



Allen Township Planning Commission

Meeting Minutes
August 17th, 2026
6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, August 17th, 2026, at 6:00 P.M. at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA. Mr. Behler led the audience in the Pledge of Allegiance to the Flag.

Roll Call:

Present: Gary Behler; Gary Krill; Paul Link; Felipe Resendez, Jr.; B. Lincoln Treadwell, Jr. Esq. Solicitor; Andrew Bertolazzi, EIT (Gilmore & Associates, Inc.); Ilene M. Eckhart, Manager

Absent: David Austin; Sean Policelli, PE, Engineer (Gilmore & Associates, Inc.); Michael Schwartz, PE, Engineer (Gilmore & Associates, Inc.)

Minutes: Mr. Link made a motion to approve the minutes from July 20th, 2026; seconded by Mr. Resendez. On the motion, by roll-call vote, all present Commissioners voted yes.

Public Comment: Mr. Behler questioned whether the Commissioners were comfortable allowing Public to be Heard to be opened again for the Data Center Ordinance discussion. The present Commissioners agreed. He indicated that public comment would be opened for comments not related to the Data Center Ordinance. There was no public comment.

Business Items:

A. Donavin A. Bohun Major (Preliminary) Subdivision Plan – Phase II - (90 day MPC deadline – June 16, 2026) – Acknowledgement of MPC Extension Granted to October 16, 2026 (Tax Map Parcel L4-3-13) (Four Lot Subdivision): Mr. Lou Rock of Lehigh Engineering Associates introduced himself. Mr. Rock stated that the property is located on Kreidersville Road and next to the Lappowinzo Fish and Game Club. He noted that he appeared before the Commissioners last month and that they had a discussion about the five (5) lots on the plan and the possibility of trying to take the existing home and isolating that lot. He explained that the existing home was renovated, and they wished to put the home on the market. He explained that there were three (3) waivers and two (2) were recommended for approval in regard to the sidewalk and lighting on Lappowinzo Road, however, the one (1) that was not recommended was the lot depth ratio. Mr. Rock explained that they removed the long lot leading to them presenting a four (4) lot subdivision. He explained that they did not run the lot line back for Lots 1 and 2 because it would have impacted their ability to do the minor subdivision and just have an inner piece. He concluded that by default, Lot 2 would be an L-Shape and all of the wetland would primarily be on Lot 2. Mr. Rock noted that they were in receipt of the Gilmore & Associates, Inc. review letter dated August 13th, 2026. Mr. Behler indicated that he felt that they achieved what was requested by the Commissioners. Mr. Bertolazzi questioned the status for outside agencies' approvals. Mr. Rock indicated that they have the Highway Occupancy Permits

(HOPs) from PennDOT, the Act 167 approval from the Lehigh Valley Planning Commission (LVPC). Mr. Rock indicated that their pre-application meeting is scheduled with the Conservation District for September 2nd, 2026. Mr. Treadwell indicated that the concept would be a preliminary plan for the four-lot subdivision, followed by the final plan approval for the one lot subdivision. He questioned Mr. Rock if they would be back for the four-lot once he cleaned the plans up. Mr. Rock agreed.

Mr. Link made a motion to recommend preliminary approval of the four-lot subdivision plan, subject to the Gilmore & Associates, Inc. letter dated August 13th, 2026; seconded by Mr. Behler. On the motion, by roll-call vote, all present Commissioners voted yes.

B. Donavin A. Bohun Major (Preliminary) Subdivision Plan - Phase I - (90 day MPC deadline – November 17, 2026) (Tax Map Parcel L4-3-13) (Two-Lot Subdivision): Mr. Link made a motion to recommend granting final plan approval for the two-lot subdivision, subject to the Gilmore & Associates, Inc. letter dated August 13th, 2026; seconded by Mr. Resendez. On the motion, by roll-call vote, all present Commissioners voted yes.

