

Board Of Supervisor's Public Hearing Minutes
Monday, August 17, 2026 @ 7:00 p.m. Mount Bethel Fire Hall
2341 N Delaware Dr, Mt Bethel, PA 18343

CALL TO ORDER - The August 17, 2026 Public Hearing of the Lower Mount Bethel Township (LMBT) Board of Supervisors was held at the Mount Bethel Fire Hall, 2341 N Delaware Dr, Mt Bethel, PA 18343. The meeting was called to order by Chairman D. Ascani at 7:00 P.M. Also in attendance were: M. DeBerardinis, C. Cook, J. Mauser, S. Mack, stenographer, M. Fisher, M. Mastrogiovanni and J. Lemak. There were approximately 200 plus attendees in the audience. The Pledge of Allegiance was recited. D. Ascani turned the public hearing over to M. Fisher, Solicitor.

Proposed Ordinance #2026-01. M. Fisher noted for the record that the Public Hearing was advertised, as required in the Morning Call on August 3, 2026, and August 10, 2026 and the draft Ordinance was sent to the LVPC for review. The Solicitor stated that the purpose of tonight's hearing is to discuss whether the ordinance should be adopted in its current form or be revised and is limited to this topic. The Township has not received a formal application for Land Development. He further stated that the Board of Supervisors will not be voting on this tonight, but this will be on the agenda to be potentially adopted at the September 14, 2026, Board of Supervisors regular meeting. There will be three minutes per person allotted for public comment. Each person speaking will receive a thirty-second warning when they are approaching the end of their three-minute time limit. If a comment or concern has already been expressed, the next speaker may choose not to repeat the same point. There will be no back-and-forth discussion with the Supervisors during public comment. Everyone that signs in will have the opportunity to speak, and he requested that speakers are respectful of the time they are allotted.

M. Fisher read the proposed ordinance; An ordinance of the Township of Lower Mount Bethel, Northampton County, Pennsylvania, amending Chapter 27 (Zoning) of the code of Lower Mount Bethel, providing for the regulation of digital infrastructure facilities, hyper digital infrastructure facilities and digital infrastructure accessory uses; providing definitions, conditional use requirements, and performance standards and related regulations. He stated the August 14, 2026 Lehigh Valley Planning Commissions review letter with recommendations shall be incorporated into the record. M. Fisher read correspondence from Marge Holmes dated August 3, 2026, and correspondence from Marie Perkowski dated August 13, 2026, which shall be incorporated into the record. He further commented that a twenty-one-page letter with exhibits from Wester Law Office, a thirty-five-page memo from E. Schock & G. Davis Esq., which was received today and an email from J. Guest, which all will be entered into the record.

Public Comment – The following residents gave public comment at the Public Hearing:

1. Cosimo Buscemi – Mr. Buscemi noted multiple Townships turned down data centers, referred to the green amendment, and suggested a total ban of data centers in LMBT.

2. John Callahan, Peron Development – Mr. Callahan noted that Peron Development's goal is to pursue the proper process to bring the data center to the Township. He explained that the project could be accommodated within the current Industrial Zone, with a portion of the Agricultural District to be revised. Mr. Callahan further explained that the proposed data center would be located south of Martins Creek Belvidere Highway. The farmland would remain

Agricultural. He also stated that the proposed data center would utilize a closed loop cooling system.

3. Sandra Newman – Ms. Newman thanked the Planning Commission for their timely work on the proposed Ordinance. She also stated that she would like the Township to slow the developers down to allow sufficient time to update the Zoning Ordinance to address and incorporate provisions for data centers.

4. Lorraine England – Ms. England expressed concerns regarding potential pollutants associated with data centers, stating that even small amounts of pollutants could pose a cancer risk. She also raised concerns regarding groundwater remediation and potential decreases in property values. She requested that the Supervisors establish a trust to provide compensation to the residents for potential financial losses resulting from decreased property resale values. She further requested that the Board consider prohibiting data centers from locating within the Township.

5. Rob Kucharczck – Mr. Kucharczck raised concerns regarding the water usage and stormwater run-off, and their potential effects on the Delaware River. He stated that he values the quiet nature of the community, and requested the Township not rush creating the Ordinance. He also noted that, in his view, there are currently no studies demonstrating the potential side effects of data centers.

6. Matthew Taylor – M. Taylor stated that he considers the proposed Ordinance to be a good first step. However, he expressed concerns that data centers could decrease property values and questioned the overall benefit of a data center for LMBT. He stated that, in his opinion, the primary financial benefit would go to the technology companies rather than the Township and its residents.

7. Denise Wester – D. Wester stated that she is an attorney and homeowner just off DePues Ferry Road. She expressed concern that the proposed Ordinance is not sufficiently restrictive and contains too many potential loopholes. She further mentioned that Upper Mount Bethel Township (UMBT) is located nearby and suggested that the two Townships coordinate and conduct joint studies.

