

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, June 16, 2026 with the following present: Chairman Dale Keener, Vice Chairperson Greg Kozlowski, Richard DeLong, Luke Kamp, Steven Werley, Township Engineer Greg Haas, Secretary Bonnie Bailey, and members of the public. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:33 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

-Dale Keener asked if there was anyone who wanted to comment. Several people raised their hands. Dale asked each individually what they wanted to comment on.

- Marianna Burns 4 Erin Way-Data Center Ordinance -
- Ray Ollett 311 Lowland Rd. Baidwan Holdings 229 Lowland Rd.- questioned the boundaries. Dale stated that the plan has been finalized.
- Holly Keller 11 Cheese Lane-Violation of the Sunshine Act- Agenda not posted before the 24-hour time.
- Marianna Burns also wanted to comment on the violation of the Sunshine Act as this is an important meeting on reviewing the data center ordinance.

Dale Keener stated there could not be a meeting and he will investigate the incident and consult with counsel on the issue. The planning commission will have to reschedule the meeting.

After some discussion it was decided to reschedule the meeting for Tuesday June 23, 2026, 7:30 P.M. in the township building.

This meeting will have to be posted in the paper. Will contact Monica to do so.

Dale stated no official meeting could take place.

Richard DeLong stated that the Planning Commission is a recommending body and the meeting could continue. Dale stated there would be no meeting and will need to reschedule the meeting but asked Greg Haas if he would be willing to review the Tilden Township Data Center Ordinance he is proposing for review and open comments up to the planning commission members and public.

Greg Haas reviewed the 29-page data center ordinance briefly. He stated his experience with data center ordinances. All highlighted areas still need to be discussed.

Dale discussed that he believes we are the only township in the joint comprehensive plan working on an ordinance. Suggested setting the bar high enough but reasonable. Should be in the L2 Industrial Zone.

Dale opened comments up to other planning commission members.

Luke Kamp had none at that time.

Steven Werley stated concerns with the wording about the height restriction should remain at 35' unless otherwise decided through the appeal of the height variance. Steven also stated his concern with not having something in the section on sensitive receptors concerning agricultural areas due to the effects on crops and animals used for food consumption.

Dale suggested adding something about AI to the data center uses. Look over the lighting issues. Chemical risks and Lithium batteries. Substantial use of electric power and having a substation. Impervious surface should remain at 75%, draft states 80%. Look into the fact that we have no noise ordinance. Needs to be enforced and monitored. Emergency standby generators. Dale questioned who would do the sound and vibration studies. Questioned about the water usage and quality of water and shelf life.

Greg Kozlowski discussed how spills would be handled and waste disposal and whether there would be an environmental impact study. He stated Greg Haas gave him info from the PA. Data Center Accountability Site.

Marianna Burns stated the ordinance should have provisions in it for fines and the amounts.

She also asked how to get a copy of the ordinance as she filed a Right to Know and received one different than the Tilden Township one. She was then provided with one.

William Readinger 1127 Hex Highway questioned If there is anything about how far below ground level the data center can go.

Michelle Readinger 1127 Hex Highway expressed concern about the water usage and using the water from the Schuylkill River and the Kernsville Dam area.

Greg Haas stated that it is especially important that they use the closed loop system which will highly reduce water usage. Gave an example is that a 900,000 sq. foot building would only use 20,000 gallons a day. Dale stated the Hotel plan uses 24,000 gallons per day.

Marianna Burns 4 Erin Way questioned if the ordinance covers all data centers? Should it include hyperscale centers?

Emily Koinski 3759 Berne Rd. stated how important the noise part of the ordinance is. super low frequency can be very damaging to agriculture and cause cardiovascular issues in humans. It can be detrimental to wildlife and water contamination. She also asked if something would be enforced during droughts about water usage.

Randy Saylor 333 State St. stated Penn State has excellent courses online about data centers. Also showed concern about water usage and compared it to the duck farm. He stated the DRBC monitors the drought situation.

Holly Keller 11 Cheese Lane showed concern about zoning and data centers being heavy industrial.

APPROVAL OF MINUTES

Tabled till next meeting

PLANS

Tabled till next meeting

Miscellaneous Reports

OTHER BUSINESS

Dale Keener discussed the fact that the packets they receive are not in a timely matter for them to review them. The deadline for plans is 21 days prior to the planning commission meeting.

Greg Haas stated that sometimes does not provide him with enough time to review plans and would then have to be reviewed at the next meeting. Luke Kamp discussed how many agencies provide electronically.

Dale Keener also discussed the full zoning ordinance being reviewed by the board. Richard stated they are working on it.

ADJOURNMENT

A Motion was made by Richard DeLong and seconded by Greg Kozlowski to adjourn the meeting at 8:50 P.M. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

Attest:
Bonnie Bailey
Secretary