C. Prologis – Liberty Drive/SR 329 Minor Subdivision Plan (90 day MPC deadline – November 17, 2026) (Tax Map Parcel L4-9-7B-2): Mr. Michael Gula, Survey Leader of Verdantas, indicated that he was present at tonight's meeting to present a two-lot subdivision plan for the Prologis property at the corner of Liberty Drive and State Route 329. He explained that the lot is currently being reviewed for a substation and that, during that process, Prologis, at this time, would like to preserve part of the lot. He stated that they are looking to take the area of the proposed substation and apply the setbacks, which gave them applicable grading. He stated that there would be approximately six (6) acres, plus or minus, for the substation and three (3)-plus acres for the commercial area. He stated that they are in receipt of the Gilmore & Associates, Inc. letter dated August 12th, 2026. He stated that there is access from Liberty Drive via an existing access easement along Liberty Drive. He stated that it is the same area that was used for the lot previously. He added that, at this time, there is no intention of any access from Route 329. Mr. Krill questioned what they envisioned for the commercial lot. Mr. Gula indicated that they did not envision it to be anything except for commercial use. He acknowledged that he knew that response was evasive; however, presently there is no end user in sight, so they would like to preserve that area. Mr. Bertolazzi indicated that the only comment he had was in reference to the Gilmore & Associates, Inc. review letter dated August 12th, 2026, regarding item three (3) under the Zoning Ordinance, which read as follows:

“3. §27-1413.B The plan notes that proposed Lots 1 and 2 will obtain access to Liberty Drive through an existing access-drive easement. The Township may want to discuss limiting access to Lot 2 to Liberty Drive only. Any access to State Route 329 will require a PennDOT Highway Occupancy Permit.”

Mr. Bertolazzi stated that a PennDOT HOP would be required. Mr. Link made a motion to recommend minor subdivision final plan approval, subject to the Gilmore & Associates, Inc. review letter dated August 12th, 2026; seconded by Mr. Behler. On the motion, by roll-call vote, all present Commissioners voted yes.

D. Zoning Ordinance Amendment – Data Center Text – Discussion re: Public Hearing Comments Received (Ordinance 2026-01 Adopted August 11, 2026): Mr. Behler explained that the Supervisors adopted the Zoning Ordinance Amendment at the last Supervisors meeting. He indicated that there were a lot of good public comments and suggestions for amendments so the Ordinance Amendment has come back to the Planning Commission for discussion on those amendments. He stated that he will open the meeting up

for additional comments. He explained that if the public wished to speak, to come up to the microphone and state their name, and if they were a Township Resident or not.

