

## PERKASIE BOROUGH COUNCIL

### Agenda for Council Committee Meeting of May 4, 2026

1. Meeting Convenes at 7:00 PM – Council Meeting Room
2. Invocation and Pledge of Allegiance – Mayor Hollenbach
3. Attendance
4. Presentation: Key to the Borough Award
5. Presentation of APPA Safety and Reliability Awards
6. Public Hearing: Consider Ordinance To Amend Chapter 180 Pertaining to Prohibited Turns
7. Public Forum
8. President’s Remarks
9. Public Works Committee Meeting, Councilors: Dave Weaver (Chair), Collin Garr (Vice-Chair), Joe Green, Dave Worthington
  - A. Consider Authorization to Submit 902 Grant Application for Mulch Grinder
10. Public Utility Committee Meeting, Councilors: Joe Green (Chair), Dave Weaver (Vice-Chair), Jaclyn Cornelius, Collin Garr
  - A. Perkasio Wholesale Power Cost Monthly Report
  - B. Installed Capacity Update
  - C. Update: Behind-the-Meter (BTM) Solar Project
11. Planning and Zoning Committee Meeting, Councilors: Collin Garr (Chair), Kelly Laustsen (Vice-Chair), Emma Hawkins, Dave Weaver
  - A. Consider Resolution #2026-26 – Stormwater Agreement for 1229 N. Ridge Road
  - B. Consider Authorization for Planning Commission to Begin Discussions for a Data Center Ordinance
12. Parks and Recreation Committee Meeting, Councilors: Dave Worthington (Chair), Lilli Benner (Vice-Chair), Emma Hawkins, Kelly Laustsen
  - A. Consider Park Event Application – Run Out of the Darkness 5k
  - B. Consider Park Event Application – Grow a Pair 5k
13. Personnel and Policy Committee Meeting, Councilors: Jaclyn Cornelius (Chair), Joe Green (Vice-Chair), Lilli Benner, Robin Schilling
  - A. Accept Resignation of Borough Manager
  - B. Consider Authorization to Hire Meyner Center for Recruitment Services
  - C. Accept Resignation of Council Member
  - D. Accept Resignation of Crossing Guard
  - E. Consider Hiring of Seasonal Staff for Menlo Aquatics Center
  - F. Appoint PSAB Conference Voting Delegate
  - G. Review Minutes from April Pennridge Area Coordinating Committee Meeting
14. Finance Committee Meeting, Councilors: Robin Schilling (Chair), Jaclyn Cornelius (Vice-Chair), Joe Green, Dave Weaver
  - A. Payment of the Bills
  - B. Donation Request – Quakertown Community Day
15. Economic Development Committee Meeting, Councilors: Kelly Laustsen (Chair), Emma Hawkins (Vice-Chair), Robin Schilling, Dave Weaver
  - A. Review Final Draft of Economic Development Plan Update
16. Public Safety Committee Meeting, Councilors: Lilli Benner (Chair), Kelly Laustsen (Vice-Chair), Mayor Jeff Hollenbach, Collin Garr, Robin Schilling
  - A. Consider Ordinance to Amend Chapter 180 Pertaining to Prohibited Turns

- B. Consider Resolution #2026-34 – Police Department Internship Agreement with Kutztown University
- C. Consider Request for Fire Police Assistance – Milford Township AG-Daze
- D. Discuss Civil Service Commission Residency Requirement for Police Officers
- 17. Historical Committee Meeting, Councilors: Emma Hawkins (Chair), Dave Worthington (Vice-Chair), Lilli Benner, Jaclyn Cornelius
- 18. Youth Councilor Report
- 19. Other Business
- 20. Executive Session
- 21. Public Forum
- 22. Press Forum
- 23. Adjournment

**Next Meeting: *Tuesday, May 26, 2026 – 7:00 PM***

Perkasie Borough Council agendas are available via e-mail in advance of the meetings. Please send any agenda requests to: [admin@perkasieborough.org](mailto:admin@perkasieborough.org). The agendas and Perkasie Borough Council meeting packets are both available on the Borough's website at [www.perkasieborough.org](http://www.perkasieborough.org).



Scan the QR code to find Perkasie Borough meeting dates, agendas, packets and minutes.

## **AMP Member Communities and DEMEC Members Receive Certificates of Excellence in Reliability**

*By Jennifer Flockerzie – Manager of Technical Services Logistics*

A number of AMP Member utilities and DEMEC members have received national recognition for achieving exceptional electric reliability in 2025. Recipients of the Certificate of Excellence in Reliability were announced by APPA earlier this week.

The Certificate of Excellence in Reliability recognizes utilities that placed in the top 25 percentile of reliability nationwide in 2025, as measured against the U.S. Energy Information Administration's (EIA) data. APPA helps public power systems track outage and restoration data through its PowerTRX Reliability service and compares the data to national statistics tracked by the EIA. AMP covers the cost of the subscription to the PowerTRX Reliability service for all its Members.

The following AMP and DEMEC Members received the Certificate of Excellence in Reliability:

Berea Municipal Utilities	Borough of Middletown
Bowling Green Electric Division	Minster Electric Department
Bryan Municipal Utilities	Montpelier Municipal Utilities
Chambersburg Electric Department	New Castle Municipal Services Commission (DEMEC)
Coldwater Board of Public Utilities	New Martinsville Municipal Electric
Cuyahoga Falls Electric System	City of Newark (DEMEC)
Dover Light & Power	Oak Harbor Public Power
Borough of Ephrata Electric Division	Paducah Power System
Town of Front Royal Energy Services Department	Perkasie Borough Electric Department
Georgetown Electric Department	Piqua Power System
Grove City Electric Department	Princeton Electric Plant Board
Hudson Public Power	Tipp City Municipal Electric
Jackson Center Municipal Electric System	Wadsworth Electric Department
Lewes Board of Public Works (DEMEC)	Wapakoneta Electric Department
City of Marshall Electric Department	Village of Yellow Springs Electric Distribution
Martinsville Electric Department	

Congratulations to these utilities on their outstanding reliability. For more information on how the PowerTRX Reliability service can help improve the reliability of your electric system, please contact me at 614.540.0853 or [jflockerzie@amppartners.org](mailto:jflockerzie@amppartners.org).

## **Members and AMP receive APPA awards for achievements in safety**

*By Michelle L. Palmer, PE – Vice President of Technical Services and Compliance*

Twenty-one AMP Member utilities, one Delaware Municipal Electric Corporation (DEMEC) member and AMP were recognized for excellence in safety at the American Public Power Association's (APPA) annual Engineering & Operations Conference, which took place March 29 through April 1 in Huntsville, Ala.

"In our industry, safety is a top priority, and utilities that receive an APPA Safety Award have demonstrated that they have made the health and safety of their employees a core value of their organizations," said Jolene Thompson, AMP President/CEO. "Congratulations to these Members and our staff who have demonstrated their commitment in earning this recognition. You all deserve to be celebrated."

The APPA Safety Award of Excellence recognizes utilities for their safety practices (demonstrated by having the lowest safety incident rate within groups), determined by worker-hours of exposure. The following AMP and Delaware Municipal Electric Corporation (DEMEC) Members received awards:

- Bowling Green Electric Division  
Diamond in Group C (30,000 to 59,999 worker-hours of exposure)
- Chambersburg Electric Department  
Diamond in Group D (60,000 to 109,999 worker-hours of exposure)
- Clyde Light & Power  
Platinum in Group B (15,000 to 29,999 worker-hours of exposure)
- Coldwater Board of Public Utilities  
Diamond in Group D (60,000 to 109,999 worker-hours of exposure)
- Cuyahoga Falls Electric System  
Platinum in Group D (60,000 to 109,999 worker-hours of exposure)
- Danville Utilities  
Platinum in Group D (60,000 to 109,999 worker-hours of exposure)
- Town of Front Royal Energy Services Department  
Diamond in Group B (15,000 to 29,999 worker-hours of exposure)
- Hamilton Department of Infrastructure  
Diamond in Group F (250,000 to 999,999 worker-hours of exposure)
- Hillsdale Board of Public Utilities  
Platinum in Group C (30,000 to 59,999 worker-hours of exposure)
- Hudson Public Power  
Diamond in Group C (30,000 to 59,999 worker-hours of exposure)
- City of Marshall Electric Department  
Diamond in Group C (30,000 to 59,999 worker-hours of exposure)
- Minster Electric Department  
Diamond in Group A (less than 15,000 worker-hours of exposure)
- Montpelier Municipal Utilities  
Diamond in Group A (less than 15,000 worker-hours of exposure)
- Oak Harbor Public Power

- Platinum in Group A (less than 15,000 worker-hours of exposure)
- Orrville Utilities
  - Diamond in Group D (60,000 to 109,999 worker-hours of exposure)
- Paducah Power System
  - Diamond in Group E (110,000 to 249,999 worker-hours of exposure)
- Perkasio Borough Electric Department
  - Diamond in Group A (less than 15,000 worker-hours of exposure)
- Princeton Electric Plant Board
  - Platinum in Group B (15,000 to 29,999 worker-hours of exposure)
- Shelby Division of Electricity & Communication
  - Diamond in Group B (15,000 to 29,999 worker-hours of exposure)
- Town of Smyrna (DEMEC)
  - Diamond in Group B (15,000 to 29,999 worker-hours of exposure)
- Village of Versailles Utilities
  - Diamond in Group B (15,000 to 29,999 worker-hours of exposure)
- Wadsworth Electric Department
  - Diamond in Group C (30,000 to 59,999 worker-hours of exposure)
- Village of Yellow Springs Electric Distribution
  - Diamond in Group A (less than 15,000 worker-hours of exposure)

In addition, AMP received a Diamond Safety Award of Excellence in Group F, which recognizes the hydroelectric operations staff, AMP Fremont Energy Center staff, generation operations staff and other field staff.

Safety is a priority at AMP, and it is encouraging to see so many AMP and DEMEC Members prioritizing it as well. We commend the efforts of our Members and our staff and congratulate all those who were recognized for their safe work practices.

For a full list of APPA members honored with an Excellence in Safety Award, [click here](#).

## NOTICE

NOTICE IS HEREBY GIVEN that the Borough Council of the Borough of Perkasio, Bucks County, Pennsylvania will conduct a public hearing on Monday, May 4, 2026, at 7:00 p.m. at the Perkasio Borough Municipal Building located at 620 West Chestnut Street, Perkasio, Pennsylvania 18944. The purpose of the public hearing is to consider, and if appropriate, adopt an Ordinance which is summarized as follows:

The Ordinance would amend the time of the restrictions for right turns from West Callowhill Street on to Hunters Run.

The full text of the proposed Ordinance may be examined at the Perkasio Borough Municipal Building, located at 620 West Chestnut Street, Perkasio, Pennsylvania 18944, during normal business hours and a copy of the Ordinance has been provided to this newspaper and to the Bucks County Law Library.

JEFFREY P. GARTON, ESQUIRE  
Solicitor to the Borough of Perkasio  
Begley, Carlin & Mandio, LLP  
680 Middletown Boulevard  
Langhorne, PA 19047  
(215) 750-0110

**PERKASIE BOROUGH  
ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF PERKASIE, BUCKS  
COUNTY, PENNSYLVANIA, AMENDING CHAPTER 180 OF THE  
PERKASIE BOROUGH CODE OF ORDINANCES  
PERTAINING TO PROHIBITED TURNS**

**WHEREAS**, the Pennsylvania Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, authorizes the Borough Council of the Borough of Perkasiae (“Borough Council”) to make and adopt ordinances that are consistent with the Constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens; and

**WHEREAS**, the Borough of Perkasiae, in furtherance of the authority noted previously in this Ordinance, has determined to amend the provisions of its Code of Ordinances so as to change the certain hours of the day of the restriction of right turns from West Callowhill Street on to Hunters Run; and

**WHEREAS**, after public hearing, the Borough Council deems it to be in the best interest and general welfare of the citizens and residents of the Borough to amend its Code of Ordinances so as to change the certain hours of the day of the restriction of right turns from West Callowhill Street on to Hunters Run; and

**WHEREAS**, Borough Council, after due consideration of the proposed ordinance at a duly advertised public meeting, has determined that the health, safety, and general welfare of the residents of Perkasiae Borough will be served by this amendment to the Perkasiae Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Perkasiae, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

**SECTION 1.** The Perkasiae Borough Code of Ordinances (Section 180-39.1 **Schedule VA: Prohibited Turns**), is hereby amended as follows:

<b>Prohibited Turns</b>	<b>Direction of Travel</b>	<b>Hours</b>	<b>At Intersection of</b>
West Callowhill Street (S.R. 4017)	West/Right Turn	6:30 a.m.-8:00 a.m., prevailing time	Hunters Run

**SECTION 2.** All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the Borough Code of Ordinances that are not otherwise specifically in conflict or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

**SECTION 3.** The Council of the Borough of Perkasio does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of this Ordinance, including this provision.

**SECTION 4.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such provision shall be separate, distinct and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5.** The failure of the Borough of Perkasio to enforce any provisions of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

**SECTION 6.** This Ordinance shall take effect immediately and be in force from and after its enactment as provided by law.

**SECTION 7.** Under the authority conferred by the Pennsylvania Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, and other relevant statutory law, the Council of the Borough of Perkasio in the County of Bucks, Commonwealth of Pennsylvania does hereby enact and ordain this Ordinance for the Borough of Perkasio.

Approved by the Borough Council of the Borough of Perkasio, this 4<sup>th</sup> day of May, 2026.

ATTEST:

**BOROUGH OF PERKASIE**

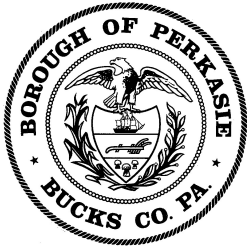
\_\_\_\_\_  
**Andrea L. Coaxum, Secretary**

\_\_\_\_\_  
**Robin Schilling, Council President**

Examined and approved this 4<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
**Jeff Hollenbach, Mayor**

**THIS ORDINANCE SHALL BECOME EFFECTIVE  
IMMEDIATELY UPON ENACTMENT AND SIGNATURE**



# BOROUGH OF PERKASIO

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## MEMORANDUM

DATE: April 27, 2026

TO: Andrea Coaxum, Borough Manager  
Council Members  
Mayor Hollenbach  
Rebecca Deemer, Finance Director

FROM: Jeffrey Tulone, Public Works Director  
*Jeffrey Tulone*

RE: 902 Grant Application

The purpose of this memo is to ask the Borough Council for approval to apply for a 902 Recycling Grant to help pay for a horizontal grinder for processing yard waste collected at the Borough's recycling facility.

Right now, the Borough relies on a third-party contractor, Britton Industries, for the hauling and disposal of yard waste collected from residents. Britton's costs include container rental, hauling and disposal fees of approximately \$31,029 annually. In addition to these contractor expenses, the Borough incurs an average of \$1,600 annually in staff wages for employees to transfer yard waste from resident drop-off bins into hauling containers.

The proposed purchase of a horizontal grinder would allow Borough staff to process brush and small tree debris on-site and would eliminate the recurring third party costs. Staff would shift from loading containers to feeding yard waste into the grinder which would have no additional financial impact on the Borough related to staffing. All Public Works employees will receive proper training to ensure safe operation of the equipment.

The horizontal grinder has an estimated purchase costs of \$170,500. The Act 902 Recycling Grant would cover 90% of the purchase cost. The Borough would be responsible for the required 10% match of \$17,050 which we plan to include in the 2027 budget planning process.

Staff is requesting Borough Council approval to move forward with preparing and submitting the Act 902 grant application.

Ship To: IN STORE PICKUP

Invoice To: PERKASIE BORO.  
 PO BOX 96  
 PERKASIE PA 18944

Branch 08 - PHILADELPHIA		
Date 04/24/2026	Time 9:10:01 (O)	Page 1
Account No PERKA001	Phone No 2152575065	Est No 00 Q00448
Ship Via Customer PU	Purchase Order NONE	
Tax ID No		
ROBERT DELUCIA		Salesperson 72

**EQUIPMENT ESTIMATE - NOT AN INVOICE**

Description	** Q U O T E **	EXPIRY DATE: 05/24/2026	Amount
New Bandit 1425 Mini Beast. For full machine specifications, please reference Bandit Quote# 172061.			170500.00
Bandit 1425	\$180000.00		
Freight & Prep	\$8500.00		
CoStars#4400028339	(\$9000.00)		
SEI Discount	(\$9000.00)		
-----			
	\$170500.00		

Sale # 01 Subtotal: 170500.00  
 Total: 170500.00

Subtotal: 170500.00  
 Quote Total: 170500.00

Authorization: \_\_\_\_\_

THERE ARE NO EXPRESS WARRANTIES UNLESS THEY APPEAR IN WRITING SIGNED BY THE SECURED PARTY. THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN CONNECTION WITH THIS SALE. WARRANTIES ON NEW MACHINES ARE LIMITED TO THAT EXTENDED BY THE MANUFACTURER. COPIES OF WARRANTIES APPLYING TO EACH MANUFACTURER ARE ON FILE AT THE OFFICES OF SELLER - SECURED PARTY AND ARE AVAILABLE UPON REQUEST. ALL USED EQUIPMENT IS SOLD "AS IS, WHERE IS".  
 Seller-Secured Party shall not be responsible for delays in delivery for causes beyond the reasonable control of Seller-Secured Party such as, but without limitation to, transportation delay or interruptions; strikes, act of God, insurrections, war, etc. Under no circumstances shall Seller-Secured Party be liable for loss of use, down-time or any other consequential damages. Seller-Secured Party makes no representations or certifications express or implied concerning compliance of this equipment with OSHA standards. Compliance with OSHA standards applicable to operation, use, and maintenance is the sole responsibility of Purchaser-Debtor.

ACCEPTED: STEPHENSON EQUIPMENT, INC.  
 SELLER-SECURED PARTY

AGREEMENT SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE  
 I/We certify that I/we have read this agreement in its entirety and have no understanding nor agreement nor relied upon any representation other than those contained herein.

**X** \_\_\_\_\_  
 Accepted By  
 NOTICE: The Salesman has no authority to grant acceptance. All and any acceptance must be by a designated office of Seller-Secured Party and only at its office shown above. No other acceptance is valid.

**X** \_\_\_\_\_  
 Received By  
**Thank You For Your Business!**

CREATION OF SECURITY INTEREST. Debtor hereby grants to Secured Party a security interest in the Collateral described on the face hereof to secure the performance or payment of the Obligations of Debtor to Secured Party as stated on the face hereof. Upon default, Debtor shall pay immediately to Secured Party, if Secured Party so elects, the entire amount remaining unpaid under this Security Agreement.

PROTECTION OF COLLATERAL. The Collateral

(a) will not be misused or abused, wasted or allowed to deteriorate, except for the ordinary wear and tear of its intended primary use, and  
(b) will be insured until this Security Agreement is terminated against all expected risks to which it is exposed, including fire, theft and collision, and those which Secured Party may designate, with the policies acceptable to Secured Party, payable to both Secured Party and Debtor, as their interests appear, and with duplicate policies deposited with Secured Party.

PROTECTION OF SECURITY INTEREST.

(a) the Collateral will not be sold, transferred or disposed of or be subject to any unpaid charge unless the Secured Party consents in advance in writing and  
(b) Debtor will sign and execute alone or with Secured Party any Financing Statement or other document or procure any document, and pay all connected costs, necessary to protect the security interest under this Security Agreement against the rights or interests of third persons, and  
(c) Debtor will reimburse Secured Party for any action to remedy a default which Secured Party elects pursuant to the terms of Paragraph SECURED PARTY'S RIGHTS AND REMEDIES.

DEFAULT. Misrepresentation or misstatement in connection with, non-compliance with or non-performance of any of Debtor's Obligations or Agreements under paragraph ADDITIONAL AGREEMENTS AND AFFIRMATIONS shall constitute default under this Security Agreement. In addition, Debtor shall be in default if bankruptcy or insolvency proceedings are instituted by or against the Debtor or if Debtor makes any assignment for the benefit of creditors.

SECURED PARTY'S RIGHTS AND REMEDIES

A. SECURED PARTY MAY ASSIGN this Security Agreement, and

(1) if Secured Party does assign this Security Agreement, the Assignee shall be entitled, upon notifying the Debtor, to performance of all of Debtor's Obligations and Agreements under paragraph ADDITIONAL AGREEMENTS AND AFFIRMATIONS and Assignee shall be entitled to all of the rights and remedies of Secured Party under this paragraph, and

(2) Debtor will assert no claims or defenses he may have against Secured Party against the Assignee except those granted in this Security Agreement, and

B. UPON DEBTOR'S DEFAULT, Secured Party may exercise his rights of enforcement under the Uniform Commercial Code in force at the date of this Security Agreement and, in conjunction with, addition to or substitution for those rights, at Secured Party's discretion, may

(1) enter upon Debtor's premises to take possession of, assemble and collect the Collateral and remove it or to render it unusable, and

(2) require Debtor to assemble the Collateral and make it available at a place Secured Party designates which is mutually convenient to allow Secured Party to take possession or dispose of the Collateral, and

(3) waive any default or remedy any default in any reasonable manner without waiving the default remedied and without waiving any other prior or subsequent default, and

(4) incur reasonable attorney's fees and legal expenses in exercising any of his rights and remedies upon Debtor's default which shall become part of his reasonable expenses of retaking, holding, preparing for sale and the like.

