

TILDEN TOWNSHIP BOARD OF SUPERVISORS

Tuesday, July 28, 2026
Special Meeting

The Tilden Township Board of Supervisors met in the Township Municipal Building with the following present: Supervisors Richard DeLong, Chris Forte, Gene Schappell, Solicitor Joan London, Engineer Greg Haas, Secretary/Treasurer Monica Flower, and local residents. The attendance roster is on file with the secretary.

The meeting was called to order by Chairman Richard DeLong at 6:04PM followed by the Pledge of Allegiance.

Chairman Richard DeLong asked the residents for a show of hands if they would like to comment in the Public Participation. He then announced that the Township would be limiting this meeting to two hours.

Public Participation:

- Beverly Yorston said it was the first time hearing that a data center is possibly going in the Township. Richard DeLong informed her that as of now we have received no applications. Joan London explained the Curative Amendment process.
- Marianna Burns thanked the Township for their efforts on getting this ordinance adopted. She asked if there will be a public comment period before the ordinance is adopted which the Solicitor Joan London confirmed and explained the hearing process.
- Holly Keller thanked the Board of Supervisors for scheduling this Special Meeting. Thanked our Engineer for doing a great job drafting the ordinance. Had concerns that the ordinance was not exclusionary enough. Recommended that agricultural land to be included as a sensitive receptor. Recommended 1500 feet setbacks. Suggested thermal study strengthened including mitigation measures. Joan London explained the necessities on finding a balance while drafting the ordinance.

Resident's concerns were responded to at the discretion of the Board of Supervisors

General Discussion:

- Engineer Greg Haas reviewed the Solicitor's and Planning Commission's comments and will modify draft ordinance accordingly.
- Chris Forte had concerns about the street impact study and recommended a pre/post study to avoid damage to township roads. He also suggested to recalculate decommissioning every five years due to inflation.
- Gene Schappell requested clarity involving commercial buffer yards and was concerned that it was exclusionary. Joan London explained the difference between general standards in a zoning district and specific standards for data centers.
- Greg Haas discussed moving two pieces of state-owned land from the L-2 District to Open Space.
- The Board discussed potential noise issues and possible solutions. Joan explained the Special Exception and As-Built Section of the Ordinance and the required noise studies.
- Monica Flower suggested sound barrier walls in lieu of a berm or require a smaller width berm with sound barrier walls installed on the top.

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- Monica Flower asked about noise violations and enforcement. Joan London explained the enforcement process and consequences.
- The Board discussed Emergency Management and the necessary training if a data center would go in the Township.
- Richard DeLong asked for clarity on the height limit which is currently 35 feet including any equipment on the roof.
- Monica Flower asked Joan London to explain the purpose of the Financial Security section of the ordinance that would be required for every well needed in the AOI and if \$5,000 per well was adequate. Joan explained the required financial security is for possible contamination or drawdown. The Board decided to increase the initial amount to \$10,000 per residential well and \$50,000 for Township wells in the AOI.
- Joan London explained that the data center will be responsible for costs for necessary reports and studies as part of their burden of proof in the special exception proceedings.
- Greg Haas will be taking all the comments from the Board & Joan London and make the necessary changes to the Ordinance. Greg Haas will have the next draft for review by the next Board of Supervisors Regular Meeting.
- The final draft will need to be reviewed by the Berks County Planning Commission.
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Public Comment After Discussion:

- Marianna Burns expressed concern about the 35 feet height limit. She also was concerned that the required fencing in the ordinance will make the data center resemble a prison. She also stated that frequency harms was not included in the ordinance. Joan London said that this is included in the sound and vibration studies that would be required. She asked for an explanation of closed loop water systems. Joan London explained how these systems work and how it minimizes the impact on water in other districts.
- John Koinski stated he has worked with power plants for over 20 years and has seen many issues with data centers including the amount of power being used, the amount of water it takes to keep the cooling units running and the nonstop noise & vibrations. Many municipalities that he has worked with underestimated to resources needed to keep a data center running.

ADJOURNMENT

A Motion was made by Gene Schappell and seconded by Chris Forte to adjourn the meeting @ 7:56PM. Upon roll call Schappell, Herman and DeLong voted yes.

ATTEST:

Monica Flower
Tilden Township
Secretary/Treasurer