Mr. Gene Clater, Allen Township resident, questioned whether the Commissioners had a chance to review the draft minutes from the Supervisors' meeting. Ms. Eckhart indicated that she wrote a memorandum to the Planning Commission that captured the public's comments. Mr. Clater indicated that the Ordinance was reasonably good and that putting something in place is better than not having anything in place. He explained that he has an IT background and has worked in data centers for a variety of events for over fifty (50) years. He explained that he wished to discuss the environmental issues with large data centers. He said that larger data centers should be a closed loop. He explained that they could be about 800,000 or a million square feet plus. He suggested that the Township seriously consider eliminating the option to do anything other than closed loop. He explained that there is a whole paragraph section in the ordinance that discusses DEP, drilling, and surface water. He believed that it should be eliminated. Mr. Clater briefly discussed the history of the zoning district decision and explained that Industrial Commercial (I/C) and Industrial (I) were targeted specifically because, at the time, the Township envisioned that there would be public water and sewer, which would facilitate industrial operations. He stated that if that portion is eliminated, then data centers will be required to use public water, other than air cooling, and eliminate the option to utilize groundwater by drilling or anything else. He stated that people may hear about tens of millions of dollars of public equipment being installed out west for the water, but with a closed loop there is control over the quality. He added that new coolants may be available in five (5)-plus years in the future. Mr. Treadwell indicated that the Ordinance stated that the data center shall be designed to include a closed-loop circulation system to include data center processing. He further explained that an applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems, to the satisfaction of the engineer. Mr. Clater indicated that was correct. Mr. Clater stated that a number of attendees at the Supervisor meeting made a recommendation that data centers be a conditional use because, if the Township gets a larger data center, the standard will be dual feeds of power, invariably coming from different directions, so they do not take a total outage. He explained that they will also have dual feeds for communications that are very high speed, coming from two directions, so if something gets cut there is a backup. He stated that those items will be required for large data centers. He concluded that he felt the Township should consider making it a conditional use so that the Township can look at the environmental impact and the electric usage for each data center. Mr. Treadwell indicated that he thought what Mr. Clater was suggesting was for it to be a closed loop, which is what the Township did. Mr. Treadwell questioned if Mr. Clater felt that the Township should remove the sentence that indicated that the data center could propose an alternative cooling system. Mr. Behler added that the sentence indicated that the alternative has to be better than a closed-loop system. Mr. Link stated that a data center could have a closed-loop cooling system without public water as well. Mr. Clater agreed to Mr. Link's comment. Mr. Link stated that the Township could have an ordinance in place with the restrictions that the Township wants for all data centers. Mr. Clater stated that by making it conditional they can make sure everything is covered, especially when it comes to the environmental factors. He stated that some factors the Township cannot control, as they might be controlled by the Public Utility Commission (PUC) or Department of Environmental Protection (DEP). Mr. Clater stated that he agreed with Mr. Link that once the system has been filled, the data center will lock it down because they do not put well water into a system because there needs to be some level of water treatment. Mr. Clater questioned which section the Commissioners were referring to. Mr. Treadwell explained that it is in the water part of the ordinance under the Data Center Requirements, 6B. Mr. Clater stated that he felt that the water well language of the ordinance was covered so that they could not keep tapping for water. Mr. Treadwell explained that the Planning Commission will now discuss it as Ms. Eckhart noted in her memorandum to the Commissioners why the Township does not have a lot of conditional uses

in its current Zoning Ordinance. He explained that the Township's conditional use standards are somewhat subjective, and they are supposed to be objective. He explained that for example, "in harmony with the neighborhood" is not an objective standard because what one person may think is in harmony and what another may think is in harmony are two completely different opinions. He concluded that if the Township is going to make data centers, or any other use, a conditional use, then they need to revise what the conditional use standards are in order to make them more objective. Mr. Treadwell stated that the other issue with conditional use is not really a legal issue, but an issue with perception of what conditional use means. He explained that some people may believe that if something is a conditional use, then the Board of Supervisors can just say no, and they cannot just say no. He stated that a conditional use is a permitted use that you are allowed to put conditions on, and you can only deny it if it is worse than every other type of that use. Mr. Treadwell gave an example of a restaurant coming into the Township with a conditional use. He explained that the only way the Township could deny the conditional use for the McDonald's is if this particular McDonald's is worse, for some reason, than every other fast food restaurant out there, and it is up to the objectors to prove that, for some reason, this McDonald's is worse than every other one. Mr. Treadwell stated that, as Mr. Link indicated before, the Township vetted the whole Ordinance at the Board of Supervisors in terms of whether the Township had enough performance standards in the actual data center ordinance for use and whether they needed to make it a conditional use because the Township already said everything it needed in the ordinance. Mr. Behler indicated that the Township could add conditions at a hearing, but only if the applicant agrees to them. He stated that the Township will still need, in writing, what those additional conditions would be. He stated that he felt that, if they are really going to separate ordinances about this and put it in the ordinance, then the Township should lock down the requirements. Mr. Clater indicated that waivers would allow them to have a lot of room to discuss things. Mr. Treadwell indicated that one of the applicants that Mr. Clater witnessed coming before the Board of Supervisors, who did not receive a recommendation for a waiver, changed the plan and received the recommendations. Mr. Clater referenced Section 27-1507(19), number 6 g.v, which reads as follows:

"v. A determination of the long-term safe yield of the water source".