8. Raymond Dillione – R. Dillione stated that he lives right across the street from the proposed data center site. He expressed his concerns that the proposed Ordinance contains numerous potential loopholes and does not include provisions addressing potential increases in local energy costs. He noted that other municipalities have expressed significant increases in energy costs and is concerned that similar impacts could occur within the Township. He is also concerned regarding the water usage associated with data centers. He referenced the quarry clean-up and is concerned about the ingress and egress associated with the quarry and its potential relationship to the potential data center.

9. Dominick Buscemi – Mr. Buscemi referenced the Pennsylvania State Constitution and stated that in his view, protection of the environment should take priority. He also mentioned that pensions and taxes are used to fund data centers.

10. Joann Walz – Ms. Walz indicated she lives in Hillendale and 50+ homes are on one well system.

11. Melanie Thiel – M. Thiel stated she agrees with everything discussed in the meeting and added that she feels there are a lot of loopholes in the proposed Ordinance. She questioned

how noise levels and wells would be monitored and stated that she doesn't want the Township to turn into Forks or Nazareth with large warehouses.

12. Donald Dalmao – Mr. Dalmao stated he is proud of this Township. He noted his concern with noise decibels at the property line and this should be included in the ordinance.

13. Todd Rehrig – Mr. Rehrig stated that he applauds the Planning Commission for completing the draft Ordinance. He acknowledged there are loopholes in the draft Ordinance but felt that it would be better to pass a faulty ordinance than to continue waiting. Mr. Rehrig discussed concerns regarding property values and hopes that they will adopt an ordinance that protects the Township.

14. Annette Van Rossum – Ms. Van Rossum read the Green Amendment and asked if the Supervisors will uphold the constitution.

15. Georgianna Frostick – Ms. Frostick stated that UMBT cancelled their meeting scheduled for this evening until next Friday due to a large crowd. Ms. Frostick also mentioned she has 35 years' experience in the technology industry and has visited more than 1,000 data centers. She expressed concerns regarding water usage and the need to protect livestock from data centers.

16. Kenneth Brewer – Mr. Brewer mentioned he has lived in LMBT all his life. He noted that the Supervisors represent all residents of LMBT and should consider the best interest of the entire community. Mr. Brewer commented that Mr. Callahan gave a nice presentation. He expressed concern that a particular interest group is not receptive to the opinions of others and noted that artificial intelligence will continue to advance. He also apologized for becoming a little out of hand at the previous meeting.

17. Matt Hackenburg – Mr. Hackenburg mentioned UMBT infrastructure would run new transmission lines through LMBT. The Planning Commission did a good job preparing the proposed ordinance. He emphasized the importance of knowing who the end user of the potential data center will be, whether it will be Google, Microsoft or Amazon.

18. Kevin Swanson – Mr. Swanson mentioned he feels that there are loopholes in the proposed Ordinance and has numerous grey areas. He suggested that the Township speak with other municipalities that have opposed data center developments to understand why their efforts were unsuccessful and learn from their experience.

19. Ron Angle – Mr. Angle indicate he has no position on data centers. He mentioned that the passage of 9010 has contributed to problems facing the Township today. He noted that the average farmer is struggling with the rising cost of fertilizer and low appraisals. He further stated that the Township has taken 90% of the farmers' land.

20. Bridget Folts – Ms. Folts indicated she lives in Belvidere N.J. but believes she will still feel the negative impact of a data center in the Township. She expressed her concerns regarding the protection of drinking water and the potential for companies to establish operations and then leave the community with a vacant building. She stated that she would like to see the proposed Ordinance passed.

21. Nicole Chiappa – Ms. Chiappa indicated she is a resident of Roseto and is an Environmental Scientist. She described the proposed development as a massive infrastructure project that is new to the community. She expressed her concerns with stormwater management, including the potential risks associated with increased runoff and the lack of adequate areas for the water

to drain. She also noted that local ecosystems could be adversely affected. Ms. Chippa urged the Township to stand firm in the face of potential legal pressure and recommended an environmental review.

22. Shane Savant – Mr. Savant noted UMBT and LMBT are separated only by a municipal boundary and that he would object to LMBT changing the Zoning District from Agriculture to Industrial. He noted that he moved to this area because of its rural characteristic and currently lives in between LMBT and UMBT. Mr. Savant emphasized that the vote for this will affect everyone lives.

23. Joe Guest - Mr. Guest thanked the Board of Supervisors for putting this together. He suggested to not re-zone the land, because they spend years developing a Comprehensive Plan. Agricultural land protects LMBT and its residents. Data centers do not belong in our Township. Mr. Guest noted that he has not read one good thing about data centers. He suggested that the proposed Ordinance specify that the noise levels do not exceed 0 decibels. He also raised concerns regarding the size of industrial buildings permitted under the proposed Ordinance.