WARRANT OF ATTORNEY TO CONFESS JUDGMENT. Debtor, in the event of this nonpayment of this Security Agreement in full when the same shall be due, whether by acceleration or otherwise, does hereby empower any prothonotary or any attorney of any court of record within the United States or elsewhere to appear for Debtor and with or without declaration filed confess judgment against Debtor and in favor of Secured Party or any holder of this Security Agreement for the sum due and payable hereon, with costs of suit and attorney's commission of 15% for collection with release of all errors and without stay of execution or right of appeal, waive all laws exempting real or personal property, and inquisition and extension upon any levy on real estate are hereby waived and condemnation agreed to, and no benefit of exemption will be claimed under and by virtue...of any exemption law now in force or which may be hereafter passed.

ADDITIONAL AGREEMENTS AND AFFIRMATIONS

A. DEBTOR AGREES AND AFFIRMS

(1) that information supplied, and statements made by Debtor in any financial or credit statement or application for credit prior to this Security Agreement are true and correct, and

(2) that no Financing Statement covering the trade-in equipment, if any or its proceeds is on file in any public office, and

(3) that the addresses of Debtor's residence and place or places of business, if any, are those appearing below his signature.

B. MUTUAL AGREEMENTS

(1) "Debtor" and "Secured Party" as used in this Security Agreement, include the heirs, executors or administrators, successors or assigns of those parties.

(2) if more than one Debtor executes this Security Agreement, their Obligations under this Security Agreement shall be joint and several.

(3) the law governing this Secured Transaction shall be that of the State of Pennsylvania in force at the date of this Security Agreement.

C. APPLICABLE SALES TAXES

(1) Applicable state(s)' sales tax will be applied where required unless purchaser provides a valid exemption certificate supporting that the property is exempt from applicable sales taxes. If timely taken in proper form and in good faith the certificate relieves the seller from liability for the sales. If the seller is not registered or legally required to collect sales taxes in a particular jurisdiction then the purchaser understands that the responsibility for the payment of applicable sales/use taxes to the jurisdiction(s) is the responsibility of the purchaser.

Customer Initials

#### **SEI WIRE TRANSFER POLICY (SEI RECEIVING A WIRE)**

It is the primary duty of the customer (or the sender or payer) to independently authenticate and verify wiring information with SEI before they initiate a wire transfer using a trusted channel to contact the appropriate party at the dealership.

We suggest that customers verbally verify with SEI that information is authentic and where possible use multi-factor authentications.

# MODEL 1425

## 14" Capacity Horizontal Grinder

The Model 1425 is Bandit Industries' **most compact horizontal grinder available!** This unit condenses the essence of The Beast® into a compact package that can be towed by a pickup truck! The Model 1425 features the same downturning cuttermill, saw-style cutterbodies and teeth options as the larger Bandit horizontal grinders. And it is as **versatile** – able to quickly process tree branches, brush, sawmill tailings, logs and pallet waste!



### MAXIMUM PRODUCTION

Every feature on the 1425 is designed to maximize the production from this compact package. The downturning cuttermill works with gravity and the feedwheel to control material. Special cutterbodies correctly size material as it's fed into the machine, saving on wear and tear while increasing production. And the replaceable screens let operators choose a spec. All these features are present on the larger Bandit horizontal grinders – and they're all available on the 1425 too!

### ONE TOUGH BEAST

Just because the Model 1425 is capable of being towed with a pickup truck doesn't mean it's light duty. Bandit designed and built this machine every bit as tough as its larger horizontal grinders. This means all-steel welded construction. Superior components sourced from the best vendors.

### COMPACT YET CAPABLE

The Model 1425 can process a wide variety of materials, from tree brush and even some whole trees to sawmill tailings, logs and pallet waste. The end product can then be turned into beautiful colored mulch with the Color Max system! Operators can fine tune their end product by choosing from unique cutterbodies and tooth options, so the end product can be perfect every time.



# Bandit

EMPLOYEE-OWNED

6750 Millbrook Rd. • Remus, MI 49340 • **1-800-952-0178**

FIND US ONLINE     [WWW.BANDITCHIPPERS.COM](http://WWW.BANDITCHIPPERS.COM)

Hand-Fed Chippers • Stump Grinders • Whole Tree Chippers  
Horizontal Grinders • Slow-Speed Shredders

**SPECIFICATIONS**

MEASUREMENTS		TOWABLE
Length:	26'	792.48 cm
Width:	8' 3"	251.5 cm
Height:	9' 4"	284.5 cm
Weight:	12,500 lbs.	5,670 kg
Engine:	Kohler 134	89.5 kW
Fuel Tank:	40 gal.	151.4 L
Hydraulic Tank:	40 gal.	151.4 L

**UNDERCARRIAGES**

Towable: (1) 12,000 pound (5,443.1 kg) axle, electric brakes, with (2) 235/75R 17.5" (44.5 cm) tires

**Standard & Custom Colors Available**

Choose from two standard colors, or select a custom color to match your fleet.



Bandit Yellow

Green

**DIMENSIONS**

Capacity:	14"	36 cm
Opening:	20" tall x 25" wide	50.8 cm x 63.5 cm wide
Cuttermill:	36" dia. x 25" wide	91.4 cm dia. x 63.5 cm wide
Teeth:	14	
Feed Wheel:	(1) 15.75" diameter	(1) 40 cm diameter
Infeed Conveyor: Single speed, 7' long x 24" wide (213.4 cm long x 61 cm wide) heavy duty rubber infeed conveyor		
Discharge Conveyor: 18" wide (45.7 cm wide) cleated rubber with 7' (213.4 cm) stacking height		
Hitch:	3" pintle ring	7.6 cm pintle ring



**COMMITTED TO QUALITY & PRODUCTIVITY**

Since 1983, Bandit has manufactured equipment for a multitude of wood waste processing markets. The vision since the beginning, is to build quality, highly productive, easy to maintain equipment providing years of dependable service.

The commitment for quality, innovation and dedication is instilled in every employee and is one of the main reasons why Bandit became an Employee-Owned Company (ESOP) in 2018. These core values ensure each Bandit machine will leave the factory ready to exceed your expectations.



**WATCH IT RUN!**



**MODEL 1425 FEATURES**

- **Large Throat Opening**  
This machine features a large opening for such a compact unit, allowing for large material to be processed
- **Unique Downturning Cuttermill**  
The Beast's unique cuttermill turns downward, working with gravity and the feedwheel roller to grind material
- **Maneuverable and Towable**  
The compact size of the 1425 means it can fit into tight spots, and can be towed by a pickup truck – semi not required!
- **Color Max Compatible**  
Bandit's Color Max system creates beautiful mulch using less water and colorant than the competition
- **Changeable Screens to Help Size Material**  
Operators can select a screen to help correctly size the material on the first pass – saving time and money
- **Optional Steel Infeed Conveyor**
- **Optional Tandem Axles**

**Bandit Offers a Complete Line of Tree Care Equipment:**  
Hand-Fed Chippers • Stump Grinders • Whole Tree Chippers  
Horizontal Grinders • Slow-Speed Shredders

# Borough of Perkasié

Calendar Year 2026

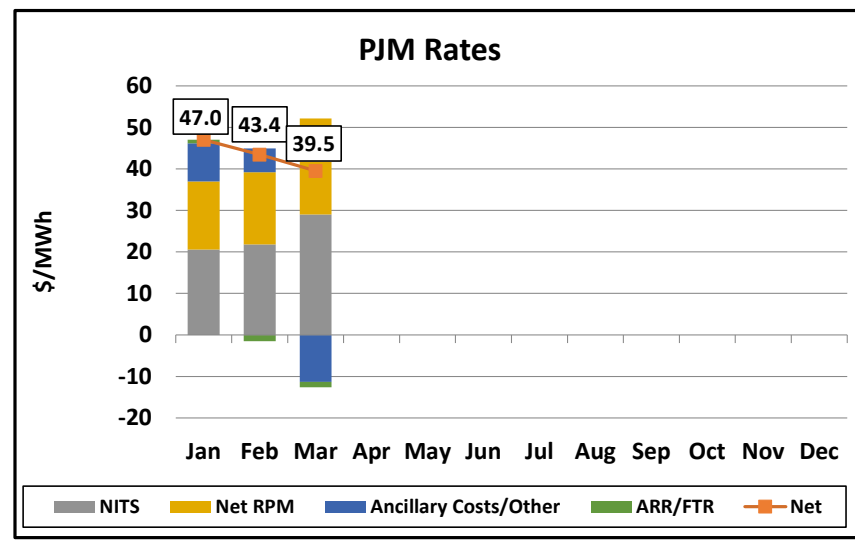
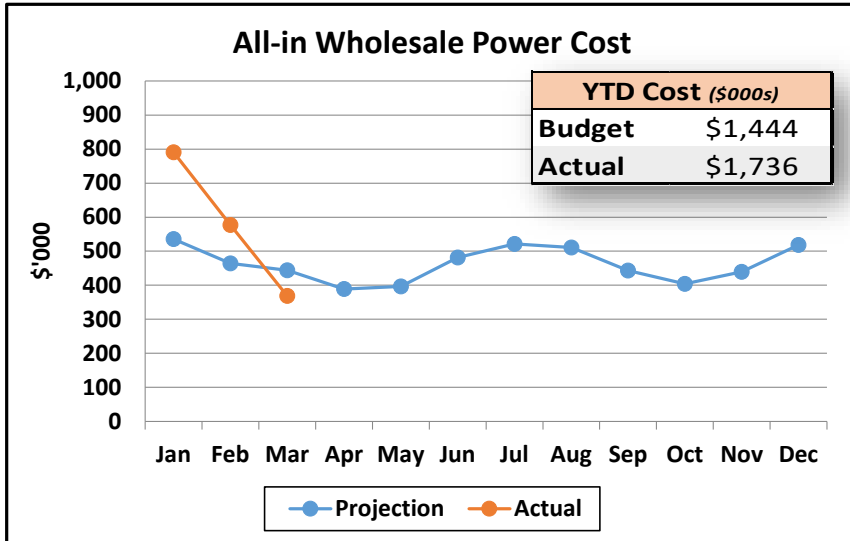
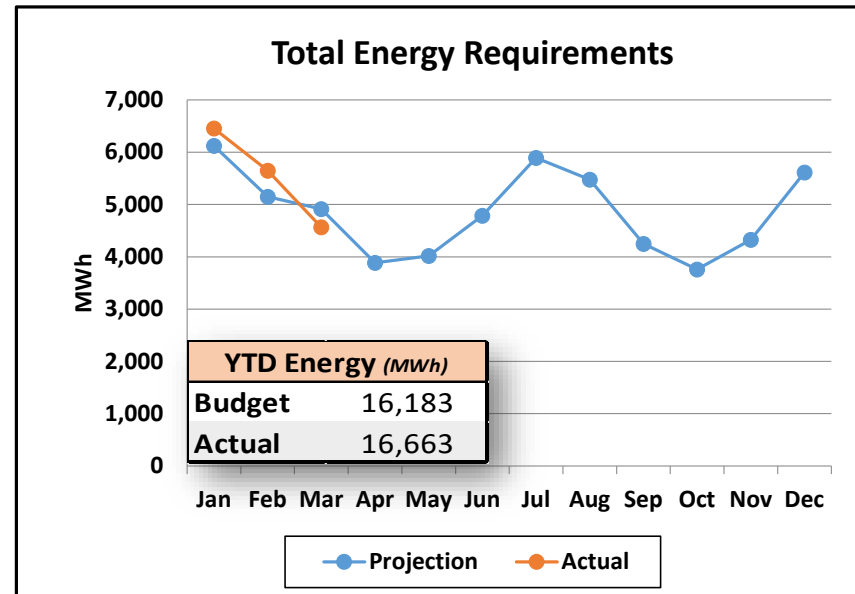
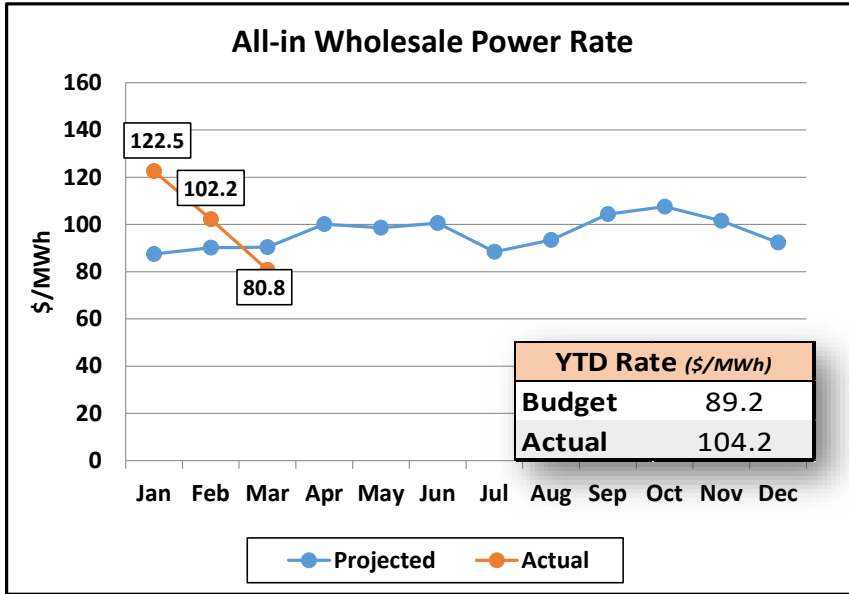


## Wholesale Power Cost Summary March 2026





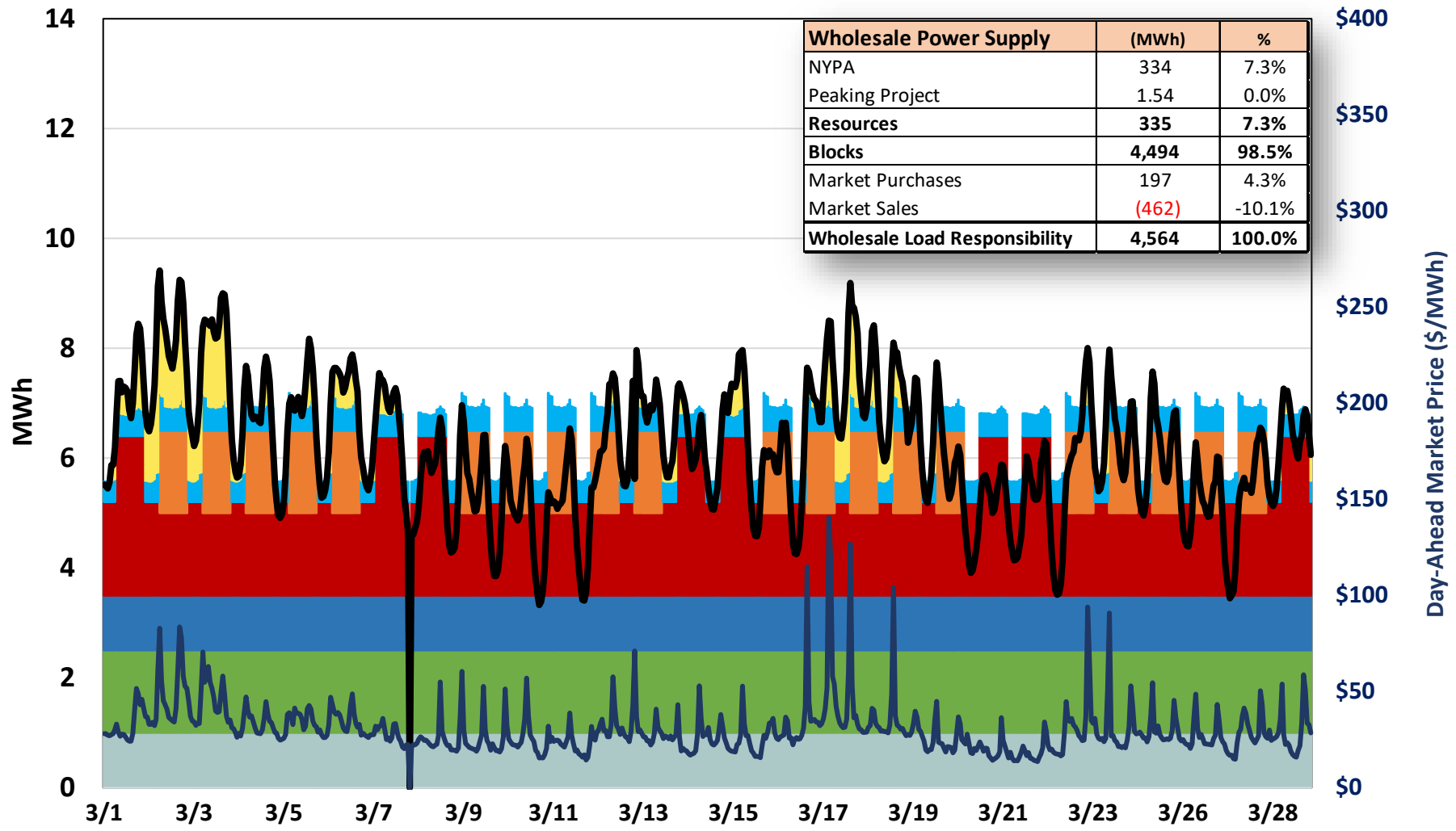
## 2026 Year to Date Wholesale Power Summary



1/ Excludes PJM Market Interaction Costs

2/ Net RPM is capacity load costs less capacity generation credits

# Hourly Perkasio Load Wholesale Power Supply



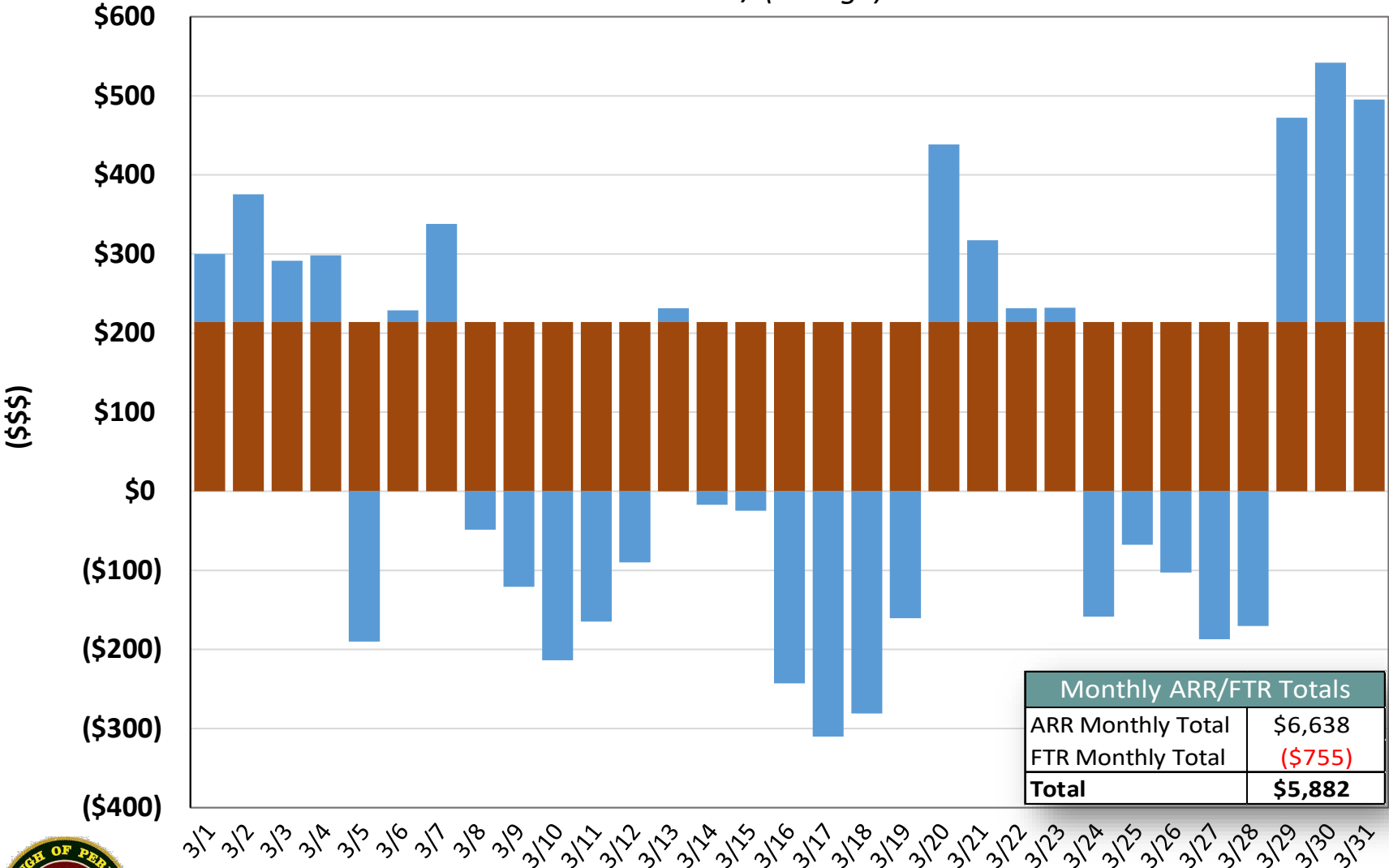
Wholesale Power Supply	(MWh)	%
NYPA	334	7.3%
Peaking Project	1.54	0.0%
<b>Resources</b>	<b>335</b>	<b>7.3%</b>
<b>Blocks</b>	<b>4,494</b>	<b>98.5%</b>
Market Purchases	197	4.3%
Market Sales	(462)	-10.1%
<b>Wholesale Load Responsibility</b>	<b>4,564</b>	<b>100.0%</b>