Mr. Clater indicated that the sentence should be removed because it could allow for consideration of wells. Mr. Treadwell indicated that, as he reads the ordinance, it is only to fill the closed-loop system because above it says that they cannot use private groundwater wells or direct withdrawals from surface water courses as the primary source of water for cooling purposes if there is a public water source available and that they need to meet G 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. Mr. Behler questioned the interpretation of water sources available. He questioned whether that means within ten (10) feet of the property. Mr. Treadwell explained that if an applicant came in with a data center and went to Northampton Borough Municipal Authority (NBMA), and NBMA indicated that they could not provide that much water without harming their customer base, then they could draw it from the ground to fill the closed-loop system, but only if they meet the requirements under G and have Delaware River Basin Commission (DRBC) approval or any other approvals. Mr. Treadwell explained that letter G is to draw the water from the ground to top off the closed-loop system. He explained that there is a potential situation where NBMA could say that they do not think it is a good idea to use their water resources due to saving their water resources for houses that are connected to public water, and then the data center can show that they could pull it from the ground without creating any harm. Mr. Clater indicated that he felt that made sense. Mr. Clater indicated that if the Commissioners looked at the zoning district, what is not developed is woodland. He explained that the left side is forest and Northampton Borough. He stated that the Borough may say that they are not going to put a water line in for a one-time use, so the ordinance will allow them to take water from a well at that time where it is not continuous use.

Mr. Treadwell stated that the Township put a lot of time and effort into the ordinance. Mr. Clater indicated that Mr. Treadwell may recall that he started off by saying the Board did a good job. He explained that he did not connect the dots on that particular topic, and that conditional use is something that is normally used better than he felt Mr. Treadwell described. Mr. Link explained that this particular ordinance will be one that is updated fairly often because of technology. Mr. Clater indicated that he wished the Commissioners to consider that data centers can be more than one story. He explained that he has been in a number of data centers that have been 150,000 to 250,000 square feet per floor. He stated that they construct those in metropolitan cities all the time. Mr. Link agreed and indicated that they have them in Manhattan. Mr. Clater stated that they are also in Philadelphia. He added that this is a bit onerous, but he felt that small data centers are going to be 4,000 to 8,000 square feet.

Mr. Mark Weslosky, Township resident, asked if a data center could truck in water, as people do for pools, and how much water would be used. Mr. Treadwell explained that it would depend on the system, as technology is constantly changing. Mr. Weslosky explained that one of his biggest concerns is noise. He explained that he knew the Township was having a noise study and questioned whether they would publish the results of the study. Mr. Link indicated that he had not heard noise coming out of a data center. Mr. Link explained that he has stood outside of large data centers and has not heard noise from outside. Mr. Clater stated that, from an operations perspective, they are not going to run all the generators at the same time. He stated that sometimes they will do a system check for the generators. Mr. Behler indicated that Route 329 would be a buffer. Mr. Weslosky indicated that, from videos he has seen, the noise is very loud. Mr. Weslosky questioned what noise requirements the already approved data center would have to follow. Mr. Treadwell indicated that it would be whatever the decibel requirements are in the Township's noise ordinance. He explained that it is about seventy (70) decibels at the property line, or something along those lines, and it cannot be any higher than that. He explained that if they go higher than the decibels in the noise ordinance at the property line, then they are going to have to fix it, which could mean more sound buffering or whatever they may need to do. He indicated that part of the initial study is what the noise level currently is and what it could be. He gave an example that if they think it will be higher than seventy (70) decibels, then they will need to do something in their initial phase of construction. He stated that the sound experts who are hired will review it. Mr. Weslosky discussed a place in Michigan where they had a noise ordinance and the company did not care and just paid the fine. He stated that the company had so much money that they did not care. Mr. Link stated that would concern him too; however, one does not know what a business is going to do. He explained that none of the big developers that came into the Township have done that, or anything close to that. Mr. Weslosky felt that they did not make as much money as that particular data center. Mr. Behler explained that the developers that had more money are the ones that are more responsive. Mr. Treadwell explained that, from an enforcement standpoint, the Township has an easier time getting warehouses to fix zoning problems than a typical homeowner. Mr. Weslosky asked if someone came in with a data center, how long it would take before they could do anything. Mr. Treadwell explained that they are not talking about someone new; they are talking about Prologis, which owns the building. Mr. Treadwell explained that Prologis does not have a tenant; however, he felt that Prologis marketed the building however they would for data center companies. He stated that they have to build the substation, which takes a while. Once they build the substation, then whoever the tenant is must fit out the building because currently it is an empty shell. Mr. Link stated that generators are also difficult to get presently. Ms. Eckhart agreed and indicated that the municipal building's generator is larger and the technician who came to service it indicated that they may just service government generators. Mr. Link stated that there are companies that are not taking new customers because they cannot keep up with the work. Mr. Weslosky indicated he had the same experience with a company out of Quakertown, PA, as they could not come out to the Northampton area

