



**Allen Township Board of Supervisors
Meeting Minutes
March 24th, 2026
6:00 P.M.**

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, March 24th, 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; Tim Paul; Paul Link; Sean Sculley; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.; Sean Policelli (Gilmore & Associates, Inc.)

2. Announcements and/or Actions to Add New Items to the Current Agenda: No announcements and/or actions to be added.

Mr. Behler mentioned the Easter Egg Hunt Event that was held on March 21st, 2026. He commended Ms. Averbek for spearheading the successful event, along with volunteers from the community, the fire company, and both the Public Works and Office Administrative Township staff. Emphasizing the success, he expressed enthusiasm for continuance of the event in the Township. Mr. Sculley shared interest in similar events, noting the positive experience he had. Mr. Frack mentioned capturing great photos of his daughter with the Easter Bunny, noting that she had enjoyed her first event with the Township.

3. Public Hearings: No public hearings.

4. Public to be Heard: Mr. Robert Bysher, resident of 1275 Weaversville Road, referenced item 7.B. on the agenda. He stated that he reviewed the current code and noted that while wholesale storage is identified under the Zoning Ordinance, Chapter 7 §1001, he was unable to find any reference to wholesale storage of electronic information. He disputed that the proposed use could be properly classified under the existing zoning definition. He further cited §200 defining wholesale business, wholesale storage, or warehousing excluding retail sales, and argued that a data center does not involve wholesale goods, transactions, or inventory movement, stating that server racks containing computer equipment should not be considered wholesale storage. Mr. Bysher submitted a 23-page ordinance from a township in the Lehigh Valley to Ms. Eckhart, noting that it had been reviewed by the Lehigh Valley Planning Commission and was considered a model standard for data centers and digital infrastructure. He respectfully requested that the Board consider a joint meeting with the Planning Commission to develop performance standards for data centers and to review the submitted materials.

Mr. Christopher Lee, resident of 211 Woodmoor Road, raised concerns with item 7.B. on the agenda. He

stated his main concern is the rising costs of electricity, noting that data centers are large consumers of electricity. He also raised concerns about noise pollution, identifying HVAC systems and backup generators as problematic factors. As a final point, Mr. Lee questioned the water source for the cooling systems, noting that well water could be affected in the surrounding area.

5. Unfinished Business

A. Stone Ridge Pedestrian Path Easement Relinquishment Request: Ms. Eckhart indicated that on the question of relinquishing the Stone Ridge Pedestrian Path, there were mixed opinions, with some in favor and some opposed to its removal. Mr. Treadwell noted the discovery of a recorded easement document establishing pedestrian access, explaining that it originated from the Recorder of Deeds at the courthouse and was not solely based on site plans.

Mr. Link expressed support for keeping the easement, emphasizing its importance for elderly residents who may prefer the path rather than walking out to Savage Road. Mr. Sculley agreed, noting that it serves as a valued community feature. Mr. Frack also supported the path, adding that future development in the area could increase its usefulness. Mr. Link made a motion to leave the easement as it is; seconded by Mr. Paul. On the motion, by roll call vote, all Supervisors voted yes.

B. Prologis Lehigh Valley East 16/Lehigh Commercial Property – Amended Final Plans for Existing Structure located at 2500 Liberty Drive – Zoning Use: Wholesale Storage of Electronic Information (Commonly referred to as a “Data Center”): Opening discussion, Mr. Joseph Fitzpatrick, Esquire with Fitzpatrick, Lentz and Bubba, presenting on behalf of Prologis, described the property at 2500 Liberty Drive as an existing building approved nearly a decade ago, noting it exceeds one million square feet. He explained the proposal is to convert the existing warehouse facility and associated truck parking to wholesale electronic data storage, highlighting a reduction in impervious coverage and a significant decrease in traffic, from approximately 900 vehicles permitted to under 100 dailies. Mr. Fitzpatrick concluded by noting the continued and increasing demand for data centers. He mentioned that the Pennsylvania House of Representatives passed House Bill 1834 (the “Data Center Act”), explaining that it entails data center regulations with the key purpose of making data centers current and fully technologically advanced with full respect for residents of communities and consumer pricings. House Bill 1834 (the “Data Center Act”) protects ratepayers and grid reliability, enforcing data centers to pay for their own grid and infrastructure upgrades, mandating clean energy usage, and funding toward low-income energy assistance programs.

Mr. Fitzpatrick introduced Mr. Justin Fanslau as a member of Prologis’ Lehigh Valley team, noting that additional members were in attendance to assist with further inquiries. Mr. Fanslau presented the amended land development plans for the previously approved building. Providing context, Mr. Fanslau described the original 2016 approval as a three-building warehouse park, with construction completed in 2023. He noted the amended plan does not alter zoning compliance, but allows flexibility in the type of material stored, specifically electronic information. He emphasized that the building footprint will not be expanded, with interior and exterior modifications limited to equipment needs. He highlighted reduced traffic and minimal shipping activity compared to a traditional warehouse.