- 1.0 MW BP 7x24
- 1.5 MW CITI 7x24
- 1.0 MW Evergy 7x24
- Shell Fixed Load Shape
- 1.5 MW BP 5x16
- NYPA
- Market Purchases
- Wholesale Load
- DA LMP

# ARR/FTR Settlements

Credit / (Charge)



# Borough of Perkasio



## 2026 Year to Date Summary

### All-In Rate Summary

	Resource Cost <sup>1</sup>		Purchased Blocks <sup>1</sup>		Market Purchases <sup>1</sup>		Market Sales <sup>1</sup>		Total Energy Cost		PJM Cost <sup>2</sup>		Miscellaneous Costs <sup>3</sup>		All-In Rate <sup>4</sup>		Delta
	Projected (\$/MWh)	Actual (\$/MWh)	Projected (\$/MWh)	Actual (\$/MWh)	Projected (\$/MWh)	Actual (\$/MWh)	Projected (\$/MWh)	Actual (\$/MWh)	Projected (\$/MWh)	Actual (\$/MWh)	Projected (\$/MWh)	Actual (\$/MWh)	Projected (\$/MWh)	Actual (\$/MWh)	Projected (\$/MWh)	Actual (\$/MWh)	(\$/MWh)
<b>Jan-26</b>	\$38.99	\$46.97	\$41.34	\$39.38	\$109.89	\$299.30	\$33.94	\$23.06	\$47.81	\$74.16	\$38.23	\$47.01	\$1.46	\$1.35	\$87.49	\$122.52	35.02
<b>Feb-26</b>	\$43.72	\$35.09	\$40.83	\$42.54	\$68.41	\$140.82	\$38.22	\$47.07	\$43.36	\$57.10	\$45.21	\$43.43	\$1.63	\$1.65	\$90.19	\$102.18	11.99
<b>Mar-26</b>	\$43.27	\$17.98	\$39.39	\$39.54	\$55.86	\$44.85	\$27.08	\$27.09	\$41.41	\$39.48	\$47.32	\$39.53	\$1.68	\$1.77	\$90.40	\$80.78	(9.62)
<b>Apr-26</b>	\$45.73	-	\$36.83	-	\$50.67	-	\$32.66	-	\$38.61	-	\$59.51	-	\$1.97	-	\$100.09	-	
<b>May-26</b>	\$44.63	-	\$36.50	-	\$55.79	-	\$28.68	-	\$39.18	-	\$57.56	-	\$1.92	-	\$98.66	-	
<b>Jun-26</b>	\$48.29	-	\$40.35	-	\$64.71	-	\$23.71	-	\$44.70	-	\$54.18	-	\$1.73	-	\$100.60	-	
<b>Jul-26</b>	\$44.88	-	\$38.92	-	\$89.24	-	\$37.36	-	\$42.65	-	\$44.26	-	\$1.52	-	\$88.42	-	
<b>Aug-26</b>	\$44.39	-	\$39.32	-	\$80.47	-	\$31.37	-	\$44.27	-	\$47.54	-	\$1.57	-	\$93.38	-	
<b>Sep-26</b>	\$46.54	-	\$39.46	-	\$54.65	-	\$29.23	-	\$41.60	-	\$60.93	-	\$1.85	-	\$104.38	-	
<b>Oct-26</b>	\$42.51	-	\$35.07	-	\$60.86	-	\$31.06	-	\$36.89	-	\$68.64	-	\$2.01	-	\$107.55	-	
<b>Nov-26</b>	\$44.36	-	\$37.73	-	\$56.13	-	\$30.40	-	\$39.84	-	\$59.83	-	\$1.83	-	\$101.51	-	
<b>Dec-26</b>	\$37.26	-	\$42.49	-	\$61.21	-	\$32.76	-	\$44.42	-	\$46.41	-	\$1.54	-	\$92.37	-	
<b>YTD</b>	<b>\$45.38</b>	<b>\$35.30</b>	<b>\$40.58</b>	<b>\$40.43</b>	<b>\$82.97</b>	<b>\$201.05</b>	<b>\$32.55</b>	<b>\$27.62</b>	<b>\$44.45</b>	<b>\$58.88</b>	<b>\$43.21</b>	<b>\$43.75</b>	<b>\$0.02</b>	<b>\$1.56</b>	<b>\$89.24</b>	<b>\$104.20</b>	<b>\$14.96</b>

1/ Resource, Purchased Blocks and Market Purchase/Sales include applicable Congestion and Losses costs. Each of these categories are weighted by their applicable energy amounts.

2/ Includes NITS Charge, Net RPM Cost, Ancillary Services Cost and ARR/FTRs Credits, Other Transmission Charges, Admin Fees and Load Reconciliation

3/ Includes AMP Service Fees

4/ All-In Rate is based on Total Sales

# Borough of Perkaseie



## 2026 Year to Date Summary

### Energy Supply Summary (MWh)

	NYPA			Market Purchases		Market Sales	
	Projected (MWh)	Actual (MWh)	Capacity Factor <sup>1</sup> (%)	Projected (MWh)	Actual (MWh)	Projected (MWh)	Actual (MWh)
Jan-26	277	315	76%	552	838	(213)	(244)
Feb-26	250	215	57%	398	856	(136)	(70)
Mar-26	276	334	80%	334	197	(195)	(462)
Apr-26	268	-	0%	178	-	(255)	-
May-26	277	-	0%	284	-	(262)	-
Jun-26	240	-	0%	376	-	(524)	-
Jul-26	252	-	0%	368	-	(587)	-
Aug-26	252	-	0%	515	-	(457)	-
Sep-26	240	-	0%	227	-	(284)	-
Oct-26	277	-	0%	121	-	(184)	-
Nov-26	267	-	0%	247	-	(253)	-
Dec-26	276	-	0%	497	-	(221)	-
<b>YTD</b>	<b>803</b>	<b>863</b>	<b>72%</b>	<b>1,284</b>	<b>1,891</b>	<b>(544)</b>	<b>(776)</b>

1/ The Capacity Factor is based on the actual generation.



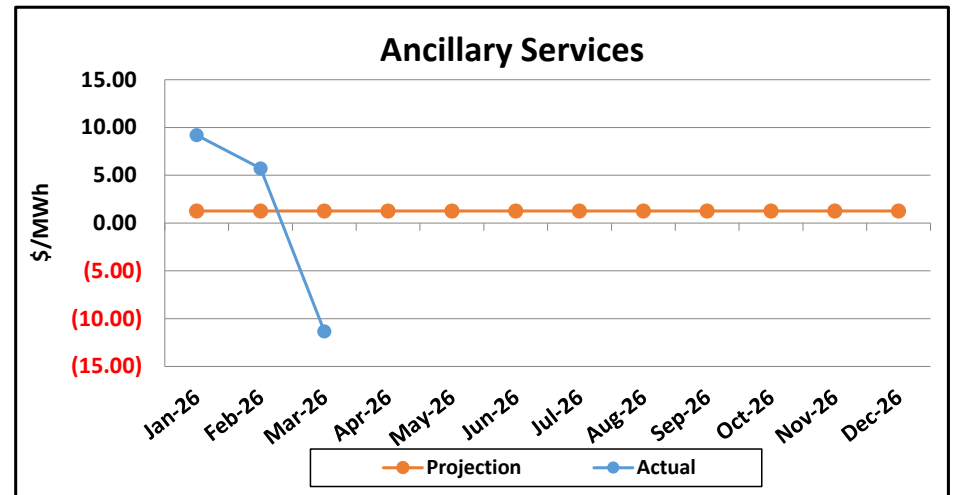
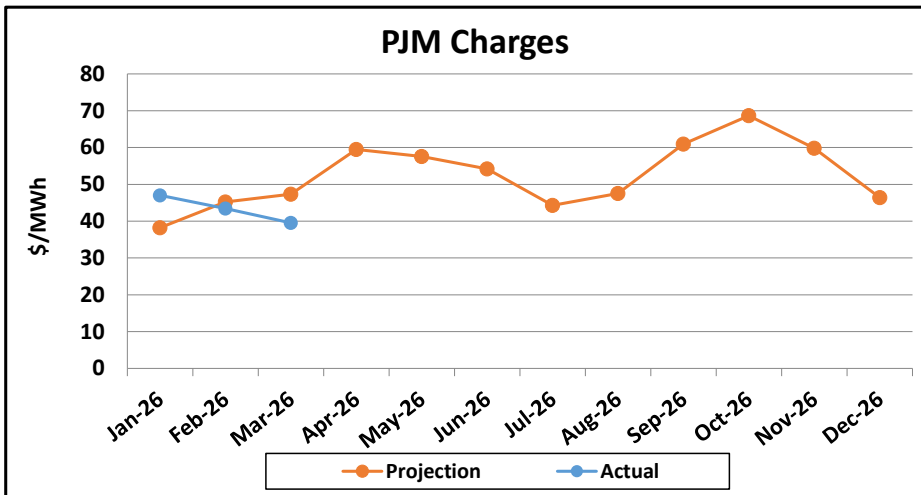
### PJM Charge Summary (excl. PJM Market Interaction Costs)

	NITS		Net RPM <sup>1</sup>		ARR/FTR		Ancillary Services/Other <sup>2</sup>		Total		Contribution to All-In Rate <sup>3</sup>		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$/MWh)	(\$/MWh)
Jan-26	124	133	102	106	-	6	8	59	234	303	\$38.23	\$47.01	\$8.79
Feb-26	124	123	102	98	-	(8)	7	32	233	245	\$45.21	\$43.43	(\$1.78)
Mar-26	124	133	102	105	-	(6)	6	(52)	232	180	\$47.32	\$39.53	(\$7.79)
Apr-26	124	-	102	-	-	-	5	-	231	-	\$59.51	-	-
May-26	124	-	102	-	-	-	5	-	231	-	\$57.56	-	-
Jun-26	124	-	129	-	-	-	6	-	259	-	\$54.18	-	-
Jul-26	124	-	129	-	-	-	7	-	261	-	\$44.26	-	-
Aug-26	124	-	129	-	-	-	7	-	260	-	\$47.54	-	-
Sep-26	124	-	129	-	-	-	5	-	259	-	\$60.93	-	-
Oct-26	124	-	129	-	-	-	5	-	258	-	\$68.64	-	-
Nov-26	124	-	129	-	-	-	5	-	259	-	\$59.83	-	-
Dec-26	124	-	129	-	-	-	7	-	260	-	\$46.41	-	-
<b>YTD</b>	<b>373</b>	<b>388</b>	<b>306</b>	<b>309</b>	<b>0</b>	<b>(9)</b>	<b>20</b>	<b>40</b>	<b>699</b>	<b>729</b>	<b>43.21</b>	<b>43.75</b>	<b>0.54</b>

1/ Net RPM is the RPM Cost less the Generator's RPM Credits.

2/ Ancillary services/Other also includes: Admin fees, Load Reconciliation and Other Transmission Charges

3/ The Rate is based on Total Sales



# Borough of Perkasio

March 2026



	Projected			Actual			Delta		
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)
<b>Invoice Summary<sup>1</sup></b>									
<b>1. AMP</b>	<b>4,913</b>	<b>\$40.36</b>	<b>\$198,304</b>	<b>4,564</b>	<b>\$42.06</b>	<b>\$191,953</b>	<b>(349)</b>	<b>\$1.70</b>	<b>(\$6,351)</b>
(a) NYPA	276	\$25.06	\$6,927	334	\$12.56	\$4,189	57	(\$12.50)	(\$2,738)
(b) PA Peaking Project <sup>5</sup>	22	\$272.00	\$5,984	1.5	-	\$1,838	(20)	-	(\$4,146)
(c) Purchased Blocks	4,498	\$39.39	\$177,156	4,498	\$39.54	\$177,868	1	\$0.15	\$712
(d) Miscellaneous Costs <sup>2</sup>	4,913	\$1.68	\$8,237	4,564	\$1.77	\$8,058	(349)	\$0.09	(\$179)
<b>2. PJM</b>	<b>4,913</b>	<b>\$50.04</b>	<b>\$245,841</b>	<b>4,564</b>	<b>\$38.72</b>	<b>\$176,708</b>	<b>(349)</b>	<b>(\$11.32)</b>	<b>(\$69,133)</b>
(a) Market Purchases	334	\$55.86	\$18,669	197	\$44.85	\$8,824	(137)	(\$11.01)	(\$9,844)
(b) Market Sales	(195)	\$27.08	(\$5,286)	(462)	\$27.09	(\$12,519)	(267)	\$0.01	(\$7,232)
(c) Charges/(Credits) <sup>3,5</sup>	4,913	\$47.32	\$232,459	4,564	\$39.53	\$180,402	(349)	(\$7.79)	(\$52,056)
<b>3. Total Wholesale Power Costs<sup>4</sup>:</b>	<b>4,913</b>	<b>\$90.40</b>	<b>\$444,145</b>	<b>4,564</b>	<b>\$80.78</b>	<b>\$368,661</b>	<b>(349)</b>	<b>(\$9.62)</b>	<b>(\$75,484)</b>

1/ Resource, Purchased Blocks and Market Purchase/Sales includes Congestion and Losses costs.

2/ Miscellaneous Costs incl. AMP Service Fees

3/ Includes Net RPM (RPM Charges and RPM Credits) for each Resource

4/Based on Total Sales

5/PJM Cost avoidances shown under PJM in the form of gross RPM & NITS charges

# Borough of Perkasio

March 2026



	Projection			Actual			Delta			
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	
<b>AMP</b>										
<b>Resources</b>										
1.	<b>NYPA</b>									
2.	Fixed Charge	0.6	\$4.13	\$2,309	0.6	\$4.05	\$2,267	0	(0.08)	(\$42)
3.	Energy Charge	276	\$19.58	\$5,412	334	\$5.46	\$1,821	57	(14.12)	(\$3,591)
4.	Other Adjustments			\$0			\$0	0	0.00	\$0
5.	Congestion & Losses	276	(\$2.87)	(\$794)	334	\$0.30	\$101	57	3.18	\$895
6.	<b>All in Cost</b>	276	\$25.06	\$6,927	334	\$12.56	\$4,189	57	(12.50)	(\$2,738)
7.	<b>PA Peaking Project</b>									
8.	Fixed Charge	4.8	\$0.00	\$0	4.8	\$0.00	\$0	0	0.00	\$0
9.	Energy Charge	22	\$272.00	\$5,984	1.5	\$190.59	\$293	(20)	(81.41)	(\$5,691)
10.	Congestion & Losses	0	\$0.00	\$0	1.5	\$0.00	\$0	2	0.00	\$0
11.	Other Adjustments	4.8	\$0.00	\$0	4.8	\$0.32	\$1,545	0	0.32	\$1,545
12.	<b>All in Cost (\$/kW-mo)</b>	4.8	\$1.25	\$5,984	4.8	\$0.38	\$1,838	0	(0.86)	(\$4,146)
13.	<b>Total - Resources</b>	298	\$43.27	\$12,911	335	\$17.98	\$6,026	37	(25.28)	(\$6,884)
<b>Purchased Blocks</b>										
14.	<b>BP 1.0 MW 7x24 (PPL)</b>									
15.	Energy Charge	744	\$42.58	\$31,680	744	\$42.58	\$31,680	0	0.00	\$0
16.	Congestion & Losses	744	(\$0.29)	(\$214)	744	(\$0.23)	(\$172)	0	0.06	\$43
17.	<b>All in Cost</b>	744	\$42.29	\$31,465	744	\$42.35	\$31,508	0	0.06	\$43
18.	<b>BP 1.5 MW 5x16 (PPL)</b>									
19.	Energy Charge	504	\$48.58	\$24,484	528	\$48.58	\$25,650	24	0.00	\$1,166
20.	Congestion & Losses	504	(\$0.40)	(\$201)	528	(\$0.62)	(\$327)	24	(0.22)	(\$126)
21.	<b>All in Cost</b>	504	\$48.18	\$24,283	528	\$47.96	\$25,324	24	(0.22)	\$1,040
22.	<b>Shell Fixed Load Shape 2x16 (PPL)</b>									
23.	Energy Charge	464	\$50.65	\$23,502	418	\$50.65	\$21,151	(46)	0.00	(\$2,350)
24.	Congestion & Losses	464	(\$0.17)	(\$81)	418	\$0.41	\$171	(46)	0.58	\$252
25.	<b>All in Cost</b>	464	\$50.48	\$23,421	418	\$51.06	\$21,323	(46)	0.58	(\$2,098)
26.	<b>Shell Fixed Load Shape 5x16 (PPL)</b>									
27.	Energy Charge	504	\$50.65	\$25,528	528	\$50.65	\$26,743	24	0.00	\$1,216
28.	Congestion & Losses	504	(\$0.40)	(\$201)	528	(\$0.62)	(\$327)	24	(0.22)	(\$126)
29.	<b>All in Cost</b>	504	\$50.25	\$25,327	528	\$50.03	\$26,417	24	(0.22)	\$1,090
30.	<b>Shell Fixed Load Shape 7x8 (PPL)</b>									
31.	Energy Charge	422	\$50.65	\$21,354	421	\$50.65	\$21,298	(1)	0.00	(\$56)
32.	Congestion & Losses	422	(\$0.17)	(\$74)	421	(\$0.05)	(\$22)	(1)	0.12	\$52
33.	<b>All in Cost</b>	422	\$50.48	\$21,280	421	\$50.60	\$21,276	(1)	0.12	(\$4)
34.	<b>CITI 1.5 MW 7x24 (PPL Resid)</b>									
35.	Energy Charge	1,116	\$29.20	\$32,587	1,116	\$29.20	\$32,587	0	0.00	\$0
36.	Congestion & Losses	1,116	(\$0.29)	(\$322)	1,116	\$0.06	\$63	0	0.34	\$384
37.	<b>All in Cost</b>	1,116	\$28.91	\$32,266	1,116	\$29.26	\$32,650	0	0.34	\$384
38.	<b>Evergy 1.0 MW 7x24 (PPL Resid)</b>									
39.	Energy Charge	744	\$25.98	\$19,329	744	\$25.98	\$19,329	0	0.00	\$0
40.	Congestion & Losses	744	(\$0.29)	(\$214)	744	\$0.06	\$42	0	0.34	\$256
41.	<b>All in Cost</b>	744	\$25.69	\$19,115	744	\$26.04	\$19,371	0	0.34	\$256
38.	<b>Total - Purchased Blocks</b>	4,498	\$39.39	\$177,156	4,498	\$39.54	\$177,868	1	0.15	\$712

# Borough of Perkasio



March 2026

	Projection			Actual			Delta			
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	
<b>Miscellaneous Costs</b>										
39.	AMP Fees	4,913	\$1.68	\$8,237	4,564	\$1.77	\$8,058	(349)	0.09	(\$179)
40.	Adjustment for Pool Power			\$0			\$0	0	0.00	\$0
41.	Total - Miscellaneous Costs	4,913	\$1.68	\$8,237	4,564	\$1.77	\$8,058	(349)	0.09	(\$179)
42.	Total - AMP			\$198,304			\$191,953	0	0.00	(\$6,351)
<b>PJM Charges</b>										
43.	Market Interaction									
44.	Net Market Purchases	334	\$55.86	\$18,669	197	\$44.85	\$8,824	(137)	(\$11.01)	(\$9,844)
45.	Day-Ahead Purchases				167	\$43.85	\$7,305		\$43.85	\$7,305
46.	Balancing Purchases				123	\$35.23	\$4,322	123	\$35.23	\$4,322
47.	Net Market Sales	(195)	\$27.08	(\$5,286)	(462)	\$27.09	(\$12,519)	(267)	\$0.01	(\$7,232)
48.	Day-Ahead Sales				(483)	\$23.58	(\$11,381)	(483)	\$23.58	(\$11,381)
49.	Balancing Sales				(72)	\$54.79	(\$3,940)	(72)	\$54.79	(\$3,940)
50.	NITS	14	\$8.80	\$124,208	14	\$9.47	\$132,572	(0)	\$0.67	\$8,364
51.	Other Transmission Charges	14	\$0.00	\$0	14	\$0.58	\$8,098	(0)	\$0.58	\$8,098
52.	RPM Capacity									
53.	RPM Charge	13	\$8.08	\$106,634	13	\$8.45	\$110,382	0	\$0.38	\$3,748
54.	RPM Credit			(\$4,598)			(\$5,020)			(\$422)
55.	Net RPM			\$102,036			\$105,361			\$3,326
56.	Ancillary	4,913	\$1.26	\$6,215	4,564	(\$13.65)	(\$62,297)	(349)	(\$14.92)	(\$68,511)
57.	ARR/FTR Credits	4,913	\$0.00	\$0	4,564	(\$1.29)	(\$5,882)	(349)	(\$1.29)	(\$5,882)
58.	Administration Charges	4,913	\$0.00	\$0	4,564	\$0.56	\$2,550	(349)	\$0.56	\$2,550
59.	True-Up Load Reconciliation			\$0			\$0			\$0
60.	Total PJM Charges	4,913	\$50.04	\$245,841	4,564	\$38.72	\$176,708	(349)	(\$11.32)	(\$69,133)



## Save these Dates!

**PMEA Reception – June 1, 2026**  
5:00 – 7:00 pm @ PSAB Conference, Cocoa Boardroom, Hershey Lodge

**PMEA 2026 Annual Conference – September 9 – 11, 2026**  
Omni Bedford Springs, Bedford

**PMEA Business Workshop**  
– September 9, 2026 @ Omni Bedford Springs, Bedford

**2026 Training for Line Crews**  
*\*Registration opens prior to each class\**

Advanced Transformer  
June 4 & 5 – Grove City  
June 8 & 9 – Chambersburg  
June 10 & 11 – Lansdale

September 21 & 22 – Chambersburg  
September 23 & 24 – Lansdale

Underground Troubleshooting & Grounding  
September 14 & 15 – Grove City

Safety for Lineworkers  
October 22 & 23 – Grove City  
October 26 & 27 – Chambersburg  
October 28 & 29 – Lansdale

## PMEA Members Receive APPA Safety Award of Excellence

Two PMEA members were among the two hundred forty utilities to earn the American Public Power Association's (APPA) Safety Award of Excellence for safe operating practices in 2025.