M. Fisher closed the Public Hearing at 8:30 P.M.

Chairman Ascani resumed the meeting and stated that he is not in favor of changing any Zoning from Agricultural to Industrial.

Payment of bills – MOTION by J. Mauser second by C. Cook to approve the bills in the amount of \$75,718.50. Vote: 4-0.

Public Comment – Gary Dorfner – recommended the proposed ordinance is passed because having some protection is better than not having any and hopefully the Township can accommodate the Lehigh Valey Planning Commission's recommendations without resubmitting.

Adjournment – MOTION by J. Mauser second by C. Cook to adjourn the public hearing at 8:35 p.m.

Respectfully submitted,

Juli Lemak, Township Secretary / Planning Administrator

LMBT

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
August 24, 2026 @ 7:00 P.M.**

CALL TO ORDER - August 24, 2026 special meeting of the Lower Mount Bethel Township Board of Supervisors was held at 6984 S. Delaware Drive, Martins Creek, Pennsylvania, 18063 Martins Creek, PA, 18063. The meeting was called to order by Chairman D. Ascani at 7:00 p.m. Also in attendance were M. DeBerardinis, C. Cook, J. Mauser, J. Uldrich, and M. Mastrogiovanni. There were approximately one hundred plus attendees in the audience. The Pledge of Allegiance was recited.

Approve Board of Supervisors minutes – August 3, 2026. MOTION by J. Mauser, second by C. Cook to approve the minutes as submitted. Vote: 5-0.

NEW BUSINESS

1. Appoint Board of Supervisor to fill vacancy. Chairman Ascani indicated we received three good candidates: Eric Richards, Mark Hess, and Jeff Larrison. J. Mauser noted he has been good friends with M. Hess and J. Larrison, M. Hess has been working for the township for 20 years and has worked with J. Larrison from the Fire Company. **MOTION** by J. Mauser, second by D. Ascani to appoint E. Richards to fill the Supervisor term of R. Siegfried until the next municipal election. Vote: 4-0. The Township Manager / Notary administered the Oath of Office to E. Richards. **MOTION** by J. Mauser, second by C. Cook to amend the agenda to accept E. Richards resignation from the Zoning Hearing Board. Vote: 4-0-1, E. Richards abstained.

2. Accept Resignation from Eric Richards – Zoning Hearing Board. MOTION by J. Mauser, second by M. DeBerardinis to accept E. Richard's resignation from the Zoning Hearing Board. Vote: 4-0-1, E. Richards abstained. Solicitor Uldrich recommended the amended agenda is posted on the website and posted at the Township office.

Chairman Ascani recessed the meeting for an Executive Session at 7:15 p.m. to discuss personnel matters. Reconvened at 7:25 p.m. No action was taken.

3. Discussion and approval of consultant and or CPA firm. M. Mastrogiovanni indicated she recieved three prices quotes recommended by our current CPA firm. 1). FRS Bookkeeping - \$85.00 per hour with no total cost; 2). PA Municipal Bookkeepers, Inc. - \$39,000 and 3). ASAP Business Support Services, Inc. for a flat rate of \$4,000. M. Mastrogiovanni recommended ASAP Business Support Services. J. Mauser indicated with the upcoming budget the Township needs to make sure the books are accurate going forward; its normal practice to have the books reviewed when an employee leaves. D. Ascani asked to check with the bond company if the Township can be reimbursed. J. Matthews asked where this money is coming from. M. Mastrogiovann indicated the General Fund. **MOTION** by J. Mauser, second by C. Cook to approve ASAP Business Support Services for a \$4,000 flat fee to review the books and provide accurate records. Vote: 5-0.

4. Discussion and potential approval to tour Data Centers, lodging, transportation, and any other associated costs. J. Mauser provided a slideshow presentation showing noise decibels at various locations, including his house, which is by Talen. Solicitor Uldrich asked that J. Mauser focus on the topic that is listed on the agenda.

J. Mauser indicated on 8/23/26, he attended a 5-hour Data Center tour with C. Cook, P. McInerney, P. Landry and M. Terpstra in Northern NJ. They drove by thirteen data centers.

J. Mauser indicated on 8/25/26 he will also be attending a tour in at 9999 Tech Park in Breinigsville, PA with P. McInerney, R. Hart and K. Knitter. John mentioned he had a Teams meeting on 8/11/26 with M. Mastrogiovanni, D. Wertheimer, S. Jones, C. Kimm, all from AGS Consulting and J. Labella, Talen Energy (via phone).

A tentative tour is scheduled for 9/10/26 in Ashburn, VA. They would leave on 9/9/26 by van and stay overnight. Attendees would be 1 or 2 BOS, possibly including Township Manager, 2 PC members, 2 EAC members and 4 members of the public, preferably neighboring property owners.

