mr. Sculley. On the motion, by roll call vote, all present Supervisors voted yes.

- G. Davidson – Well Isolation Distance Indemnification Agreement:** Ms. Eckhart explained that the requested waiver was necessary because the property owner could not meet the required setback, with the only alternative being to classify the property as a shared lot. She noted that no public sewer is available nearby. Mr. Behler stated that the proposed location is farther from the well than the original location, while Mr. Treadwell clarified that it still falls within 100 feet of the well, making the waiver necessary. Mr. Behler made a motion to approve the indemnification agreement for the property: L4 5 15D; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

- H. Executive Session (Tentative Consideration to Purchase Real Estate):** Mr. Treadwell confirmed the executive session held would be regarding the tentative consideration to purchase real estate.

- 9. Public to be Heard:** Nickolas “Nick” Takacs, resident of 202 Walker Drive, agreed with Ms. Tauschman’s earlier remarks and stated that the ongoing nuisance has become just as severe as it was the previous year. Although he acknowledged that additional violations have been issued by the Department of Environmental Protection (DEP), he said the overall problems continue to worsen, making it difficult for residents to enjoy spending time outdoors. Speaking on the proposed data center, Mr. Takacs explained that he has more than 10 years of experience building, working in and installing equipment in data centers. He stated that the proposed Prologis facility is expected to be a hyperscale, high-density data center capable of housing as many computer systems as possible, unlike a more traditional data center. He added that the proposed facility would be a much different operation due to its anticipated use of high-density graphics for artificial intelligence (AI) rather than traditional data center functions.

- 10. Next Meetings:** Mr. Frack announced the upcoming meetings. All meetings and events will be held at the Allen Township Municipal Building. These meetings and events are as follows:

- Planning Commission – Monday, July 20th, 2026 6:00 PM

- Board of Supervisors – Tuesday, July 28th, 2026 6:00 PM (*Cancelled*)

11. Adjournment: There being no further business, the meeting adjourned at 7:30 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colón