Chambersburg and Perkasie stood out in their respective categories among the more than 200 utilities from across the country which entered the annual Safety Awards. Entrants were placed in categories according to their number of worker-hours and ranked based on the incident-free records and overall state of their safety programs and culture during 2025. A utility's incidence rate is based on its number of work-related reportable injuries or illnesses and the number of worker-hours during 2025, as defined by the Occupational Safety and Health Administration (OSHA).

APPA has conducted the Safety Awards annually for more than sixty-eight years. A complete list of winners is available at [www.PublicPower.org](http://www.PublicPower.org).

Congratulations to Chambersburg and Perkasie!

## Legislators Advance Bill to Give State Additional Oversight of Data Center Water Use

State lawmakers advanced a bill in March that would require data center developers to submit reports on expected water use to the Commonwealth before beginning operation.

It is one of several efforts to create more oversight of the rapidly growing sector, powering the nation's artificial intelligence boom.

The reports would include information like how much water the data centers plan to use, where that water will come from, and what temperature the water will be when it is taken into the facility and returned to its source. Developers would also need to provide evidence the operation will not have a foreseeable adverse impact on water quality and quantity.

Data centers can use large amounts of water primarily for cooling servers and other equipment. Some can use millions of gallons of water per year, though it depends on the cooling method.

*(continued on next page)*

## Data Center Water Use (continued)

The state Department of Environmental Protection would be allowed to reject projects they believe will have a negative impact on state waterways and other users of that water.

“I think personally data centers are going to be an important part of our economy, and I also believe that some guardrails are required to make sure we’re doing it for the best purposes of Pennsylvania and the residents of Pennsylvania who are already here,” the bill’s sponsor, Rep. Joe Webster (D-Montgomery) told the House Environmental & Natural Resource Protection Committee.

Committee co-chair Jack Rader (R-Monroe) opposed the measure.

“I think data centers are an issue in the state today. I personally am for local control of these issues,” he said. “I think if local governments do their job, these issues should be taken care of ... I don’t like to see layer and layer of government.”

Rep. Dallas Kephart (R-Clearfield) also voiced concern about a provision in the bill that would allow the Environmental Quality Board, primarily made up of appointees, to set a fee for data center developers. He argued that should be done by lawmakers.

“Most of them are unelected officials,” he said. “Their discretion to set a fee is bad legislative practice.”

An Amazon Web Services data center is shown situated near single-family homes. Some local and state officials across the country want to halt development of the facilities. (Photo by Nathan Howard/Getty Images)

The proposal notes the fee should be determined based on the cost of implementing the program, which could include monitoring of water sources around data centers. The proceeds would go to the state’s Clean Water Fund

Rep. Nikki Rivera (D-Lancaster) said in the case of two data centers being developed in her district, reports would likely show they are expected to use less water than the warehouses that used to occupy the space where they are being built.

“One of the major concerns with my constituency was how much water will be used to cool the machinery,” Rivera said. “A report that would show exactly how much water they’re using would actually favor the data centers and make it really transparent for our residents.”

Two Republicans, Rep. Tom Mehaffie of Dauphin County and Brenda Pugh of Luzerne County, joined every Democrat on the committee in voting for the bill.

The measure would need to be passed by the full state House and the Republican-controlled Senate. If that happens, Gov. Josh Shapiro would have to sign it into law.

House Democrats are also pushing a separate proposal that would require data center developers and operators to submit annual reports on energy and water consumption to the state Department of Conservation and Natural Resources.

That bill received a partisan vote in the House Energy Committee earlier this month, with all 14 Democrats supporting it and all 12 Republicans opposing.

Source: Ian Karbal, PA Capitol Star, March 23, 2026

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## PUC Raises Concerns Over 222-Mile Transmission Project Proposed Across Ten PA Counties

The Pennsylvania Public Utility Commission (PUC) has filed formal comments with the Federal Energy Regulatory Commission (FERC) raising significant concerns about a proposed high-voltage transmission **project** that would extend approximately 222 miles from Kammer, West Virginia, through ten Pennsylvania counties to Perry County.

The Commission’s filing addresses a request by **Kammer Juniata Transmission, LLC**, a joint project of NextEra Energy Transmission and Exelon Corporation, for federal approval of a formula rate structure and multiple financial incentives tied to the development of the project.

*“The combined package of incentives requested is not tailored to address risks or challenges faced by the applicant and, if granted, will likely result in unjust and unreasonable rates for consumers,” the PUC Commissioners noted in their comments. “Pennsylvanians would be ill-served by a final selection occurring until all possible alternatives have been thoroughly evaluated in a more transparent manner.”*

In its comments to federal regulators, the PUC emphasizes the potential impact on consumers and questions whether the requested incentives are appropriate at this stage of the project.

The proposed project would involve construction of new transmission infrastructure through largely undeveloped corridors, raising both cost and siting considerations. The PUC notes that the project has not yet undergone required state-level review processes in Pennsylvania or West Virginia, including applications for Certificates of Public Convenience required to provide public utility service.

(continued on next page)

## PUC Concerns Over Transmission (*continued*)

*“Absent an evaluation at the state level regarding need, siting, and public interest, the Commission (FERC) should withhold incentives to a transmission project,” the PUC comments stressed. “Allowing these incentives could substantially increase the risk of customers ultimately paying for transmission facilities that are never built and from which they derive no benefit.”*

The PUC’s comments also raise concerns about how the project was selected through the regional transmission planning process, including whether sufficient alternatives were considered and whether the timeline allowed for meaningful competition.

In addition, the Commission cautions that several of the requested financial incentives—such as recovery of construction costs before the project is completed or reimbursement for abandoned projects—could shift financial risk from developers to ratepayers.

The PUC also highlights the importance of aligning federal decisions with state regulatory processes, noting that state commissions are responsible for evaluating whether projects are necessary, appropriately designed, and in the public interest.

Overall, the Commission urges FERC to deny the requested incentives unless and until the project has received necessary state approvals and a more complete evaluation of its costs, benefits, and alternatives has been conducted.

The full PUC comments filed with FERC are available [on the PUC’s website](#).

*Source: PA Public Utility Commission Press Release, April 8, 2026.*

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## DEP Seeks Potential Fast-Track Storage, Generation Projects

The Pennsylvania Department of Environmental Protection on March 28, 2026, issued a “request for information” for generation and storage projects that could be eligible for a fast-track grid connection process proposed by the PJM Interconnection. Getty Images

The Pennsylvania Department of Environmental Protection has issued a “request for information” for generation and storage projects that could be eligible for state backing in a fast-track grid connection process proposed by the PJM Interconnection, the DEP said Friday.

“The Department is interested in collaborating with a wide range of entities capable of developing one or more eligible large-scale energy generation or storage projects within this Commonwealth,” the DEP said in a notice.

The DEP also wants to know about large-scale projects that do not meet the PJM’s proposed eligibility requirements to “better understand why and what other opportunities might be available for future projects.”

The request is in response to the PJM’s proposal to open an Expedited Interconnection Track by August — a plan that is under review by the Federal Energy Regulatory Commission.

Under the proposal, PJM would consider up to ten interconnection requests a year on a fast-track basis for new or uprated capacity resources of at least 250 MW that have state support. If approved, the program would sunset at the end of 2027.

To be eligible for the process, project developers must have complete site control for their project and interconnection facilities when they file an EIT request. Also, the project must be able to come online within three years of filing the request. PJM expects it would take about 10 months to review an EIT application and sign an interconnection agreement.

PJM’s proposal faces opposition at FERC from Vistra, which said it is “unworkable” and discriminates against independent power producers. The Sierra Club and other groups said PJM’s plan is biased towards large generating resources.

Through its request for information, the DEP said it aims to identify developers that can build eligible projects that could be submitted by the fourth quarter and would advance state priorities, such as having an “increasingly diverse and economically sustainable energy mix” that lowers costs for ratepayers.

When responding to the notice, project developers should indicate if they plan to pair their project with a data center developer committing to uphold the governor’s “responsible infrastructure development” standards.

Responses are due June 5.

Pennsylvania has almost 22 GW of projects in PJM’s interconnection queue, including 12.6 GW of solar and 7.9 GW of storage, according to Lawrence Berkeley National Laboratory’s database of U.S. interconnection requests.

*Source: Ethan Howland, Senior Reporter, [Utility Dive](#), April 7, 2026.*

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# PJM Proposes Adding 14.9 GW with Bilateral Contracts, Central Procurement

PJM's proposal is part of a series of measures PJM is taking to bring new resources to its footprint to meet rising demand forecasts, driven by data center development. Those efforts include a FERC-approved one-time Reliability Resource Initiative that is fast tracking the interconnection review of about 8 GW of generation and a proposed Expedited Interconnection Track for up to ten generating projects a year over two years.

“Current projections show a potential capacity shortfall of 50 GW to 60 GW in the next decade, primarily driven by large load growth but also forecasted conventional load growth,” PJM said. “With longer construction times for some technologies, needed transmission build-out and other infrastructure needs (e.g., natural gas infrastructure), the PJM system needs to prepare for the net-new supply needed to maintain resource adequacy in the region.”

The grid operator said its backstop procurement proposal aligns with the “statement of principles on PJM” from the White House and governors of PJM states that calls for getting new generation online, allocating costs to the load that is buying the capacity and establishing “a one-time procurement to allow for a broader review of investment incentives in PJM with a focus on returning to competitive markets for resource adequacy as soon as possible.”

For its backstop procurement proposal, PJM plans to acquire 14.9 GW, but that amount could change after a review by utilities, according to a presentation on the plan, which is set to be discussed at a two-day Critical Issue Fast Path meeting.

If approved by its board and federal regulators, the grid operator would start the procurement process with about six months of bilateral contracting between power suppliers and load. PJM and Charles River Associates, a consulting firm, would act as confidential intermediaries to provide matchmaking services between buyers and sellers, according to the proposal, but PJM would not be a counter-party in the transactions.

“Stakeholder feedback from both generation and load sectors suggests that bilateral contracting is the superior initial option, as it facilitates more efficient risk-sharing and tailored cost structures,” PJM said.

After the bilateral contracting concludes, in March, PJM would hold a bidding process to procure any remaining capacity shortfall from its overall procurement target. Utilities would pay for their share of the central procurement.

Supply bidders could offer terms of two- to 15 years. If selected, winning bidders would be required to offer their capacity into PJM's base capacity auctions at \$0 and the resource would receive the auction's clearing price.

Winning bidders would be paid under a “contract for differences” approach. They would receive revenue from PJM's regular base capacity auctions and then be paid more — or be required to pay PJM back — to reach their contract amount.

Eligible resources include new projects, capacity additions to existing power plants and repowering deactivated generators. New demand response and distributed energy resources would also be eligible for the procurement process. The projects must show they can be operating by June 1, 2031, with any network upgrades also in place. Delayed power plant retirements would be ineligible for the backstop process.

PJM plans to issue a request for information on Wednesday with a May 4 response deadline to gauge interest in a backstop procurement. The RFI's results could affect the final proposal, which PJM plans to file at the Federal Energy Regulatory Commission in June for its review.

*Source: Ethan Howland, Senior Reporter, [Utility Dive](#), April 13, 2026.*

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## PJM Videos Available

PMEA's annual 2025 Business Workshop included an essential session on PJM, giving attendees a comprehensive look at how PJM operates and its critical role in managing the regional power grid. [Click here](#) to view on PMEA's private YouTube channel.

PMEA's Public Power Governance 101 educational video is available exclusively to member municipalities. Designed for elected officials and staff across Pennsylvania's 35 public power communities, this comprehensive module delivers invaluable insights into the management and operation of municipal electric systems. To receive your private viewing link, contact Diane Bosak at [bosak@papublicpower.org](mailto:bosak@papublicpower.org).

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## Share Your News....

Please share with us your exciting new projects, photos, personnel updates, and any other news! Your submissions should be sent to [bosak@papublicpower.org](mailto:bosak@papublicpower.org) at any time and they will be used in upcoming editions. We also welcome your suggestions for topics of interest for our newsletters.

## BACKGROUND

**Objective:** The objective of this Request for Information (RFI) is to solicit indicative pricing, commercial terms, and technical approach information from qualified solar developers/contractors for small-scale, distributed, behind-the-meter, solar installations on select Borough of Perkasio (BOP) owned properties. Responses will be used to assess economic viability through a cost-benefit analysis, shortlist respondents for further due diligence and site walk-downs and inform the potential selection of a single Respondent for negotiation of a final contract and firm pricing.

**Invitation:** BOP will accept proposals from any solar developer or contractor that meets Respondent requirements and can deliver the project described in this RFI. BOP intends to contract with a single Respondent whose proposal package has been determined to be economically viable through cost-benefit analysis, using costs delivered during this RFI process. The Borough is considering two projects. The first is a single-site, ground-mount installation located at the Perkasio Landfill. The second is a multi-site, canopy installation at all other sites listed. The Borough is interested in the cumulative project between all four sites, but requests pricing to illustrate the breakdown by site.

**Next Steps:** Proposals are due no later than June 01, 2026 at 5:00 PM (ET) and should be submitted to [\[submission-email@domain.com\]](mailto:submission-email@domain.com). Questions regarding this RFI may be submitted to the same contact. Successful proposals will be given the opportunity to perform site walk-downs and further diligence prior to delivering final pricing.

**Disclaimer:** Information contained in this document is provided for feasibility use only and final contracting will be done based upon commercial offering. BOP makes no representation that the information provided in this RFI is complete or applicable to any Respondent’s proposal.

**Confidentiality:** This RFI and any non-public information provided by BOP in connection with this RFI shall be treated as confidential and used solely for the purpose of preparing a response. Respondents may disclose such information only to their employees, subcontractors, and professional advisors who have a need to know and who are bound by confidentiality obligations at least as protective as those set forth herein. If a respondent is required by law or legal process to disclose any such information, respondent shall provide BOP prompt written notice (to the extent permitted) and cooperate with reasonable efforts to seek confidential treatment.

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## 01 RESPONDENT REQUIREMENTS

1. If possible, Information should offer contract structure to capture Investment Tax Credit and transfer ownership to BOP after tax credit has been fully monetized. Fields for buy-down amount, buy-down year, energy rate prior to buy-down, and Long-Term Service Agreement (LTSA) post buy-down are in the Bid Form to structure pricing specific to offer; however, please communicate the structure of your offer within a written response.
2. Has contracted or self-performed engineering, procurement, and construction work for at least 5MW<sub>AC</sub> of solar projects which are scheduled to be operational by the end of 2026.
3. Has been the general contractor (or in a partnership as general contractor) on at least 3 similar projects.
4. Within the past three (3) years, a court of competent jurisdiction has not ruled that Respondent was liable for breach of contract with respect to construction of a power resource; and litigation is not currently pending against Respondent alleging same.
5. Respondent is registered with and can offer pricing through COSTARS, TIPS, Sourcewell, OMNIA Partners, HGACBuy, or another cooperative purchasing program the Borough is eligible to join.
6. Respondent is advised that this project is subject to applicable provisions of Act 422, Pennsylvania Prevailing Wage Act, as amended, and the prevailing minimum wage rates issued by the Pennsylvania Department of Labor and Industry for work valued at over Twenty-Five Thousand Dollars (\$25,000).

## 02 RESPONDENT PROJECT REQUIREMENTS

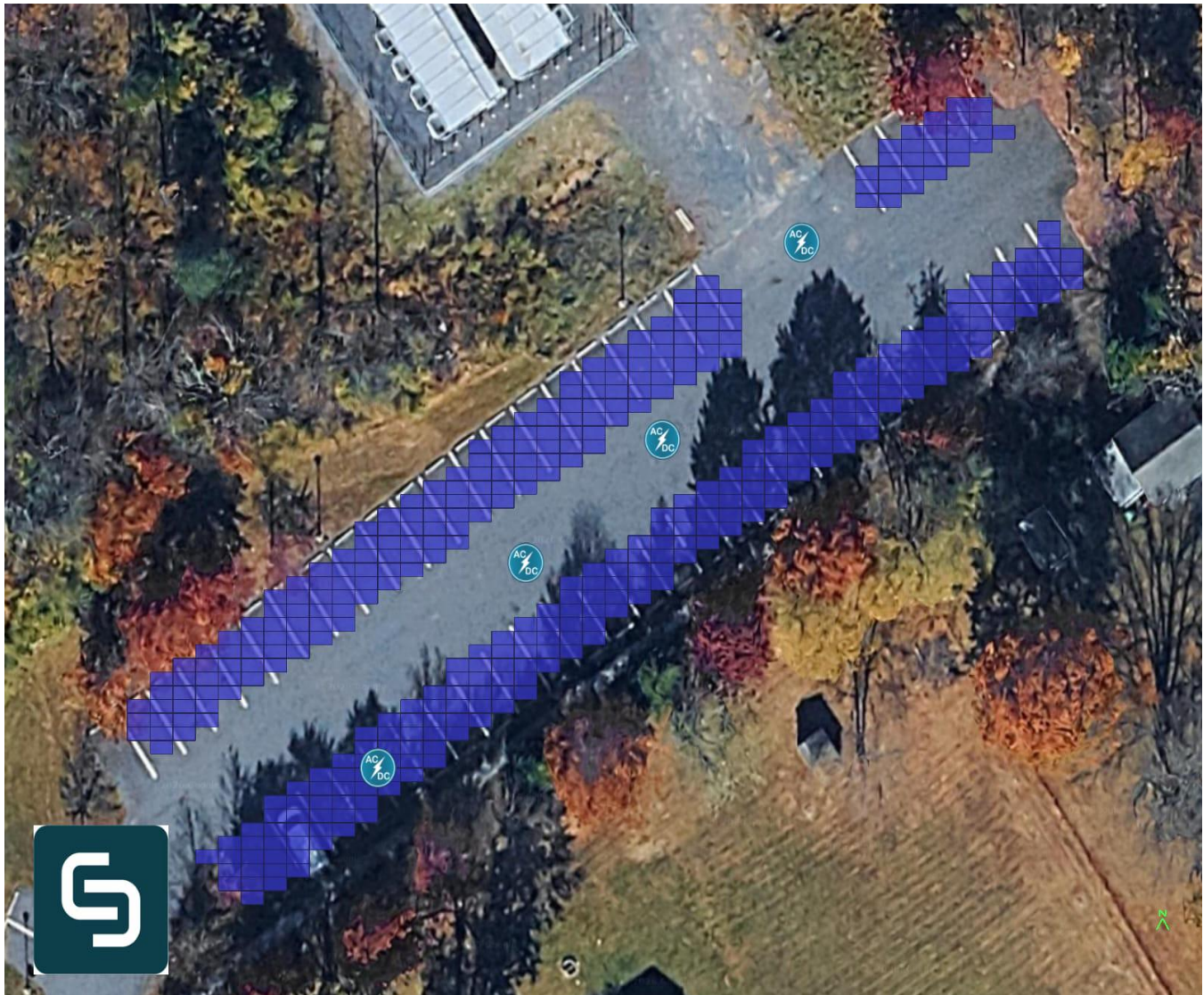
1. All aspects of design, fabrication, procurement, delivery, site construction, commissioning, and any additional requirements necessary to provide a fully operational solar installation.
2. Disposal of all waste material generated during project construction.
3. Fully comply with the terms of any Original Equipment Manufacturer (OEM) warranty agreements.
4. Provide graphical user interface for monitoring and analysis of historical data.
5. Respondent shall design Units to the site-specific seismic criteria and weather conditions.
6. Respondent is responsible for meeting all applicable federal, state, local, and any other applicable codes to the facility such as IEEE, UL, NFPA, NEC, etc.
7. PV panel layout Illustrations in Appendices A-G are considered approximations for purposes of communicating the general location. Respondents are instructed to maximize the output of the system based on desired footprint, zoning limitations, and prudent design principles.