From a site plan perspective, Mr. Fanslau noted no expansion of the building nor impervious coverage, with slight reductions proposed in the trailer parking areas. He explained that equipment, such as backup generators for HVAC cooling systems, would be placed in these areas and designed to remain minimally visible from Route 329 and fully compliant with Township ordinances.

Mr. Fanslau noted that a reliable power source from PP&L is a key aspect of the project, confirming excess capacity at the Siegfried Substation. He explained that a privately funded and constructed substation would provide a direct connection to the transmission line, with no cost to the Township or PP&L. He added that Prologis would fund the infrastructure to receive and transmit power to the building, with no impact to neighboring properties, easements, or rights-of-way.

Mr. Fanslau discussed water usage, describing a closed-loop system designed to avoid negative impacts on local water systems. He explained that, similar to a swimming pool, once filled, the system continuously circulates water to cool equipment. He also compared the existing approval of approximately 900 daily vehicles, including trucks and employee shifts, to the amended plan, which is expected to generate less than 100 vehicles per day with minimal delivery activity. He added that visual considerations include landscaping buffers, fencing, and screening around electrical infrastructures.

Mr. Behler requested clarification on the benefits of the substation. In response, Mr. Brett Skyllingstad explained that the substation steps power down from 138,000 volts to 35kV, and then further reduces it at the data center. He noted that proximity to high-voltage transmission lines makes the site ideal, allowing efficient and low-impact power distribution, while avoiding the burden of installing additional high-voltage lines elsewhere.

Regarding long-term responsibility, Mr. Behler inquired about maintenance if the data center ceased operations. Mr. Skyllingstad explained that data centers are typically permanent due to infrastructure demands, and that Prologis would likely maintain it for the life of the building. He added that the substation could be repurposed for other high-power uses if needed, and that any decommissioning would follow state and local regulations. Mr. Behler noted that the owner of the property would ultimately remain responsible.

In discussion of the cooling system, Mr. Behler inquired about water usage. Mr. Skyllingstad clarified that the facility would utilize a closed-loop, air cooled system. He explained that after an initial pipe flushing process, the system is sealed and continuously recirculating water, with minimal daily loss comparable to a typical office building. He noted that draining the system would require shutting down operations and that water quality is regularly maintained for system efficiency.

Addressing backup power, Mr. Skyllingstad stated that the design would include external diesel generators with sound attenuation measures to meet noise ordinances. He noted compliance with fuel storage regulations, including dual-vault tanks, and added that the facility could operate at approximately 300 megawatts. He also mentioned the use of dual utility feeds for redundancy. In response to Mr. Behler, he confirmed generators are planned to be located externally.

Regarding impervious coverage, Mr. Skyllingstad explained that reduced pavement would allow for individual equipment pads with pervious areas in between. Mr. Behler then requested input from the Fire Company's Emergency Management Coordinator, Mr. Gary Krill, who inquired about fire protection systems. Mr. Skyllingstad described a dry pre-action interlocked system with nitrogen, along with VESDA detection for early smoke identification. He noted that sensitive equipment areas would use dry systems, while office areas would use traditional wet systems, and confirmed that hydrants, Knox Boxes, and proper access would be provided. Mr. Krill emphasized the need for fire access around the building, and Mr. Skyllingstad noted that stair and roof access would be included.

Transitioning to roof considerations, Mr. Behler suggested the consideration of solar panel installation to their roof, in order to feed back into the grid. He noted that it would be considered as a nice gesture to the

community. Mr. Behler's second suggestion included the completion of a noise study prior to the launch to ensure requirements pertaining to the noise ordinance are met. Mr. Skyllingstad confirmed that a third-party noise study would be completed to ensure that they have obtained the proper equipment as well as the correct attenuation necessary to maintain the sound levels required and to ensure compliance with local ordinances.

Mr. Behler recommended forwarding the documents mentioned by Mr. Bysher to the Planning Commission for further review and noted that declining the data center could allow similar use elsewhere in the Township. Explaining that due to the lack of specifications on data center usage, the Township is obligated by the Municipalities Planning Code (MPC) to basically allow for every use if unknown within the Ordinances. He expressed support for the proposed location, particularly due to reduced traffic.

Mr. Sculley requested clarification on coordination with PP&L. Mr. Skyllingstad explained that an interconnection study confirmed available power capacity and outlined requirements for the Siegfried Substation. He noted a phased development approach, with additional construction occurring as more electric power becomes available.

Mr. Sculley also inquired about water usage, and Mr. Skyllingstad stated that the closed-loop system results in minimal demand, comparable to a typical office building and significantly less than high-use industrial facilities. He emphasized that the air-cooled, closed loop system is the best solution for this proposed site.

Mr. Paul inquired about the distance to transmission lines, and Mr. Skyllingstad stated that power would be delivered via an underground duct bank along Liberty Drive, approximately 2,000 feet in length.