because they did not have enough employees.

The Commissioners generally discussed the Zoning Ordinance Amendment as it pertains to the data center text. They agreed to place it on the Planning Commission agenda again. Mr. Treadwell indicated that, after tonight's discussion, the one thing that he could think of that came out of the Board of Supervisors meeting and tonight's meeting is that the sound study content is a little bit less than what the Township required for the data center going in. He felt that the Township should change that particular content. Mr. Treadwell explained that the only other item that he thought about was the building height. Ms. Eckhart read a portion under the Permitted Uses chart of Section 9. Amendment to Chapter 27 (Zoning), Part 10.A "Data Center Overlay District", Section 27-1004. A – "Area, Yard and Height Regulations" which read as follows:

"A. Proposed building heights above 35 feet are restricted to prohibit human occupancy on a regular basis;

B. The site is served by public water;

C. The plan receives approval from the Lehigh Northampton Airport Authority and all appropriate FAA permissions, if necessary; and

D. Approval of the Allen Township Board of Supervisors, with consideration to overall consistency with the intent of the zoning district and consideration of human safety."

Mr. Clater spoke to Mr. Krill and Mr. Behler about a previous conversation with the warehouses needing a clear ceiling height. He stated that if he was remembering correctly thirty-nine (39) feet at the minimum due to the logistic systems. He explained that the Township ended up with sixty (60) feet because the clearance needed was getting into the forty (40) feet range and to take into consideration technology advancements they ended up with sixty (60) feet. Mr. Clater explained that for a data center, there would be about two (2) foot subfloor. He added that a data center will not want about twenty (20) feet of head space because they would need to cool the overhead space. He stated that at most twelve (12) feet would be preferable. He concluded that they would want about fifteen (15) or sixteen (16) feet, which would include the subfloor. He indicated that he did not believe that the Township would need to worry about sixty (60) feet. Mr. Link indicated that they could have multiple stories. He referenced a data center that was in Long Island, New York, that was multiple stories. He noted that data centers could install drop ceilings to reduce the overhead space. Mr. Treadwell stated that the reason why it is sixty (60) feet is because the other buildings of the industrial type are in that district. He explained that they do not necessarily have to make the building sixty (60) feet; it could be less. Mr. Treadwell indicated that this could be something for the Commissioners to think about for the next meeting. Mr. Behler stated that they will discuss noise, height, and any additional comments at the next meeting. Ms. Eckhart explained that they could take the noise condition from the Prologis letter and incorporate it into the ordinance. Mr. Treadwell explained that Ms. Eckhart and himself wrote the letter prior to the ordinance and indicated that they can carry that language over into the ordinance. He concluded that they wrote that condition with the sound consultant.