## 03 BOP PROJECT SCOPE

1. Site preparation activities necessary including vegetation clearing, tree removal, grading, and earthwork.
2. Metered delivery point on the high side of the project (480v three phase or 240v single phase).
3. Provide an electrical interconnection at projects disconnect switch.
4. Geotechnical investigations as required to support the design and installation of solar energy systems.
5. Provide network via fiber optic cable installed at a mutually agreeable point.
6. Obtaining and paying for all permits, licenses, certificates, inspections, etc., both permanent and temporary.
7. Be responsible for the utility connection beyond the Respondent/BOP Point of Interconnection (POI).

## APPENDIX A. REVIVALS PARKING LOT

Site Characteristics	
<b>Address</b>	Cedar Ridge Road & Ridge Road (40°22'43.28"N, 75°18'12.38"W)
<b>Interconnection Voltage</b>	480v three phase and/or 240v single phase
<b>Additional Project Parameters</b>	R1-B Zone, Trees on south side may limit installation, maximize covered car parking



**FIGURE 1 - APPROXIMATE PLACEMENT OF SOLAR CANOPIES**

## APPENDIX B. BOROUGH PARKING LOT (S. 7<sup>TH</sup> ST)

Site Characteristics	
Address	S. 7th Street & W. Walnut Street (40°22'24.22"N, 75°17'51.03")
Interconnection Voltage	480v three phase and/or 240v single phase
Additional Project Parameters	C-2 Zone, maximize covered car parking, retain Disability Parking

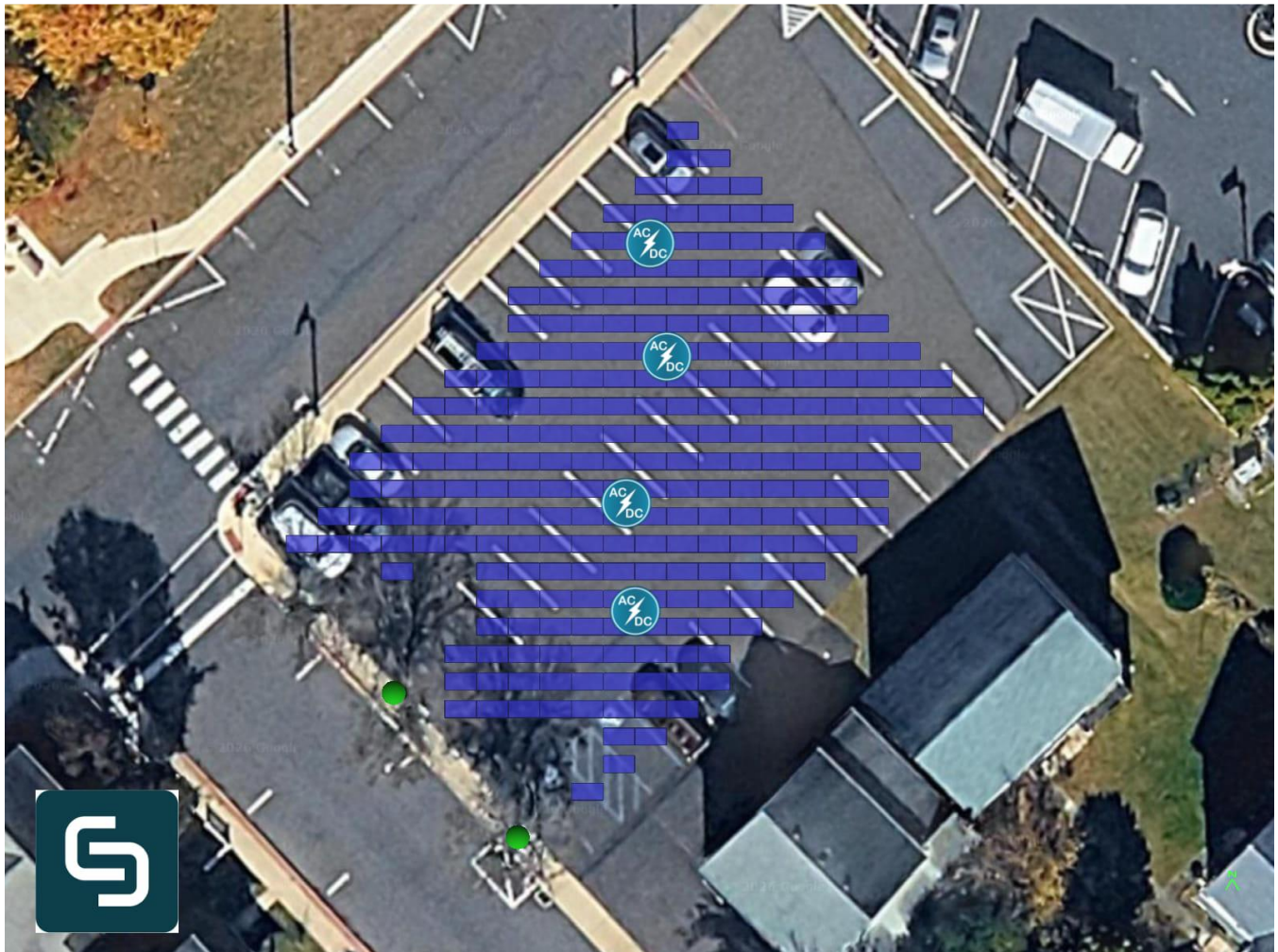
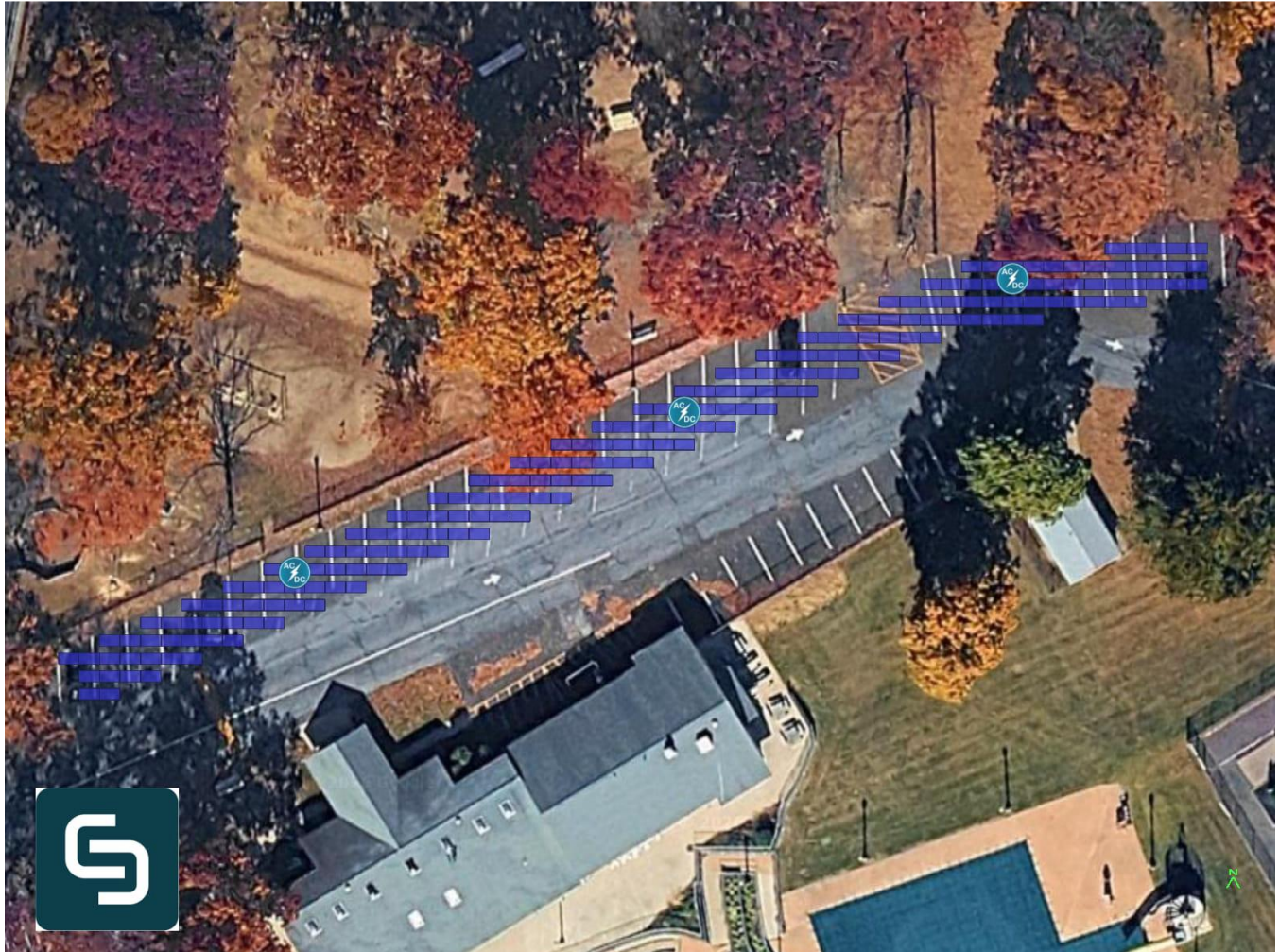


FIGURE 2 - APPROXIMATE PLACEMENT OF SOLAR CANOPIES

## APPENDIX C. MENLO PARKING LOT

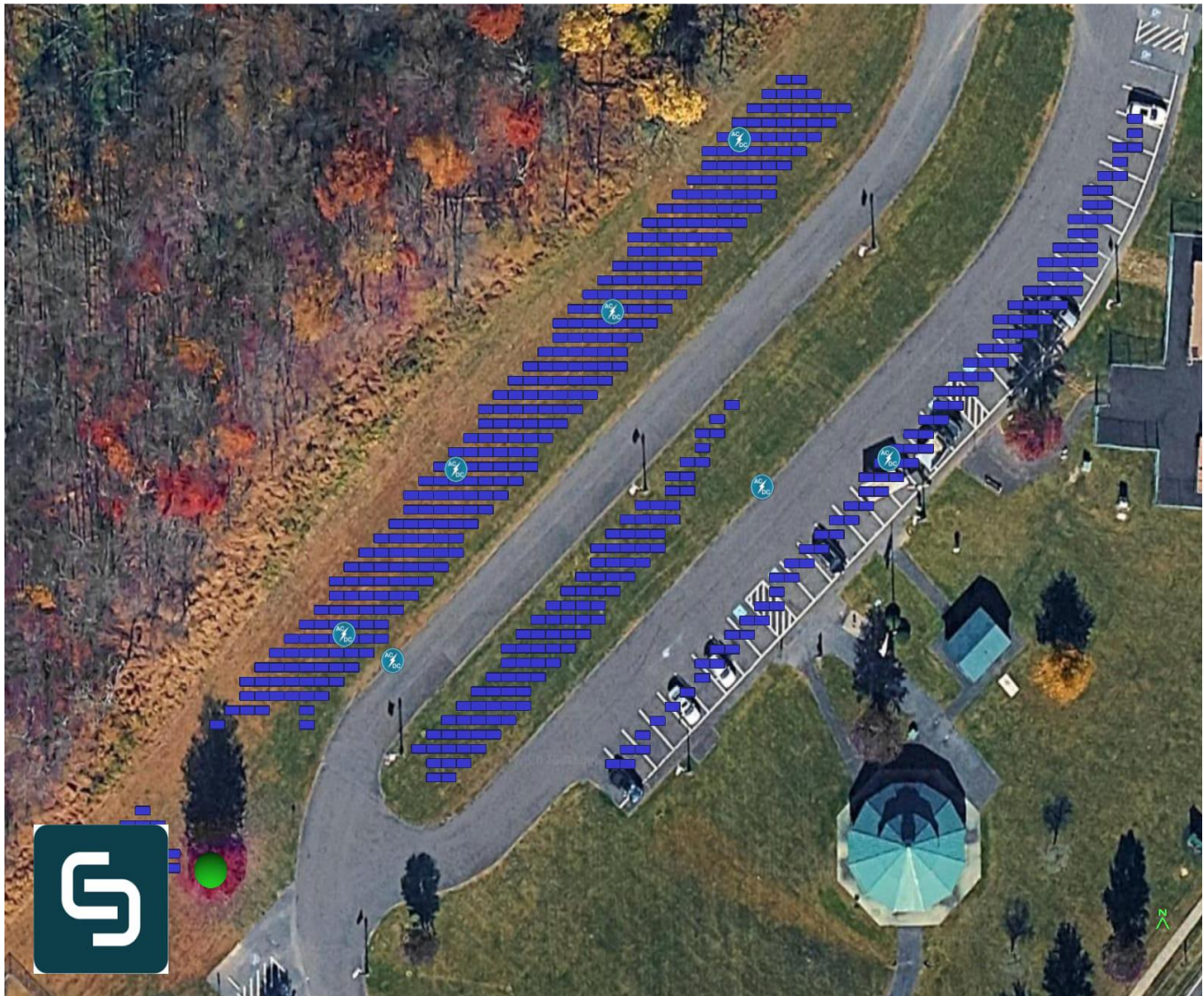
Site Characteristics	
<b>Address</b>	426 Arthur Ave, Perkasio, PA (40°22'6.28"N, 75°17'59.19"W)
<b>Interconnection Voltage</b>	480v three phase and/or 240v single phase
<b>Additional Project Parameters</b>	R-1B Zone, maximize covered car parking, retain Disability Parking



**FIGURE 3 - APPROXIMATE PLACEMENT OF SOLAR CANOPIES**

# APPENDIX D. LENAPE PARKING LOT

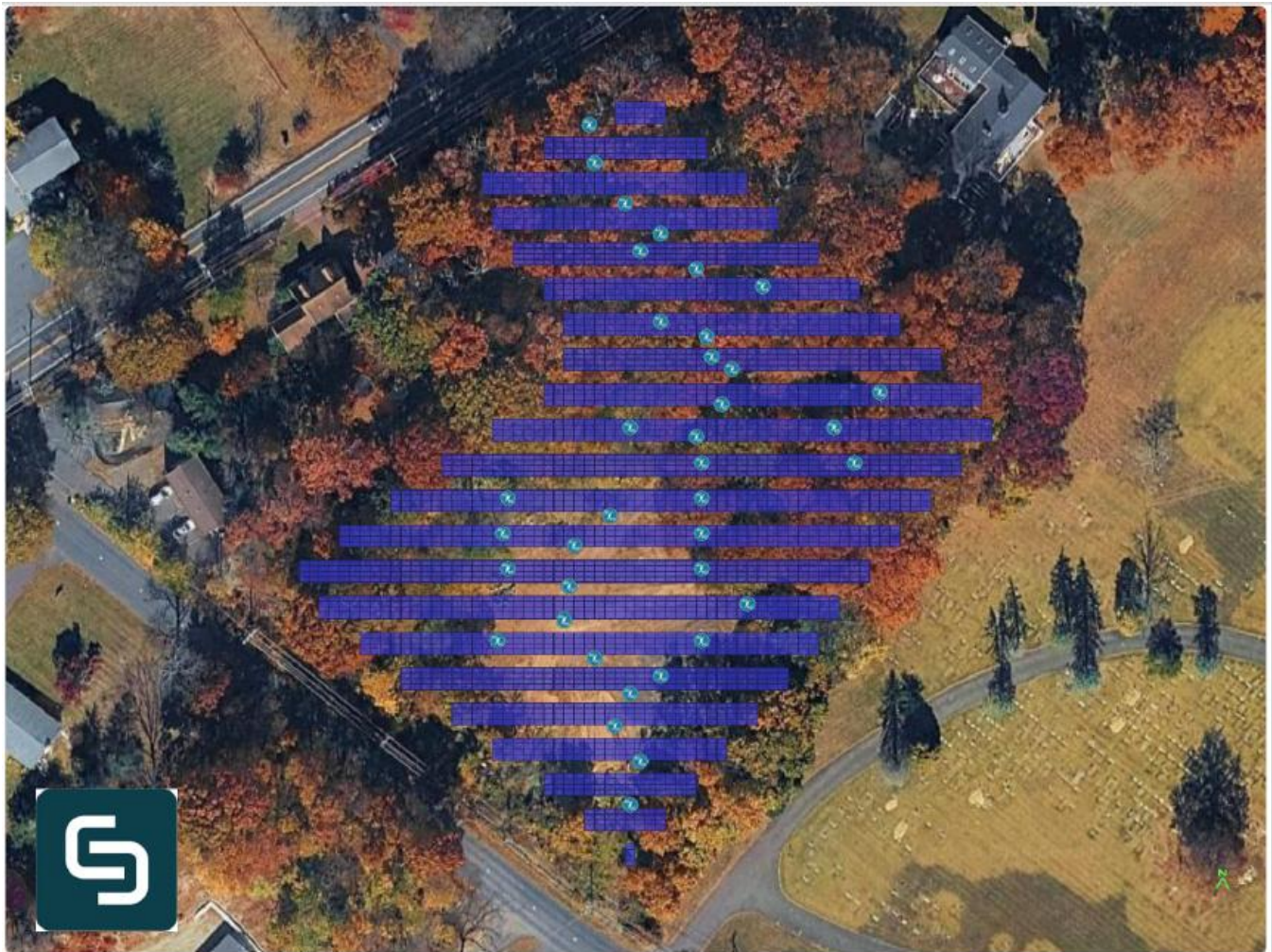
Site Characteristics	
<b>Address</b>	552-618 Constitution Ave, Perkasio, PA (40°21'53.48"N, 75°17'55.65"W)
<b>Interconnection Voltage</b>	240v single phase preferred but can extend 480v if system requires.
<b>Additional Project Parameters</b>	R-1B Zone, Property is in flood zone, maximize covered parking, retain Disability Parking



**FIGURE 4 - APPROXIMATE PLACEMENT OF SOLAR CANOPIES**

## APPENDIX E. LANDFILL SITE

Site Characteristics	
<b>Address</b>	W. Market Street & Ridge Road (40.377517, -75.302247)
<b>Additional Project Parameters</b>	C-2 Zoning District. setbacks requirements: 1) Front Yard is 25 feet, Side Yard is 8 feet, and Rear Yard is 25 feet. The following Buffer Yards would also be required for the Utility use: 1) Class 'A' along N. Ridge Road and W. Market Street, 2) Class 'C' along the cemetery, and 3) Class 'D' along the Residential parcels. Solar ballast on capped landfill
<b>Interconnection Voltage</b>	480v three phase
<b>BOP Scope</b>	Remediation and implement appropriate capping procedures to facilitate the development of a solar energy installation, Tree removal, grading, extend 480v 3-phase to disconnect, fencing, Site grading will be designed to maintain slopes under 6% across most of the property, stormwater management, construction entrance.



**FIGURE 5 - APPROXIMATE PLACEMENT BASED UPON REMEDIATED SITE**

**PERKASIE BOROUGH  
RESOLUTION NO. 2026-26**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND FOR THE  
BOROUGH OF PERKASIE, BUCKS COUNTY, COMMONWEALTH OF  
PENNSYLVANIA, APPROVING THE STORMWATER CONTROLS AND  
BEST MANAGEMENT PRACTICES OPERATIONS AND  
MAINTENANCE AGREEMENT FOR THE 1229 NORTH RIDGE ROAD  
PROJECT**

**WHEREAS**, DANIEL B. PERILLI (“Landowner”) is the owner of certain real property in the Borough of Perkasia, identified as 1229 North Ridge Road, Perkasia, Pennsylvania, being Bucks County Tax Parcel No. 33-007-012; and

**WHEREAS**, Landowner submitted a Grading Permit and Erosion Control Plan for the Property pursuant to plans entitled Grading Permit and Erosion Control Plan for Perilli Residence – 1229 North Ridge Road, as prepared by Carta Engineering, consisting of four (4) sheets, dated January 15, 2026, and last revised March 17, 2026; and

**WHEREAS**, Landowner proposes to construct a single-family dwelling; and

**WHEREAS**, the Property has been designed with certain stormwater management improvements; and

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Perkasia, that the Borough Council hereby approves the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement for the 1229 North Ridge Road Project, and authorizes the Borough Council President and Borough Manager to execute the Agreement.

**THIS RESOLUTION WAS DULY ADOPTED** by the Perkasia Borough Council on the 4<sup>th</sup> day of May, 2026.

**ATTEST:**

**BOROUGH OF PERKASIE:**

By: \_\_\_\_\_  
Andrea L. Coaxum, Secretary

By: \_\_\_\_\_  
Robin Schilling, Council President

Prepared by: Jeffrey P. Garton, Esquire  
Begley, Carlin & Mandio, LLP  
680 Middletown Boulevard  
Langhorne, PA 19047

Return to: Jeffrey P. Garton, Esquire  
BEGLEY, CARLIN & MANDIO, LLP  
680 Middletown Boulevard  
Langhorne, PA 19047

TMP: 33-007-012

**STORMWATER CONTROLS AND BEST MANAGEMENT  
PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made this 17 day of April, 2026, between DANIEL B. PERILLI (hereinafter referred to as the "Landowner") and the BOROUGH OF PERKASIE, a Borough organized and existing under the laws of the Commonwealth of Pennsylvania, located at 620 West Chestnut Street, Perkasie, PA 18944 (hereinafter referred to as the "Borough").