PAYMENT OF THE BILLS – MOTION by J. Mauser, second by M. DeBerardinis to pay the bills in the amount of \$17,677.65. Vote: 5-0.

PUBLIC COMMENT

1. Julie Brennan – 7811 DePues Ferry Rd. – M.s Brennan would like to see them tour a data center that is next to a power plant that are within miles of each other.
 2. Dominick Buscemi - 6570 Fairview Ave. – Mr. Buscemi would like them to tour a data center comparable in size as UMBT and 1.2 GB, that is proposed here, so they are similar.
 3. C. Buehler – 10438 Mill Creek Rd. – M. Buehler asked is AGS Consulting works with data center developers.
 4. M. Hackenburg - Mr. Hackenburg would not provide his address. Mr. Hackenburg asked what scale is being used for decibels, and mentioned 250 hertz to 2000 hertz, he recommended using dbs. He volunteered to go on the tour and would pay his own way.
 5. Duane Schlough - 8551 Rasley Hill Rd. – If P. McInerney will be in Canada on 9/10/26, would B. Smith and T. Resh also be attending? D. Ascani noted G. Russo, Fire Chief is also on the list to go. J. Mauser asked for residents to sign-up tonight for the tour and indicated that they are willing to attend at their own expense. Residents may also leave their name at the office.
 6. N. Koch – Little Creek Rd. – M. Koch suggested taking nighttime tours to see how brightly the data center lights up the night sky.
- E. Richards noted these tools touring data centers are to strengthen the Townships experience. J. Mauser would like to see the draft Ordinance passed. D. Ascani mentioned that nobody has any experience with data centers except C. Cook; he is an expert of the functioning of data centers. The public should ask him technical questions, he know what he is talking about and is a great asset to this Township.
- There was no motion to approve the request for the Township pay the cost of lodging, transportation, and any other costs to tour data centers. J. Mauser stated that he will arrange for folks to tour at their own expense. D. Ascani thanked J. Mauser and C. Cook for taking their time on a Sunday to visit the data centers at their own time and expense.

7. K. Brewer – Upper Little Creek Rd., he is not afraid to give his address. Mr. Brewer asked questions about the proposed data center.

8. H. Klein – Mr. Klein asked how much the Constable is costing the Township, how many meetings will he attend, did the BOS pass a Resolution to spend this money and did they vote, why do we have a constable when the residents are acting appropriately, this is not needed. Solicitor Uldrich indicated you could have a resolution, an oral vote, or the Chairman at their discretion, can make the call, it is permissible for the Chairman to make the decision to hire a Constable under the Municipal Planning Code.

9. B. Smith – 5869 Del Haven Rd. – Mr. Smith is a member of the PC but speaking as a resident. Mr. Smith mentioned J. Shapiro recent Executive Order regarding data centers and suggested a moratorium be put in place. Mr. Smith suggested the Board of Supervisors contact our State and local representatives and do more research regarding this impact of these new regulations.

10. Dominick Buscemi - Mr. Buscemi also mentioned the Governors executive order and the state constitution to provide clean water and air. He also noted the governor overrides the constitution with this executive order.

11. M. Holmes – Klauss Rd. Ms. Holmes thanked J. Mauser for setting up the tours, it is very educational and benefits everyone involved. Ms. Holmes would like to see where we stand after the proposed Ordinance is passed on Sept. 14th.

12. David Borcharding - 8080 N. Delaware Dr. – Mr. Borcharding mentioned the master plan for the Township being the comp. plan adopted 10-15 years ago. Solicitor Uldrich indicated the comp. plan is ideally what the Township wants but has no legislative function. The Zoning Ordinance however does govern; the comp plan does not govern anything. E. Richards explained the zoning map and zoning area, the location of the data center may not be the best. D. Ascani indicated he is not in favor of changing the zoning from Agricultural to Industrial.

13. R. Dilione – 5450 MCBH – Mr. Dilione thanked D. Ascani for not being in favor of changing the zoning district, nobody can force the township to change it. Mr. Dilione asked the rest of the Board how they feel about a zoning change. Mr. Dilione asked the BOS not to pass the data center proposed Ordinance as written, the public has outlined concerns and extensive changes are recommended.

14. D. Wester – There was a 21-page document that was submitted from Wester Law that addressed issues with light, noise pollution, air, and water. He requested that the draft data center Ordinance be reviewed and that the recommended changes be incorporated into the ordinance.

ADJOURNMENT – MOTION by J. Mauser, second by M. DeBerardinis to adjourn the Special Meeting at 8:45 p.m.

Respectfully Submitted – Melissa Mastrogiovanni, Manager / Treasurer
Lower Mount Bethel Township