Public Comment: Mr. Weslosky indicated that Township residents are not aware of the Township meetings. He questioned if the Township could send a mailer out to the residents. Mr. Behler indicated that all meeting agendas are posted on the Township's website. Mr. Weslosky stated that the residents do not look at the Township's website. Mr. Behler recommended that they visit the website.

Announcements:

Mr. Behler announced that the next Planning Commission meeting will take place on Monday, September 21st, 2026, at 6:00 PM.

There being no further business, the meeting adjourned at 6:56 PM.

Respectfully Submitted,

Amber R. Averbek



**Allen Township
Planning Commission Meeting Agenda**

Date: Monday, August 17, 2026 6:00 P.M.

**Location: Allen Township Municipal Building
50 Snow Hill Rd., Northampton, PA**

A summary of the public comment policy and procedures is located at the end of the agenda as a reference for individuals wishing to address the Board during the “Public to be Heard” segments.

Note: Per Act 65 of 2021 requirements, this agenda was posted to the Township website and physical location of the proposed meeting, by Township staff on: August 13, 2026

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call

_____ Gary Behler

_____ Sean Policelli, PE, Engineer

_____ David Austin

_____ B. Lincoln Treadwell, Jr. Esq., Solicitor

_____ Felipe Resendez, Jr.

_____ Ilene M. Eckhart, Manager

_____ Gary Krill

_____ Paul Link

4. Review & Approval of Minutes
5. Public Comment (Residents shall limit their comments to no more than three minutes)
6. Business Items

A. Donavin A. Bohun Major (Preliminary) Subdivision Plan – Phase II - (90 day MPC deadline – June 16, 2026) – Acknowledgement of MPC Extension Granted to October 16, 2026 (Tax Map Parcel L4-3-13) (Four Lot Subdivision)

B. Donavin A. Bohun Major (Preliminary) Subdivision Plan - Phase I - (90 day MPC deadline – November 17, 2026) (Tax Map Parcel L4-3-13) (Two Lot Subdivision)

C. Prologis – Liberty Drive/SR 329 Minor Subdivision Plan (90 day MPC deadline – November 17, 2026) (Tax Map Parcel L4-9-7B-2)

D. Zoning Ordinance Amendment – Data Center Text – Discussion re: Public Hearing Comments Received (Ordinance 2026-01 Adopted August 11, 2026)

7. Public Comment (Residents shall limit their comments to no more than three minutes)
8. Next Planning Commission Meeting – Monday, September 21, 2026 6:00 PM

9. Adjournment

-Public Comment Policy and Procedures-

1. *A period for public comment will be held at the beginning of the meeting and at the conclusion of all agenda business items. Any public comments or questions shall be reserved until time on the agenda. Public comments and questions will not be permitted during the course of the Board's/Commission's business items.*
2. *Individuals who speak must give their name, address and municipality prior to speaking.*
3. *Time limit on length of public comment or presentation will be three (3) minutes per person, per meeting.*
4. *A speaker will only be granted one three (3) minute extension, if given, for a maximum speaking time of six (6) minutes, at the discretion of the Chairman.*
5. *Comments/questions shall be directed to the Board/Commission members only.*
6. *Procedures will be in place to maintain proper decorum for the hearing. Public participation will be allowed but the Board will ensure respect for all citizens and maintain order. Personal attacks and outbursts will be ruled out of order. The Chairman of the Board or Commission may, within this discretion, rule out of order scandalous, impertinent, and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting.*
7. *Individuals with lengthy written statements may submit them for the record and provide a verbal summary of three (3) minutes or less. Interested persons may email public comments via email, sent to manager@allentownship.org until 3:00pm local time the day of each meeting or by contacting the Township office. Public comment received via email will be read at the outset of the meeting. If you require an auxiliary aid, service or other accommodation, please contact the Allen Township offices in advance. In addition, an audio recording of the meeting will be posted to the Township website: www.allentownship.org within 48 hours of the meeting.*