**WITNESSETH**

**WHEREAS**, the Landowner is the owner of certain real property, in the Borough of Perkasie, Bucks County, Pennsylvania, identified as 1229 N. Ridge Road, Perkasie, Pennsylvania, being Bucks County Tax Map Parcel No. 33-007-012 (hereinafter the "Property"); and

**WHEREAS**, the Landowner submitted a Grading Permit and Erosion Control Plan for the Property pursuant to plans entitled Grading Permit and Erosion Control Plan for Perilli Residence – 1229 North Ridge Road, as prepared by Carta Engineering, consisting of four (4) sheets, dated January 15, 2026 and last revised March 17, 2026; and,

**WHEREAS**, the Landowner proposes to construct a single-family dwelling with related improvements;

**WHEREAS**, the Property has been designed with certain stormwater management improvements; and

**WHEREAS**, the Stormwater BMP Operations and Maintenance Plan approved by the Borough (hereinafter referred to as the "Plan") for the property identified herein, which is attached hereto as Exhibit "A" and made part hereof, as approved by the Borough, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMPs); and

**WHEREAS**, the Borough, and the Landowner, its successors and assigns, agree that the health, safety, and welfare of the residents of the Borough and the protection and maintenance of

water quality require that on-site stormwater Best Management Practices be constructed and maintained on the Property; and

**WHEREAS**, for the purposes of this agreement, the following definitions shall apply:

BMP(s) – “Best Management Practices”, activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffer, sand filters and detention basins; and

**WHEREAS**, the Borough requires, through the implementation of the Plan, that the BMPs be constructed and adequately operated and maintained by the Landowner, its successors and assign.

**NOW THEREFORE**, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed in accordance with the plans and specifications identified in the Plan.
2. The Landowner shall operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to the Borough and in accordance with the specific maintenance requirements noted on the Plan.
3. The Landowner hereby grants permission to the Borough, its authorized agents and employees, to enter upon the Property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever it deems necessary. Whenever possible, the Borough shall notify the Landowner prior to entering the Property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to the Borough, the Borough or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). This provision shall not be construed to allow the Borough to erect any permanent structure on the land of the Landowner. It is expressly understood and agreed that the Borough is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Borough.
5. In the event the Borough, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Borough for all expenses (direct and indirect) incurred within ten (10) days of receipt of an invoice for same from the Borough.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the BMP(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Borough's employees and designated representatives from all damage, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Borough. In the event that a claim is asserted against the Borough, its designated representatives or employees, the Borough shall promptly notify the Landowner and the Landowner shall defend, at its own expense, any suit based on the claim. If any judgment or claims against the Borough's employees or designated representatives shall be allowed, the Landowner shall pay all costs and expense regarding said judgment or claim.

8. The Landowner shall inspect the BMP(s) at a minimum of semi-annually to ensure their continued functioning and provide the Borough with a copy of the Inspection Reports which shall be included in the Borough's Annual MS4 Report that is sent to the PADEP.

9. The Landowner is responsible for the proper installation of the BMP(s), as well as maintenance. In the event the property is transferred and/or sold, the Landowner's responsibility for maintenance shall cease and the new and any subsequent owner's responsibility for maintenance shall commence.

10. This Agreement shall be recorded at the Office of the Recorder of Deeds of Bucks County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interest, in perpetuity.

**IN WITNESS WHEREOF**, and intending to be legally bound hereby, the parties hereto caused this Agreement to be signed and sealed on the date first upon written.

**LANDOWNER:**

Witness: *[Signature]*

*Daniel B. Perilli*  
Daniel B. Perilli  
Dated: 4/17/26

**BOROUGH COUNCIL OF  
PERKASIE BOROUGH:**

Attest: \_\_\_\_\_  
Andrea L. Coaxum, Manager

By: \_\_\_\_\_  
Robin Schilling, President

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA :

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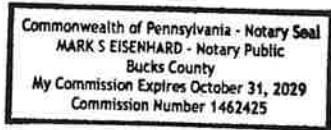
ss.

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COUNTY OF BUCKS :

On this 17 day of April, 2026, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared **DANIEL B. PERILLI**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



*Mark S Eisenhard*

Notary Public

My Commission Expires: 10/31/29

**COMMONWEALTH OF PENNSYLVANIA** :

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**ss.**

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**COUNTY OF BUCKS** :

:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared **ROBIN SCHILLING**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument on behalf of **PERKASIE BOROUGH**, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

**COMMONWEALTH OF PENNSYLVANIA** :

:

:

**ss.**

:

**COUNTY OF BUCKS** :

:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public of the Commonwealth of Pennsylvania, personally appeared **ANDREA L. COAXUM**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument on behalf of **PERKASIE BOROUGH**, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

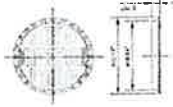
\_\_\_\_\_  
Notary Public

My Commission Expires:

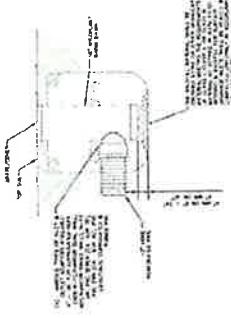
# **EXHIBIT “A”**

## **Stormwater BMP Operations and Maintenance Plan**





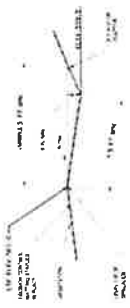
**12" NIPOLAST STANDARD GRATE DETAIL**  
 NOT TO SCALE



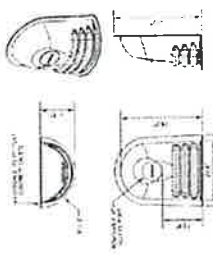
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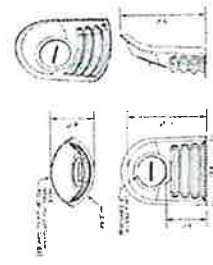
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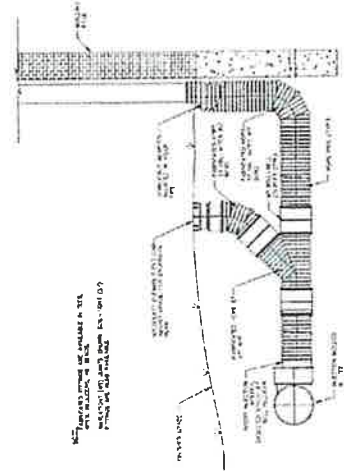
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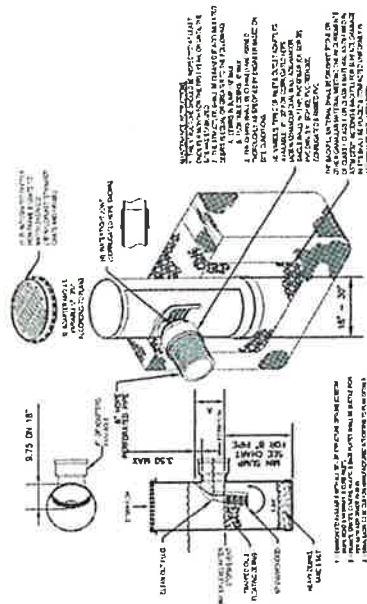
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 NOT TO SCALE



**NIPOLAST 18" INLET-OUTLET COVER UP TO 12 INCHES**  
 NOT TO SCALE



**ROOF DRAIN DETAIL**  
 NOT TO SCALE



**NIPOLAST DRAIN BASIN WITH INLET/OUTLET DETAIL**  
 NOT TO SCALE



**SUBSURFACE INFILTRATION BED DETAIL**  
 NOT TO SCALE

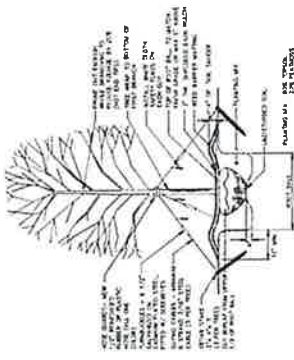
**STORMWATER MANAGEMENT DETAILS FOR**

**PERILLI RESIDENCE - 1229 NORTH RIDGE ROAD**

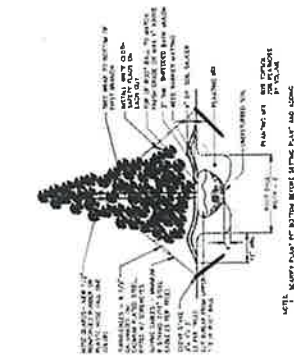


**CALITA ENGINEERING**  
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 WWW.CALITAENGINEERING.COM

DATE: 11/15/2011  
 DRAWING NO: 11-001-001-001-001



**TYPICAL DECIDUOUS TREE PLANTING DETAIL**  
 10/15/14

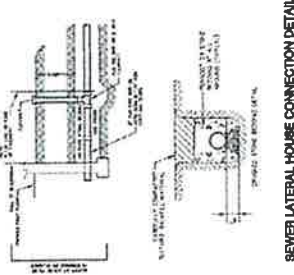


**TYPICAL CONIFEROUS TREE PLANTING DETAIL**  
 10/15/14

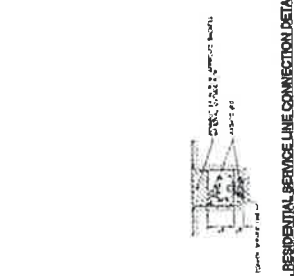
LANDSCAPE SCHEDULE	PLANT SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	(Symbol)	SPYRUS FLORIDENSIS	FLORIDA SPYRUS	4" DBH
	(Symbol)	QUERCUS LAEVIS	WHITE OAK	4" DBH
	(Symbol)	QUERCUS LAEVIS	WHITE OAK	4" DBH

1. QUANTITIES FOR SERVICE ARE TO BE DETERMINED BY THE CONTRACTOR.  
 2. ALL TREE PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF ORANGE, FLORIDA, TREE PROTECTION ORDINANCE.  
 3. TREE SHALL BE A MINIMUM OF 4" DBH AT 4'0" AND 2" ABOVE GROUND AT THE TIME OF PLANTING.  
 4. TREE SHALL BE PLANTED WITH A 10" DIA. TRUNK PROTECTION RING AT THE TIME OF PLANTING.  
 5. TREE SHALL BE PLANTED WITH A 2" DIA. TRUNK PROTECTION RING AT THE TIME OF PLANTING.  
 6. TREE SHALL BE PLANTED WITH A 4" DIA. TRUNK PROTECTION RING AT THE TIME OF PLANTING.  
 7. TREE SHALL BE PLANTED WITH A 6" DIA. TRUNK PROTECTION RING AT THE TIME OF PLANTING.  
 8. TREE SHALL BE PLANTED WITH A 8" DIA. TRUNK PROTECTION RING AT THE TIME OF PLANTING.  
 9. TREE SHALL BE PLANTED WITH A 10" DIA. TRUNK PROTECTION RING AT THE TIME OF PLANTING.  
 10. TREE SHALL BE PLANTED WITH A 12" DIA. TRUNK PROTECTION RING AT THE TIME OF PLANTING.

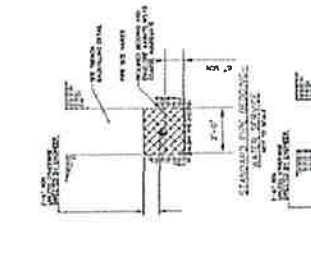
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 10/15/14



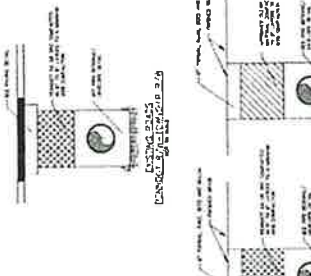
**SEWER LATERAL HOUSE CONNECTION DETAIL NEW HOUSE**  
 10/15/14



**TYPICAL RESIDENTIAL SERVICE LINE CONNECTION DETAIL**  
 10/15/14



**STANDARD PIPE BEDDING - SANITARY LATERAL**  
 10/15/14



**TRENCH RESTORATION DETAILS**  
 10/15/14

**UTILITY DETAILS FOR**

**PERILLI RESIDENCE - 1229 NORTH RIDGE ROAD**

PROJECT NO. 14-000000-0000  
 SHEET NO. 14-000000-0000  
 DATE: 10/15/14

**CALTA ENGINEERING**  
 CONSULTING & ENGINEERING FIRM  
 1111 S. W. 15th Ave., Suite 100, Ft. Lauderdale, FL 33304  
 PHONE: 954-561-1111 FAX: 954-561-1112  
 WWW: WWW.CALTAENGINEERING.COM

SCALE: AS SHOWN





# Borough of Perkasio

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P. O. Box 96 620 W. Chestnut St.  
Perkasio, Pennsylvania 18944

(215)257-5065  
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## INTEROFFICE MEMO

**To:** Planning and Zoning Committee  
**From:** Cassandra Grillo, Zoning Officer / Code Enforcement Administrator  
**Date:** April 27, 2026  
**Re:** Data Centers – Overview and Need for Zoning Consideration

This memo provides a brief overview of data centers as land use and outlines a recommended path forward for creating a zoning ordinance.

### Background

On April 20th, the Planning and Zoning Committee met to discuss data centers. The Committee asked the Planning Commission to begin reviewing this use and to provide a recommendation on drafting an ordinance.

At the April 22nd Planning Commission meeting, members were given information on data centers, including model ordinances from Montgomery and Chester Counties, an example from West Rockhill Township, and other reference materials.

### Why This Is Important

Data centers are becoming more common in the region, and municipalities are seeing increased interest from developers. Without clear regulations in place, the Borough may have limited control over where and how these facilities are developed.

Putting an ordinance in place now allows the Borough to:

- Set clear rules before an application is submitted
- Protect nearby residential areas
- Address impacts such as noise, traffic, and infrastructure
- Avoid reacting to a proposal without standards

### Recommended Approach

At a recent PSATS conference, municipalities were encouraged to move quickly when addressing new land uses like data centers. Nearby townships, such as West Rockhill and East Rockhill, have taken an approach of adopting a basic ordinance first and updating it over time as needed.

This approach allows the Borough to put rules in place now, instead of waiting until a proposal is submitted.

**Key Items that should be discussed:**

The initial ordinance should include basic standards such as:

- Limit data centers to specific zoning districts
- Clear Definitions for Data Centers and their Accessory Uses
- Require Conditional Use or Special Exception approval
- Set setbacks and buffers from nearby homes
- lot size, building size, and building coverage
- Control noise, lighting
- Review impacts on traffic, utilities, and stormwater

This memo also includes sample ordinances from other municipalities and comments received from Planning Commission members.

I have also included a table to help compare the model and sample ordinances.

**Next Steps:**

- Discuss and identify key considerations to be incorporated into a draft ordinance, including zoning districts, approval processes, and performance standards
- Recommend that staff move forward with drafting an ordinance based on the discussion and feedback received from the Borough Council and Planning Commission

<b>Ordinance / Model</b>	<b>Zoning / Use</b>	<b>Lot Size</b>	<b>Setbacks</b>	<b>Height</b>	<b>Noise</b>	<b>Utilities</b>	<b>Traffic</b>	<b>Lighting</b>
<b>Chester / MontCo Model</b>	Conditional Use in Heavy Industrial	Min. ~5 acres (for large facilities)	250 ft; up to 1,000 ft from residential	~60 ft typical	Must meet ambient levels	Full utility & energy planning required	Low traffic; arterial access	Lighting controls to reduce impacts
<b>Cumberland County (Guide)</b>	Industrial / Commercial (flexible)	Not specified	~100 ft suggested	Not specified	Noise study recommended	Utility + water demand review	Low traffic; construction impacts	General compatibility
<b>Limerick Township</b>	Conditional Use in Light Industrial	Not specified (based on district)	50–400 ft (reducible)	Up to 120 ft	Sound study if reduced setbacks	Must show water/sewer capacity	Arterial/collector access	Zoning lighting standards
<b>West Rockhill Township</b>	Special Exception in Industrial	Min. 25 acres	100–150 ft setbacks	Max 35 ft	Acoustic study required	Must prove capacity + fund upgrades	Emergency access required	Zoning lighting standards
<b>Plumstead Township</b>	Conditional Use in LI & Quarry	Min. 25 acres	200 ft buildings; 150 ft residential	Max 35 ft	Acoustic study required	Must prove capacity + fund upgrades	Adequate + emergency access	Zoning lighting standards

April 2026

# Data Center Ordinance Guide

VERSION 1.0

PREPARED BY  
CHESTER COUNTY AND MONTGOMERY COUNTY PLANNING COMMISSIONS



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## HOW TO USE THIS GUIDE

This guide is intended to provide information based on our current understanding of data centers.

Information and approaches may evolve, and we will aim to update this document when warranted. Some data center issues are better regulated by state or federal governments and regional energy markets. While some of those issues may be acknowledged, the purpose of this guide is to provide and explain zoning language pertaining to a principal data center use.

We strongly recommend that the ordinance language presented in this document be integrated fully under a Conditional Use scenario. After an introduction to the issues, the remainder of this guide will highlight specific Conditional Use zoning ordinance recommendations. The format identifies each issue with an explanation followed by suggested zoning language in bold text. As always, each municipality should review the recommendations and thoughtfully consider how they may best be applied in a specific community or district.

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***Disclaimer***

*The information provided in the Data Center Ordinance Guide (the "Guide") is for educational and general informational purposes and does not comprise and is not intended as legal advice. All information contained in the Guide is provided in good faith, however the authors make no representation or warranty of any kind, express or implied, regarding the accuracy or completeness of any information contained in the Guide. It is recommended that you consult with a solicitor or other qualified professional before making any decisions based on information provided in the Guide.*

# INTRODUCTION

Like the electric grid and roadway networks that form the more traditional parts of our critical infrastructure, data centers are becoming a component of modern-day infrastructure that drives our increasingly digitally-oriented lives and economy. Until recently, data centers were often accessory to the corporate office or research and development buildings they supported, and larger data centers were concentrated in certain parts of the country such as northern Virginia and the Pacific Northwest. The advent of artificial intelligence and its exponential growth is driving unprecedented investment from the tech industry in data center development to win a global AI race. Some states, Pennsylvania included, are interested in the potential economic impact of this investment and are considering the incentivizing of data center development. At the same time, local municipalities are beginning to understand the potential environmental and community impacts of this use and recognize a need to provide regulations specific to large data centers.

These facilities require substantial and continuous electrical power, fiber connectivity, specialized cooling systems, and often significant land area. As this use was not contemplated in many existing zoning and land development regulations, municipalities should proactively evaluate and establish clear standards to address siting, design, environmental performance, power generation and grid interconnection, and compatibility with surrounding land uses. The **purpose of this data center ordinance guide** is to define large-scale data centers as a unique land use and to provide a regulatory framework that protects public health, safety, and welfare while offering predictability for property owners, residents, and developers. This ordinance guide provides information about the key topics related to data center development and recommendations for performance standards that can help ensure that any data centers provide the most community benefit with the least impact. Ultimately, this guide and the adoption of a data center ordinance are not an indication of advocacy or opposition, but an establishment of prudent safeguards to help municipalities navigate any interest that may come their way.

## WHAT IS A DATA CENTER?

Data centers are buildings that often resemble warehouses or when designed well, office buildings, that serve as a physical hub for the flow of digital information. They house network infrastructure such as computers and/or telecommunications and related equipment (e.g., rows of servers, routers, switches, firewalls, and storage systems) where information (commonly referred to as “the cloud”) is stored, processed, and/or distributed, and where data flows continuously through fiber optic cables. They range greatly in size; some are as small as 5,000 square feet, while some are as large as a few million square feet. A data center may include more than one principal building, in which case it may be described as a “data center campus.”

## TYPES OF DATA CENTERS

In the 1990s and 2000s, **corporate** or **enterprise data centers** were commonly developed to store and process a single entity’s data and were sometimes located on the same site as a company’s office building. Data centers being developed as a principal use are more common now and are defined based on their business model. These include:

- **Retail data centers** lease space and equipment in the data center to multiple companies or to a single company with turnkey data center service. The data center operator provides day-to-day operational services.
- **Wholesale data centers** also lease space in a data center building to multiple companies, or more commonly a single company, but provides only the space within the data center and power. The lessee provides, operates and maintains the computing infrastructure it needs.
- **Hyperscale data centers** are large facilities built by a single company to meet their specific needs. They are primarily used for cloud storage, artificial intelligence, subscription-based software, and other processes that require massive computing capacity. They are designed to be scalable (up or down) to meet changing demand and workloads.

These data center types’ square footage and power usage can vary. This guide is designed to address the largest of data centers - those over 100,000 square feet. We suggest that data centers under 100,000 square feet in size could be allowed as an industrial or accessory use; however, municipalities should still ensure that zoning regulations for them are comprehensive. For reference, the large-scale data centers that have been proposed in our region between 2022 and the present have ranged from one to six million square feet with a proposed energy demand ranging between 50 megawatts to 1 gigawatt.

## Ordinance Definitions:

**DATA CENTER:** A facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

**DATA CENTER CAMPUS:** A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.

**SENSITIVE RECEPTOR:** Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses.

## POTENTIAL BENEFITS

### *Economic Impact*

The economic benefits to local municipalities can vary based on the scale of data center development along with the existing conditions or uses preceding the data center. Known examples vary greatly. Data centers can also have spin-off economic impacts where adjacent or nearby uses are incentivized to locate or invest in sites that may be able to use the additional data facilities, such as a biotech campus.