Mr. Frack asked about the initial water fill, and Mr. Skyllingstad estimated it to be in the hundreds of thousands of gallons, depending on system design. He noted coordination with local municipalities for discharge during initial flushing and confirmed that the system is similar to those used in facilities such as schools and hospitals.

Mr. Sculley made a motion proposing the acceptance of the amended final plans for the Prologis Lehigh Valley East 16/Lehigh Commercial Properties, subject to the review letter prepared by the Township engineer, Gilmore and Associates, Inc. dated March 13th, 2026, and to include considering the additions brought up during the recent discussions; seconded by Mr. Behler. On the motion, by roll call vote, all Supervisors voted yes.

Mr. Behler made a motion to send the data center proposal to the Planning Commission along with additional information; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors voted yes.

C. Allen Township Building Renovation Project – Phase I, Mohawk Contracting and Development LLC, Release Request #13 - \$51,590.07: Mr. Behler made a motion to release the amount of \$51,590.07; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors voted yes.

6. New Business:

A. Allen Township – Trunk or Treat Event: Ms. Eckhart proposed hosting a Truck or Treat Event in October, noting it would be similar to the Easter Egg Hunt. Mr. Behler asked about a specific date, and Ms. Eckhart responded that she would bring the item back for further discussion after completing additional research and identifying a tentative date. Mr. Behler made a motion to proceed with a Truck or Treat Event for some time in October; seconded by Mr. Sculley. On the motion, by roll call vote, all

Supervisors voted yes.

Mr. Frack noted that discussions had been held regarding additional event ideas and asked whether more could be outlined. Ms. Eckhart introduced a potential car show event titled “American Muscle”, proposed for July 4th, 2026, featuring red, white, and blue muscle cars. She expressed uncertainty about hosting the event in July due to the planning required, and Mr. Frack suggested that holding the event at any time during the year would be ideal. Ms. Eckhart agreed, adding that a car show with food vendors would be well suited to the available space at the Allen Township Municipal Building Complex. She also proposed a collaborative effort with the Fire Company and alarm company vendors to provide an educational program on alarm system maintenance. Additionally, Ms. Eckhart suggested incorporating Fire Company demonstrations during the October Truck or Treat event, including fire extinguisher usage and chimney safety. Mr. Frack agreed, noting the Township’s intent to make the best use of the newly available space.

B. Executive Session: Mr. Frack confirmed that an executive session would be held regarding personnel matters.

C. Potential Action Regarding Hiring of Township Personnel: Mr. Behler made a motion to present a conditional offer of employment in the position of Director of Public Works for candidate J.H.; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

7. **Public to be Heard:** Mr. Robert Bysher, resident of 1275 Weaversville Road, congratulated Mr. Sculley on his appointment with the Board of Supervisors. He expressed appreciation for points raised by Mr. Behler and agreed that the proposed location for the data center is the most suitable site. He further noted his concern that the proposal represents a change of use rather than a plan amendment and stated his belief that the full SALDO process was not followed. Mr. Treadwell clarified that Zoning Hearing Board approval was not required, as only a zoning permit is necessary for the proposed use. He explained that while a new building would require subdivision and land development approval, the existing structure already permits the use within the district, making it a permitted change of use. He added that the matter was brought forward for discussion to ensure transparency regarding the proposed plans and noted that Prologis was requested to return for land development plan approval due to potential project changes and substation construction requirements.

Mr. Ted Lindenmoyer, resident of 766 Mud Lane, expressed concern regarding the previously mentioned 300 megawatts for the data center, stating that with an average home consumption of approximately 5 kilowatts per day, the project could place a load on the grid greater than all homes in Northampton County. He also raised concerns about potential cooling towers and roof-mounted equipment, noting that noise from fans could contribute to noise pollution and cause objections from nearby residents. Mr. Treadwell clarified that a noise study would be completed comparing current conditions to operational conditions, and that the project would be required to meet all applicable noise ordinance requirements. Mr. Lindenmoyer also referenced potential federal legislation in Washington, DC that could require large data centers to generate their own on-site electricity, expressing concerns about the project relying on grandfathered approvals. Mr. Treadwell responded that municipalities in Pennsylvania, including Allen Township, do not regulate electricity usage, and that neither homeowners nor businesses are limited in that regard under local authority. He further clarified that the PP&L rates could be affected if they would have to build additional infrastructures, as they would have to obtain the Public Utility Commission’s (PUC) approval to increase rates due to the built infrastructure. In this case, PP&L would not be building the infrastructure.

8. 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:

- Board of Supervisors – Tuesday, April 14th, 2026 6:00 PM
- Planning Commission – Monday, April 20th, 2026 6:00 PM
- Board of Supervisors – Tuesday, April 28th, 2026 6:00 PM

Mr. Behler noted that the Park and Recreation Board is hosting a Touch-a-Truck event on Saturday, May 9th, 2026, as authorized by the Township.

9. Adjournment: There being no further business, the meeting adjourned at 7:25 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colón