



Allen Township Board of Supervisors
Meeting Minutes
April 28th, 2026
6:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, April 28th, 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.; Michael Schwartz (Gilmore & Associates, Inc.)

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

3. Public Hearings: No public hearings.

4. Public to be Heard: There was no public to be heard.

5. Unfinished Business

A. Chapter 27. Code of Allen Township – Zoning Ordinance (Text and Map) Amendment Draft, Data Center Overlay Zoning District and Data Center Uses: Mr. Treadwell opened discussion regarding a draft zoning ordinance amendment, prepared by himself and Ms. Eckhart, that would permit data centers in the “Data Center Overlay District”. He explained that the proposed area would be located near the current IC District, west of Howertown Road, north of Route 329, south of Horner Road, and east of the Northampton Borough boundary. Mr. Treadwell referenced maps provided by the Planning Commission identifying suggested locations for data center uses. He further discussed proposed text amendments to define data center uses within the zoning ordinance and establish regulations regarding their location and operation, noting that additional language had been incorporated from various other ordinances addressing data centers. Mr. Treadwell explained that, upon authorization to proceed, the proposed amendments would be advertised, submitted to the Lehigh Valley Planning Commission, returned to the Township’s Planning Commission for review, and subsequently presented during a Public Hearing. Ms. Eckhart confirmed that potential adoption of the zoning ordinance amendment would occur during a Public Hearing tentatively scheduled for July 14th, 2026. Mr. Treadwell clarified that authorization for Ms. Eckhart to commence the adoption and advertising process would be contingent upon approval of the zoning ordinance amendment draft.

In discussion regarding the proposed district overlay, Mr. Behler reiterated his previous statement that the

identified location was the best possible option. He noted that, as a member of the Planning Commission, he was agreeable to the proposal. Mr. Behler discussed concerns raised by residents regarding the proposed data center, referencing concerns outlined within the memo for the zoning ordinance amendment draft. He identified electrical consumption as the first concern, stating that while the Township may not be able to require applicants or developers to provide their own electrical generation, such measures could be encouraged. Water usage was outlined as the second concern, and Mr. Behler commented that the approved applicant's proposed closed-loop water system appeared to be the best option, as the system would only require initial filling rather than continuous water usage. He suggested additional wording within the draft ordinance requiring a closed-loop water system unless an alternative system could be demonstrated and confirmed by the Township engineer to reduce water usage. Mr. Behler further stated that noise levels represented the final major concern regarding data centers. He recalled the applicant stating that both pre- and post-construction noise studies would be completed to ensure compliance with ordinance requirements and emphasized the importance of such studies.

Mr. Frack expressed that water usage remained his primary concern. He commented on potential residential concerns regarding water returning to the ground should a closed-loop water system not be required. Mr. Treadwell responded by noting that both public water and sewer services are available in buildings within the district. Mr. Frack concluded by stating that he was fully supportive of requiring a closed-loop water system. Ms. Eckhart clarified that the memo provides that data centers should be designed to include closed-loop water circulation systems for cooling processing equipment, while also permitting applicants to propose alternative cooling systems that can be demonstrated to use less water and energy than a closed-loop system to the satisfaction of the Township engineer. Mr. Treadwell confirmed that the discussed language would allow the Township to approve alternative systems without requiring a variance. He further noted that he would revise the draft so that approval would depend on the Board of Supervisors rather than the Township engineer(s).

The Board generally discussed electrical supply standards and the location of substations. Mr. Behler noted that substation placement would depend upon ownership, explaining that if the substations were owned by PP&L, they would determine the location. Mr. Link added that if the substation were owned by the tenant or developer, the Township could provide recommendations regarding placement. Mr. Paul recalled the applicant previously stating that the proposed substation would be located on the applicant's property, adjacent to the data center. Mr. Link further noted that electricity would be supplied to the substation through overhead transmission lines, with underground lines extending from the substation to the building.

Mr. Link made a motion to authorize Ms. Eckhart to start the adoption process and advertise for Public Hearing on July 14th, 2026; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes.

B. Assignment and Assumption Agreement – Allen Development Partners, LLC – Marcie Ventures, LLC: Mr. Treadwell explained that the item pertains to Wawa, Inc. He noted that Allen Development Partners, LLC currently owns the property leased to Wawa, Inc., and is proposing to sell the property to Marcie Ventures, LLC, which would subsequently lease the property back to Wawa, Inc. Mr. Treadwell further explained that, pursuant to the existing development agreement, Board approval of the transfer is required in order for the transaction to proceed. Mr. Behler made a motion to approve the transfer and sign the agreement; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

C. Assistant Director of Public Works – Draft Job Description and Ratification of Conditional

Offer of Employment Candidate JD (Tabled April 14th, 2026): Mr. Behler made a motion to rescind the conditional offer for candidate JD for the Assistant Director of Public Works; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

D. Resolution 2026-015 General Fund Budgetary for Purchase of 2027 Freightliner 114SD with Upfit: Ms. Eckhart clarified that Resolution 2026-015 would maintain accurate Township accounting records by authorizing a \$278,111 budget transfer. Mr. Behler made a motion to adopt Resolution 2026-015 with the specifics mentioned by Ms. Eckhart; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

6. New Business:

A. Proposal for Review of Acoustical Evaluation, Lewis S. Goodfriend & Associates (re: Item 7.A): Ms. Eckhart noted that the item relates to the review of the proposed data center ordinance, specifically regarding noise commonly associated with data center operations. She explained that the Township’s current noise standards, along with submissions received from external consultants for the approved data center project, would be reviewed and compared before feedback is provided. Mr. Link made a motion to approve the proposal for the Acoustical Evaluation; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes.

B. Sanitary Sewer Waiver Request – Area of Lateral Repairs Predates Township System Regulations: Mr. Schwartz explained that an existing property is currently in the process of installing a new sewer lateral with an internal trap, despite the Township’s standard requirement for exterior traps. He noted that approval would be contingent upon receipt of proper documentation and the installation of an exterior clean-out in lieu of an exterior trap. Mr. Schwartz further explained that, as similar waiver requests are likely to recur, procedures should be established regarding certifications for interior traps and exterior clean-outs. In response to an inquiry from Mr. Link, Mr. Schwartz noted that a double trap configuration would not be ideal. Mr. Behler made a motion to approve the waiver request as related to Mr. Schwartz’s statements; seconded by Mr. Link. On the motion, by roll call vote, all present Supervisors voted yes.

C. Requests for Fire Police (May 24, 2026 & May 30, 2026): Ms. Eckhart confirmed that both requests had been approved by the Fire Police. She noted that the request for May 24th, 2026, pertains to the Memorial Day procession while the request for May 30th, 2026, pertains to the Catasauqua High School Commencement Service. Mr. Link made a motion to approve both requests; seconded by Mr. Behler. On the motion, by roll call vote, all present Supervisors voted yes.

D. Executive Session: Ms. Eckhart requested that an executive session be held regarding real estate matters.

7. Public to be Heard: There was no public to be heard.

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, May 12th, 2026 6:00 PM
- Planning Commission – Monday, May 18th, 2026 6:00 PM
- Board of Supervisors – Tuesday, May 26th, 2026 6:00 PM

9. Adjournment: There being no further business, the meeting adjourned at 6:28 PM.

Respectfully Submitted,

Kimberly Rodriguez-Colón