Municipalities with local real estate taxes stand to gain more from data center developments than those with earned income taxes. Business privilege taxes or fees can also boost a municipality's revenue related to data centers. Additionally, municipalities can gain significant revenue from application review and permit fees related to data centers; however, reviews may require gaining additional technical expertise, and municipalities should review their fee schedule to ensure that revenue will cover expenses.

## ***Jobs***

Data centers generate fewer permanent jobs by square footage compared to other industrial and research & development uses, though some of the jobs created are high-paying permanent ones for which traditional college degrees may not be required. Data centers also generate security and maintenance related jobs. Jobs generated by data centers in the construction industry are more significant but they only exist during the construction period.

## ***Low Traffic***

Compared with other uses, data centers generate relatively little traffic given the smaller number of employees and low delivery needs. Construction-related traffic, however, can last longer than that for other land developments given that some large-scale data centers are built in phases to get individual buildings up and running as quickly as possible. Construction could be a 24-hour operation, generating traffic at all hours of the day and night, depending on what the municipal code allows.

## **CONDITIONAL USE**

Most Pennsylvania models suggest a Conditional Use (CU) approach to allow for detailed consideration by the elected government body with the ultimate power to approve or deny during a public hearing. We also recommend the Conditional Use approach. Conditional uses are intended to permit uses that are appropriate within a zoning district, subject to specific standards and conditions, to ensure compatibility with surrounding land uses and the protection of the public health, safety, and welfare. However, it's important to remember that Conditional Uses are still by-right uses in Pennsylvania, but subject to the standards within the CU ordinance. Failing to meet those standards as a CU allows the municipality to deny approval. All of the following ordinance language is intended to be applied within a Conditional Use section for data centers.

It is also recommended to require concurrent Conditional Use and Preliminary Land Development Applications. This will ensure that all pertinent material to the land development proposal is submitted and available to the elected officials as they consider the Conditional Use application.

## **ACCESSORY USES FOR DATA CENTERS**

Accessory uses for a data center may be substantial in number, scale, and potential for generating nuisances. Equipment associated with data centers, or their potential accessory structures, may include: mechanical equipment; backup power generation facilities ranging from power plants to generator banks and batteries; water towers;

water and/or sewage treatment facilities and pump stations; above and below ground utility lines including water, power, and high-speed internet; environmental controls (air conditioning or cooling towers to prevent equipment from overheating, fire suppression, etc.); and security features like fencing and gatehouses.

Some data center developers are proposing to build on-site power generation as their primary source of energy (called “co-location”). Such power generation facilities are best considered and regulated as a second principal use. Municipalities may need to review their code to assure that multiple principal uses are allowed on one parcel or allow for an exception associated with a data center use.

## Ordinance Definition:

**DATA CENTER ACCESSORY USE:** Ancillary uses or structures secondary and incidental to a Data Center Use. Accessory uses secondary and incidental to a data center are allowed, including but not limited to:

- a. **Back-Up Energy Generation.** The use shall not include energy generation systems used or intended to be used to supply power to the data center during normal operations.
- b. **Administrative**
- c. **Security**
- d. **Fiber optic lines**
- e. **Utility lines**
- f. **Electrical substations**
- g. **Domestic and non-contact cooling water and wastewater treatment facilities**
- h. **Water towers**
- i. **Pump stations**
- j. **Heating, ventilation, air conditioning, and cooling towers**

## SITE ELEMENTS THAT ATTRACT DATA CENTERS

There are several necessary infrastructure components to make a site feasible for data center development. However, in the push to expand computing capacity, data centers may be built in locations with less-than-optimal infrastructure access. For example, if a data center cannot obtain the power or interconnection it needs from the grid, it could attempt to develop its own dedicated power supply. The primary infrastructure considerations are listed below. Municipalities should identify locations within their boundaries that meet these criteria and ensure regulations are in place that: 1) clearly specify in which zoning district(s) data centers are a permitted use, or 2) put regulations

## 6 Chester County and Montgomery County Planning Commissions

in place specific to data center development if the parcels or tracts are in an appropriate location for a data center, i.e., an industrial district.

- **Power:** Data centers need access to high-voltage transmission lines to obtain the massive amount of power needed for their operations. The closer a data center is to a transmission line, the less expensive it will be to power their facility, though up to 2 miles away could be feasible.
- **Natural gas pipelines:** If electric transmission lines are not accessible or adequate power is not available, some data centers may opt to co-locate and build a behind-the-meter power generation facility: most frequently a natural gas turbine. Developers of these systems will look to be located near a high-capacity natural gas pipeline to power their generation plant. In these cases, interconnection with the grid may still be desirable or even necessary for back-up power, but the grid supplier may not be willing to interconnect and meet the potential energy demand if it will not be the primary source of power.
- **Fiber optic:** Digital information to and from a data center flows through underground fiber optic cables. Thinking of the fiber optic network like the road network, data centers need access to the “interstate highway” level fiber optic lines, not the “collector road” fiber optic lines.
- **Water:** Some data centers rely on water to cool the thousands of processors within the building, potentially requiring millions of gallons of water per day depending on the cooling system used and the outside temperature. It is less common for data centers to draw water directly from surface or ground water; rather, most water-cooled data centers prefer to connect to a public water system.
- **Land:** Data centers are often built as part of sprawling campuses, sometimes including their own energy generation facility, requiring large tracts of land for the facility itself and for buffering adjacent uses.
- **Access:** Although data centers generate relatively little traffic when operational, the construction phase can generate truck traffic, so access to an arterial roadway is optimal.

## ZONING DISTRICTS

In Southeast Pennsylvania, data centers are most appropriate in heavy industrial settings, which are typically located away from residential or other sensitive uses and may have existing power infrastructure. Depending on the scale of the data center and the distance from sensitive uses such as residences, schools, medical facilities, public places, and other institutional uses, light industrial districts could also be appropriate.

Municipalities should also consider adequacy of the transportation network to facilitate construction activity when selecting appropriate zoning districts and locations in the municipality for data centers.

## Ordinance Language

1. **Data centers are allowed by conditional use in the HI heavy industrial zoning districts.**
2. **Data centers shall take access from an arterial or collector road and shall have secondary access suitable for emergency response purposes.**

## SCALE/AESTHETICS

Municipalities should regulate the aesthetics of large-scale data centers to ensure these expansive, highly utilitarian facilities are compatible with the surrounding communities to the greatest extent possible. Because data centers often consist of large, windowless buildings, extensive mechanical equipment, perimeter security fencing and security offices, and substantial lighting, regulations specific to large-scale data centers can address design standards such as building massing, façade articulation, exterior materials, color palettes, landscaping buffers, equipment screening, and lighting controls. These requirements are intended to reduce visual impacts and soften the appearance of large building footprints.

## Ordinance Language

1. **Principal building facades shall require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally) of principal building facade.**
2. **No more than 80 percent of a principal building facade may consist of one building material.**
3. **No more than 80 percent of a principal building facade may consist of one color, texture, or pattern.**
4. **Principal building facades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the facade.**
5. **Each principal building shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.**

- 6. Elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application.**

**Fencing: shall not include barbed or razor wire and shall be subject to municipal fence standards.**

## **DIMENSIONAL STANDARDS**

The following dimensional recommendations are not definitive in their applicability. Some variation may be appropriate based on district requirements for other industrial uses. Municipalities should identify potential tracts in their districts that could be proposed for large-scale data centers and assess the impact the below standards would have on the feasibility of data center development. If sites are not near residential areas or sensitive receptors, municipalities can consider reducing setbacks so as not to bring legal challenges on the basis of exclusion.

Some ordinances also require a minimum distance from residential uses or other sensitive receptors with 1,000 feet being a more commonly selected distance. This figure could be considered arbitrary if the design of the data center was effective at mitigating potential impacts. The recommended language and the conditional use process should allow for the opportunity to reduce that distance if other performance standards, such as noise, can be demonstrated to be less than otherwise required.

### ***Lot Size***

Establishing a one-size-fits-all minimum lot size could prevent smaller data centers from being established. Setbacks and other dimensional standards will better determine the feasibility of lots within a district but the ordinance language uses a five acre minimum threshold which may only work for a two-story data center at the minimum size of 100,000 square feet. A maximum lot size is not included in the ordinance language but may be considered in more rural municipalities that want to protect against losing potential agricultural land, or in municipalities with limited industrial land that would not want to see that district monopolized by a data center use.

### ***Height***

Data centers may range in height from 30 feet to 150 feet or more, with each story being roughly double the height of a typical office building due to space for airflow and cooling equipment. Rooftop accessory structures like parapet walls, rooftop equipment, and stairwells can add up to 20 feet of additional height, particularly for air cooled data centers and those that use evaporative cooling. Freestanding accessory structures such as water towers and power generation facilities can be higher still. Municipalities should consider the underlying district's height standards for consistency, but if there is a lower maximum height, they may want to allow for up to 60 feet for a data center. The ability to build more than one floor could provide more energy and cooling efficiency.

## Setbacks

Data centers may have profound impacts on their neighbors. When regulating data centers, municipalities often create extensive setbacks from residential uses as well as sensitive receptors, including institutional uses. Some require greater setbacks in the data center development for taller structures such as water towers.

## Impervious Coverage and Building Coverage

Data center buildings and impervious areas can affect vast swathes of land. This has great impacts on site disturbance, stormwater runoff, woodlands, farmlands, and habitat. The below standards could be modified to remain consistent with other industrial uses within the proposed district permitted for data centers.

### Ordinance Language

1. **Minimum Lot Size:** Data centers over 100,000 square feet in gross floor area shall have a minimum lot area of 5 acres.
2. **Maximum Height:** Data centers and freestanding accessory uses may not exceed 60 feet in height. For data center principal buildings, the maximum height shall be inclusive of rooftop appurtenances and rooftop accessory uses.
3. **Minimum Setbacks:** Data center principal buildings, accessory uses, and truck idling areas shall have a minimum setback from all property lines of 250 feet, with the exceptions of utility lines, fiber optic lines, and security stations.
4. **Data centers shall be a minimum of 1,000 feet from residential uses, residential districts, and/or other sensitive receptors. This distance may be reduced to a range of 500 – 999 feet if the applicant can successfully demonstrate how it will exceed other environmental performance standards including noise levels that do not exceed ambient noise for that area, visual screening and/or aesthetic improvements that mask the data center use, and do not contribute to any thermal air changes that would affect the closest sensitive receptors.**
5. **Roof-mounted equipment shall be set back from the parapet at least as far as the equipment's height above the roof surface.**
6. **Maximum Building Coverage: 40% (or consistent with eligible zoning district)**
7. **Maximum Impervious Coverage: 50% (or consistent with eligible zoning district)**

## ENERGY SOURCES

Large-scale data centers are among the most energy-intensive land uses, with individual facilities often demanding 50 to 100 megawatts of electricity or more—comparable to the consumption of a small city. Unlike most commercial or industrial uses, data centers operate continuously, requiring uninterrupted power for servers and cooling systems. Their round-the-clock load can necessitate new substations, high-voltage interconnections with transmission infrastructure, and other highly costly improvements, potentially including new transmission lines. Utility companies are required by state and federal law to provide service to applicants, but the amount of time it will take to provide service can vary greatly, and in the case of large load users like data centers, the wait for energy service can be years.

Additionally, power redundancy is a critical component of data center power systems to ensure continuous operation of the data center. Power redundancy systems can include natural gas or diesel powered generators, battery systems, as well as grid interconnection in the case of those data centers with co-located power generation systems.

Due to grid constraints, new data center developments should be designed and operated to meet the highest achievable standards of energy efficiency. The U.S. Green Building Council's LEED BD+C: Data Centers rating system provides an accepted framework of best practices tailored specifically to the unique energy demands of data center facilities. Municipalities may incentivize or require adherence to these standards as part of the conditional use process, to help reduce overall electricity consumption, improve operational performance, and lessen strain on local infrastructure while supporting broader sustainability goals.

Even with strong energy efficiency measures, the spike in power demand from data centers poses a threat to local climate action goals. However, there could be one silver lining in terms of opportunity. Data centers could play a meaningful role in transitioning to cleaner energy sources by driving demand for new renewable energy sources. Municipalities can encourage renewable integration or sourcing a certain percentage of power from renewable generation sources, as well as using battery storage instead of some, or all, back-up generators. Renewable energy can also be required to achieve a land use-related bonus, such as additional height or square footage. Of course, any standards must be related to an achievable threshold based on what energy markets are capable of providing.

On most parcels in the region, on-site solar will not be a feasible option for powering a new data center due to size constraints (a solar field to produce 50 MW of power would require approximately 400 acres of land including setbacks, access roads, etc.). That said, municipalities should still encourage data centers to utilize on-site solar energy and battery storage to the extent possible and help reduce their peak load requirements, meet their reliability and redundancy needs, and minimize on-site emissions. To further mitigate their energy impacts, data center developers can also invest in off-site solar

+ battery storage development projects- which is typically the quickest type of energy generation system to build.

Direct investment in renewable energy projects and physical or virtual power purchase agreements should be encouraged over acquiring renewable energy credits to offset grid-purchased power due to their stronger environmental benefits. Municipalities can encourage data center developers to invest in local solar projects, including rooftop solar in the community..

Many data centers track and report their renewable energy consumption. Municipalities can incentivize or require public reporting to ensure accountability.

## Ordinance Language

1. **Projects shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the municipal engineer.**
2. **The applicant for a data center shall provide an Energy Usage Plan with the Conditional Use application. The Energy Usage Plan shall provide or identify, at a minimum :**
  - a. **Annual electricity demand**
  - b. **Energy supply sources that will be utilized**
  - c. **Energy storage capacity (if applicable)**
  - d. **Proposed sources of back-up power**
  - e. **Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to: Reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.**
    - i. **Cover 50-80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce onsite emissions.**
    - ii. **Explore battery storage as a backup energy source for 50-100% of total onsite back-up energy needs to reduce or eliminate the pollution associated with diesel backup generators.**
    - iii. **Support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the PJM region .**
    - iv. **Monitor and report energy efficiency and emissions data to the municipality on a regular basis.**

- f. **If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following:**
    - i. **Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.**
    - ii. **Documentation that a transmission security agreement has been received by the applicant.**
    - iii. **Documentation that the transmission security agreement has been signed by all necessary parties.**
    - iv. **The date that the electric utility provider provided for the proposed energization of the data center.**
  - g. **The Energy Usage Plan will be prepared and certified by a professional engineer. The plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.**
3. **A proposed Data Center whose Energy Usage Plan shows power demand of over 50 megawatts (MW) and that proposes to connect to the power grid shall be required to procure a minimum of 10% of its power from renewable generation sources generated within the PJM region, which include solar, wind, hydroelectric power, geothermal, and waste heat from data center cooling processes. Electricity supply shall be procured through a power purchase agreement or similar mechanism as opposed to purchasing renewable energy credits (RECs) only.**

## **POWER LINES AND CO-LOCATION OF ENERGY GENERATION SYSTEMS**

Although connecting to the grid is most advantageous for data centers, infrastructure upgrades needed for interconnection could add years to a project's construction timeline. If the required grid infrastructure upgrades will take too long, some data centers may opt to install their own dedicated power generation plant, called "co-location". The Commonwealth of Pennsylvania is also incentivizing this approach, as demand for power generation has already outstripped supply. For developments that choose to install their own natural gas generation system, locating near a natural gas transmission pipeline is a key factor in site selection.

A power generation facility co-located on the same tract as a proposed data center has the potential to be far more impactful to nearby uses than the data center itself; however,

the impacts of a power generating facility depend on the type of facility (nuclear vs. natural gas turbine, vs solar, etc.), each requiring their own distinct set of regulations. For these reasons we recommend municipal codes consider power generation facilities as a separate principal use instead of an accessory use to the data center.

Although power generating systems are subject to state and federal regulations, municipalities can regulate location on a site, in which districts they are permitted, setbacks from property lines and sensitive uses, and special reporting such as air quality monitoring. It should be noted that natural gas combined cycle and single cycle turbines can degrade air quality, not just in the immediate vicinity but within miles of the facility, even when they adhere to their air quality permit limitations. Setbacks from sensitive uses should be significant and strictly adhered to.

Some municipal codes may restrict parcels to a single principal use: as such, municipalities should assess whether their current codes: 1) adequately regulate power generation facilities, 2) permit these facilities in the same districts where data centers are permitted, and 3) allow multiple principal uses on such sites.

Additionally, some data centers may require a dedicated electrical substation, so municipal ordinances for power generation should also include standards for substations. This guide considers electrical substations as an accessory use to data centers.

## Ordinance Language

### Definition:

**Energy Generation System-** Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

1. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems, shall not be considered part of the Data Center use but shall be subject to existing municipal or utility regulations. Such systems shall be considered a separate principal use and shall be approved according to all applicable state and federal regulations along with municipal zoning regulations applicable to such use. The applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible. Data center principal buildings shall be located between energy generation systems and residential districts or any other sensitive receptors .

2. **Electric Utility Substations on the same property as the Data Center they serve shall be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.**
3. **Data Center electric utility substations visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.**
4. **Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below shall be buried.**
5. **Proposed substations on a parcel that abuts a zoning district boundary other than industrial, and/or a boundary with a property with a sensitive receptor shall be set back a minimum of 800 feet from the property line. If abutting both another industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.**

## **BACKUP POWER**

Data centers commonly use backup generators to ensure uninterrupted power during grid outages. These backup generators are most often diesel powered. Diesel powered generators are tested regularly and run during power outages: this can be noisy and generate emissions such as NO<sub>x</sub>, a greenhouse gas and air pollutant that can cause health issues with prolonged exposure. Data centers that use diesel generators will likely need to acquire an air quality permit from PA DEP. Natural gas-powered generators are also available but relatively uncommon, though they might be advantageous if a data center is located near a natural gas pipeline.

Diesel generators are subject to regulation through federal EPA standards that are enforced at the state level. There are multiple tiers of emissions standards that apply to diesel generators, with Tier 4 being the highest. "Prime power generators," or those used to operate the facility when disconnected from the grid (not just for emergency use) are required by the EPA to meet Tier 4 requirements. Those used for emergency generation are only required to meet Tier 2-3 requirements. Municipal codes can specify that diesel generators are only used for emergency backup power and must meet Tier 4 standards.

Some data centers may participate in demand response programs to curtail power usage at the request of the utility company/grid operator when the grid is most stressed. During these times, the utility pays the data center to switch to backup power, relieving stress on the grid. This is different than a user voluntarily switching to diesel generation to reduce their peak power usage which reduces the user's energy bill but is not necessary for grid reliability purposes. To reduce air quality and noise concerns municipal ordinances should ensure generators are not used for "peak shaving" purposes..

Large-scale battery energy storage systems could provide back-up power as well as support data center operations during times of peak usage on the grid, which would also reduce the data centers' power costs. Relying on batteries for backup power reduces emissions and sound and is becoming more common as data centers strive to meet company-wide sustainability goals.

## Ordinance Language

1. **Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.**
2. **Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.**
3. **Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:**
  - a. **When the primary source of energy is not available due to an emergency outage.**
  - b. **During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.**
  - c. **Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.**
4. **Use for peak shaving or supplying power to the grid is prohibited. The applicant shall design and locate emergency energy generation systems to limit noise and visual impacts as much as possible.**

## WATER USAGE

Large-scale data centers can have significant impacts on local water resources based solely on the demands of their cooling systems. Typical water-based cooling systems use large volumes of water to dissipate the intense heat generated by servers and associated equipment, and individual large-scale and hyperscale data centers may consume millions of gallons of water annually to support cooling operations alone. The amount of water directly used by data centers is dependent upon several factors, including seasonal conditions and system design. In periods of water stress, such as in warm summer months when cooling needs peak, this increased water demand can compete with residential, agricultural, and ecological needs, placing added pressure on municipal water supplies and local water sources. Additionally, co-located power systems most commonly utilize natural gas turbine generators, which also require large amounts of water for power production. Coupled with a water-cooled data center, overall water needs for large-scale and hyperscale data centers can be substantial, and are best served by public

water suppliers. If public water is not available, ordinance language should be opened to private sourcing only if a detailed water feasibility study is provided to the satisfaction of the municipality.

Most modern data centers operate on closed-loop systems supplied by public water from water treatment plants, rather than withdrawing from surface and groundwater sources to meet water needs. This approach shifts demand onto public water utilities, adding pressure to expand treatment and distribution capacity, increase source water intake, or undertake additional investments to accommodate high-volume demand.

New and emerging technologies in data center cooling systems have proven to significantly reduce water consumption compared to traditional closed-loop systems. For example, immersion cooling submerges data center equipment in a conductive liquid that transfers and condenses the heat through evaporative cooling, achieving efficiencies in power and water usage. Given the rapid pace of innovation in data center design, municipal ordinances should restrict antiquated technologies that rely on surface or groundwater for evaporative cooling while providing flexibility to adopt more water efficient solutions as they become available.

Municipalities can incorporate water-focused performance standards into zoning and land development ordinances to mitigate the impacts of direct water consumption by data center operations. These measures may include requiring water-use reporting and efficiency benchmarks, encouraging or mandating the use of closed loop or other water-efficient cooling technologies, and promoting water reuse or replenishment targets. .

## **Ordinance Language**

- 1. No principal use on a data center site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.**
- 2. Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the municipal engineer.**
- 3. If the proposed source is from a public system, the applicant shall submit certified documentation that the public authority has the capacity to supply the water needed.**
- 4. If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters.**

The water feasibility study shall include, at minimum, the following information:

- a. Calculations of the projected water needs, including seasonal fluctuations.
  - b. A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.
  - c. The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.
  - d. The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.
  - e. A determination of the long-term safe yield of the water source.
  - f. A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table.
  - g. Identification of how water will be recycled, treated, or released into surrounding water bodies.
  - h. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
5. No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).
  6. The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.
  7. Wastewater disposal analysis:
    - a. The applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity of wastewater generation expected. Wastewater shall include sewage and water discharged as part of the data center's HVAC system.
    - b. Any untreated wastewater generated is prohibited to be discharged to stormwater systems or surface waters.
    - c. If wastewater will be conveyed and/or treated by a public system, the applicant shall submit documentation certified by the public authority that the public authority can support the conveyance and treatment needed.
    - d. If the data center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required. The purpose of the study is to determine if there is an adequate ca-

capacity to dispose of wastewater and that the disposal technique does not pose adverse impacts on surrounding water bodies. A wastewater feasibility study shall include the following information at a minimum:

- i. Calculations of the projected wastewater generation including the sources of wastewater.
- ii. A geologic map of the area with a radius of at least one mile from the site property boundary.
- iii. The location of all existing and proposed wells within 1,000 feet of the property boundary, with reference to the capacity of all high-yield wells.
- iv. The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution.
- v. Identification of the process by which water will be recycled or released into surrounding water bodies.
- vi. A determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table.
- vii. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

## **THERMAL IMPACTS**

Data centers require significant cooling systems to cool servers and other equipment; however, the heat generated can be captured and transferred to a nearby use to reduce their heating costs. Significant energy savings can be achieved by directly using waste heat for heating applications like pre-heating water or ventilated air for buildings. Specialized equipment can also provide for the efficient recovery and reuse of heat from data center equipment for space heating. To make this possible, a recipient for the heat should be located nearby or adjacent to the data center (optimally under the same ownership as the data center), and a champion or incentives/policies that support heat reuse must be in place.

### **Ordinance Language**

**A Thermal Impact Mitigation Plan shall be submitted with the zoning application, including, at a minimum:**

1. Identification of primary sources of waste heat (air- and water-based).

2. **Evaluation of potential off-site thermal impacts (including plume/ heat discharge and localized heat islands) under representative seasonal conditions.**
3. **Description of design measures to minimize heat impacts (e.g., equipment siting, shielding, landscaping, cool roofs/paving where applicable).**
4. **Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).**
5. **Inclusion of a monitoring/verification approach if required by conditions of approval based on proximity to sensitive receptors or site constraints.**
6. **The Plan shall be prepared and certified by a professional engineer.**
7. **The Thermal Impact Mitigation Plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.**

## NOISE/VIBRATION

Large-scale data centers generate continuous and, at times, intermittent noise (in the case of generators) from mechanical and electrical equipment required to support their 24/7 operations. Primary sources of noise include rooftop chillers, cooling towers, dry coolers, large air-handling units, transformer hum from on-site substations, and backup diesel generators during testing or outages. While much of this equipment produces steady broadband “white” noise, certain components—particularly fans, compressors, and generators—can emit tonal or low-frequency sounds that travel farther and penetrate buildings more readily. In addition to airborne noise, vibration from some data center equipment can transmit through the ground or building structure if not properly isolated. For nearby residential areas, these conditions may result in sleep disturbance, reduced outdoor enjoyment, and other negative impacts. Low frequency sounds also negatively impact wildlife and farm animals, adding farms and conservation areas to the list of adjacent uses to treat with sensitivity.

Municipalities measure and regulate data center noise using established acoustical standards, typically expressed in decibels (dB), a logarithmic unit that quantifies sound pressure levels. Because human hearing is more sensitive to mid-range frequencies, most local ordinances rely on A-weighted decibels dB(A), which filter low and very high frequencies to approximate human perception. However, data center equipment such as ventilation fans can also produce significant low-frequency noise, which is better captured by C-weighted dB(C) measurements. Comparing dB(A) and dB(C) levels can help identify problematic low-frequency sounds.

To mitigate impacts, local regulations should consider buffering and location of equipment on the site (i.e., generators should be separated from any adjacent sensitive/public uses by a principal data center building). Additionally, local codes can require sound-attenuated enclosures for equipment, vibration isolation systems, or that equipment be fully housed indoors.

Regulations should be written to be enforceable. This can be done through establishing quantifiable maximum sound limits at the property line; requiring acoustical modeling studies prior to approval; requiring developers to conduct pre- and post-construction noise surveys; and data centers to permanently host on-site acoustic monitors to ensure sound levels remain within pre-determined limits. The dBA sound thresholds in the ordinance language provided are based on guidelines from the World Health Organization and US EPA. The use of c-weighted decibels accounts for low-frequency sound which may add 10–20 decibels of additional perceptible noise beyond the A-weighted measurement.

## **Ordinance Language**

### **1. Noise Studies.**

- a. Pre-construction Noise Study. The applicant shall submit a pre-construction noise study prepared by an acoustical engineer establishing baseline ambient noise and vibration levels and shall include different times of day. The noise study shall include a narrative describing anticipated operational impacts to sound levels and it shall include an octave band analysis. The noise study shall account for any proposed electrical substations, on-site power generation facilities, and other data center accessory uses that may generate noise.**
- b. Post-construction Noise Study. The applicant shall submit a noise study of existing operations no sooner than one month but no more than 12 months after the issuance of the first Certificate of Occupancy.**
- c. Sound shall be measured at all property lines. The studies shall use full spectrum modeling to address low-frequency noise.**
- d. If the pre-construction Noise Study establishes a baseline ambient noise level in excess of the maximum sound level permitted under this Chapter, the Post-Construction Study shall demonstrate that operations of the proposed use do not materially increase the baseline ambient noise level as measured at the property line. Any increase above the established baseline shall be deemed a violation unless specifically authorized as a condition of approval.**

- e. Noise mitigation measures may be required by the zoning officer when noise studies show that the use is generating noise approaching established limits.
2. Sound level.
    - a. Sound levels at the property line shall not exceed 40 dB(A) and 50 dB(C) from 7:00pm to 7:00 am, nor shall they exceed 45 dB(A) and 60 dB(C) from 7:00am to 7:00pm.
    - b. Where baseline ambient noise measured for the pre-construction noise study exceeds that of the maximum sound level above, sound levels at the property line shall not exceed the baseline ambient noise level (for dB(A) and dB(C)).

## EMERGENCY SERVICES

Data centers present unique challenges for emergency management. Issues include: data security and the threat of cyberattacks; a large amount of heat-generating electrified equipment and the risk of fire; buildings of great length and/or height; and hazardous materials such as refrigerants and batteries. Local emergency service providers may be unfamiliar with data center operations and the potential hazards involved and should receive training in advance of the data center becoming operational.

### Ordinance Language

1. An emergency response plan shall be required as part of the conditional use application and shall be prepared by a qualified professional. The Emergency Response Plan shall:
  - a. Evaluate the impacts, both positive and negative, of the proposed data center upon emergency services and fire protection.
  - b. Be reviewed by and acceptable to the local fire department and emergency management services as part of the conditional use process.
  - c. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.
  - d. Ensure that all first responders receive adequate training specific to the installed system at the expense of the applicant.
  - e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center.

2. Each Data Center shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signage shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.
3. The applicant shall coordinate with the municipal emergency management coordinator to ensure there is adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the municipal public safety radio communications system exterior to on-site buildings. The applicant shall install enhancement systems, as needed, to achieve compliance.
4. Data Centers and any Data Center Accessory use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage.
5. No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

## **ELECTRONIC WASTE**

Data centers produce large amounts of electronic waste, as well as batteries and hazardous materials. Servers are replaced with new ones at regular intervals, requiring disposal of large amounts of electronic equipment.

### **Ordinance Language**

1. An Electronic Waste Plan shall be submitted with the zoning application outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the data center is updated or decommissioned. The Report shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended reports based upon comments by the municipality prior to any zoning approval.

## PARKING

Parking requirements for data centers are far less than would be required for another industrial use of similar size and are tied to the number of on-site jobs they generate. A traditional approach establishing a number of spaces per square feet of building would be likely to overestimate or underestimate the actual need. Instead, the ordinance should provide the applicant the opportunity to demonstrate the parking need based on expected operations, with a requirement to identify future reserve parking only if needed.

### Ordinance Language

1. **One parking space shall be required for each employee, based upon the number of employees projected to work during the largest shift, plus 5 spaces for visitors.**
2. **The municipality may ask for an additional 25 percent of required parking spaces to be held in reserve.**

## DECOMMISSIONING

Given the rapid expansion of data centers and the rapid evolution of the industry in general, there is some concern that 1) data centers could be functionally obsolete in the future, or processing could advance to take place in much smaller areas, making the scale and number of data centers too much. Even during this era of rapid data center build-out the market could become saturated and projects could be abandoned prior to completion.

The prospect of a data center building becoming vacant one day poses numerous challenges and is one which ordinances should address. For example, large scale data centers have massive buildings that are taller than most other uses, making their adaptive re-use challenging for another industry. They may also be sited in locations with access appropriate for a few dozen data center employees, but not for heavy truck traffic that another industrial use might require. For these reasons, data center proposals should include Decommissioning Plans to describe how the data center development will hedge against these concerns, and potentially to provide financial security for its demolition at the end of its useful life.

### Ordinance Language

1. **A Decommissioning Plan prepared by a qualified professional shall be submitted. The plan shall outline the procedures for safe shut-down, removal of equipment, disposal or recycling of materials, and site restoration.**

2. The owner shall submit a notification of closure if operations are permanently ceased.
3. Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the municipality if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the municipality for good cause.
4. Standards for Decommissioning:
  - a. All above-ground structures, equipment, and accessory facilities shall be removed.
  - b. Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
  - c. Disturbed soils shall be stabilized and re-vegetated.
  - d. Any utility connections shall be safely disconnected and capped.
  - e. The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

## **PUBLIC ENGAGEMENT**

Large-scale data centers can have substantial impacts on surrounding communities. Past data center developments around the nation have resulted in many people feeling as if they were excluded from the planning process. The propensity of data center developers to use non-disclosure agreements (NDAs) with local governments coupled with the strong economic impact data centers can generate has increased the level of mistrust that many members of the public hold toward data center developers and local governments alike.

### **Ordinance Language**

1. The applicant shall hold a public meeting prior to the first planning commission meeting when the proposed land development or conditional use proposal is discussed. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with

**“public notice” as defined by the Pennsylvania Municipalities Planning Code (PA Act 247).**

- 2. The applicant shall create and maintain a project website for viewing by the general public. The site shall explain the project parameters, including maps and elevations/renderings, beginning at least two weeks prior to the meeting discussed above, and until the time of final land development approval. The site shall provide a description of the proposed use, construction timelines and phasing plans, dates of public meetings with municipal bodies, and status of permits.**



## APPENDIX A: COMMUNITY BENEFITS AGREEMENT (CBA)

Data centers—particularly hyperscale ones—have the potential to create great impacts on an area. In some communities, developers and community groups have established contractual agreements called community benefits agreements to help mitigate the negative side of data center development. These agreements can include commitments from the developer to take specified actions that benefit the community and possibly mitigate negative impacts of development.

It is important to note that community benefits agreements are not addressed by the Municipalities Planning Code (PA Act 247) and should not be codified in an ordinance. Municipalities cannot compel developers to participate in such an agreement (doing so risks being considered an exaction). Although municipalities may serve as facilitators of negotiations between a community or civic group or groups and the developer, the more involved a municipality is (particularly if any officials involved would be involved in a conditional use decision), the greater the risk that the end result may be deemed an exaction by the courts.

If a community benefits agreement is pursued, the best time to begin discussions with the developer about it is before the land development submission process. Such engagement could be beneficial to both the developer and the community. If considering a CBA, municipalities should be aware how they have been used with some data center developments. Any agreement created should address mitigation actions that have a clear nexus and proportionality with anticipated negative impacts of the data center. Community benefits agreements should include elements that are programmatic and contractual in nature; these would not be regulatory requirements and cannot be enforced by a municipality (e.g., dimensional standards, air quality or sound levels, or water usage standards).

Some examples of programmatic community benefits that could be included in such an agreement include:

1. Emergency management including training provided by applicant and reimbursement for emergency response.
2. Community-wide funding for energy efficiency and solar projects.
3. Workforce training.
4. Schools, including cloud computing curriculum.

## 28 Chester County and Montgomery County Planning Commissions

5. Economic development support surrounding a data center site in recognition of limited job presence in a commercial district.
6. Environmental protections outside of standard regulations.
7. Additional public engagement and ongoing transparency, such as maintaining websites that track environmental impacts like sound, air quality, water usage, and energy usage.

## APPENDIX B: SOURCES AND MODELS REFERENCED

This Guide draws upon a range of publicly available model ordinances, professional guidance documents, and peer municipal examples that address the siting, regulation, and impacts of large-scale data centers. These sources were consulted to reflect current best practices, emerging regulatory approaches, and real-world municipal experience. The inclusion of these references does not imply endorsement of any single model, but rather informed the development of adaptable recommendations suitable for Pennsylvania municipalities.

### **Lancaster City Data Center Ordinance (Draft)**

This draft ordinance was consulted for topics including the energy usage plan and some of its components.

### **PennFuture – Data Center Model Ordinance**

PennFuture’s model ordinance was consulted for its comprehensive treatment of data center impacts, including setbacks, environmental performance standards, energy generation, water usage, and noise considerations. The model provided a useful framework for identifying issues that municipalities may wish to address, particularly with respect to public health, environmental protection, and community compatibility.

### **Physicians for Social Responsibility Data Center Model Ordinance**

This model influenced the sound guidelines used in this ordinance guide due to their relative simplicity to understand and apply, ability to measure quantitatively, and adherence to accepted healthy standards for noise from the WHO and EPA.

### **Urban Land Institute (ULI)**

ULI reports and technical guidance on data centers were referenced for background information on data center typologies, site selection criteria, infrastructure needs, and emerging trends in design and operations. ULI materials also informed discussion of aesthetics, noise mitigation, and the evolving role of data centers in regional development patterns.

### **Prince William County, Virginia – Draft and Adopted Ordinance Provisions**

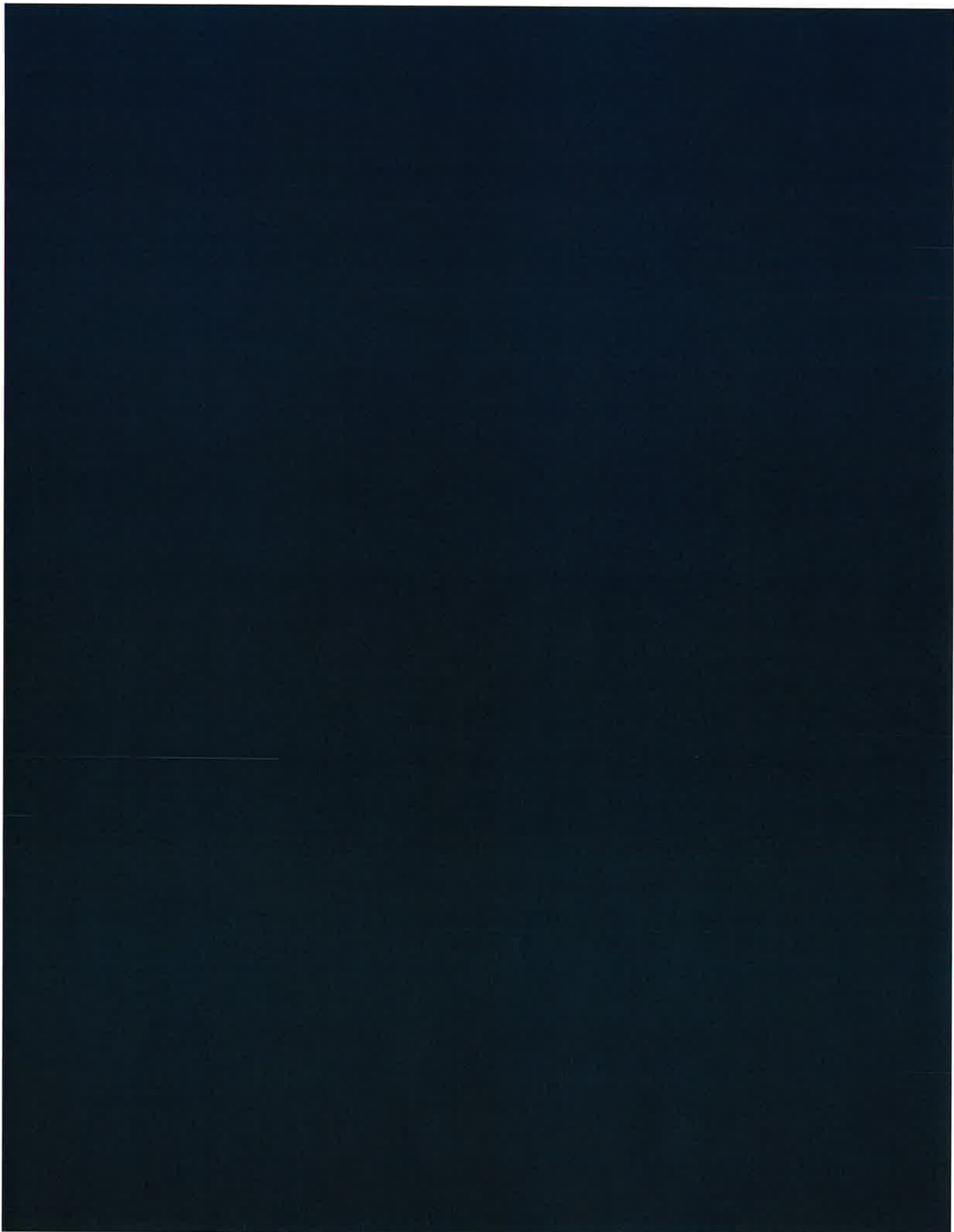
Prince William County’s data center regulations and draft noise ordinance updates were reviewed, particularly for their detailed treatment of acoustical analysis, baseline noise measurement, and mitigation standards. These materials helped inform recommended approaches to noise studies and enforcement mechanisms.

### **York County Data Center Model Ordinance**

The model’s sections on safety and emergency management were consulted and strongly influenced the guidance and draft ordinance language in this model.

**Other Municipal and Professional References**

Additional examples and technical resources were consulted as appropriate, including draft or adopted ordinances from other Pennsylvania and Mid-Atlantic municipalities, guidance from acoustical engineers and water resource professionals, and publicly available corporate sustainability and water-use reports. These sources contributed to the Guide's discussion of energy use, water demand, thermal impacts, emergency services, and decommissioning considerations.



ORDINANCE NO. 2026-\_\_

**AN ORDINANCE OF THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 27 OF THE PLUMSTEAD TOWNSHIP CODE BY CREATING A NEW USE FOR DATA CENTERS; BY CREATING A NEW DEFINITIONS FOR SAID USE AND TERMS RELATING TO SAID USE; BY ADDING ADDITIONAL REGULATIONS FOR SAID USE; AND BY AMENDING THE TABLES OF USES TO PROVIDE FOR THE DATA CENTER USE**

*WHEREAS*, Pennsylvania has experienced a surge in data center construction; AND

*WHEREAS*, data centers, unlike traditional commercial or industrial uses, are utility-intensive, space-consuming facilities which require specific preparations and advance planning with respect to resource availability to assure that there is no adverse impact to the public health, safety, and welfare; AND

*WHEREAS*, land use controls are necessary to assure that data centers do not create an adverse impact to adjacent land uses; AND

*WHEREAS*, the Plumstead Township Board of Supervisors has determined at a public meeting on that reasonable regulations of the increasingly prevalent data center use would support the general health, safety, and welfare of Plumstead Township.

**NOW, THEREFORE**, the Plumstead Township Code is hereby amended as follows:

**ARTICLE I.           DEFINITIONS**

Chapter 27, Zoning, Part 2, Definitions, of the Plumstead Township Code shall be amended with the inclusion of new definitions for the terms “Data Center,” “Data Center Accessory Uses/Structures” and “Data Center Equipment.” The terms shall be added alphabetically within Chapter 27, Part 2, and shall read as follows:

**Data Center**

A use, either on-premise or co-location, which is occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored; this shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A data center may include data center equipment.

**Data Center Accessory Uses/Structures**

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract.

### **Data Center Equipment**

Outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center.

## **ARTICLE II. DATA CENTER USE REGULATIONS**

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 of the Plumstead Township Code is hereby amended with the creation of a new use entitled "H20. Data Center" which shall read as follows:

- A. Data Center Development. Data centers shall comply with this section and all applicable local, state, and federal regulations and laws..
- B. Accessory Uses/Structures. Data center equipment shall be permitted by right in support of a data center. Data center accessory uses/structures shall be permitted by right in support of a data center. For purposes of the minimum distance between buildings, data center equipment and unoccupied data center accessory structures shall be deemed as nonresidential accessory buildings or structures that are not subject to the dimensional requirements of Section 27-304.100.I.1.
- C. Dimensional Standards.
  - Minimum Site Area: 25 acres
  - Minimum lot width at street lines (site): 350 feet
  - Minimum lot width at street line (internal): 250
  - Minimum building spacing: 100 feet
  - Minimum building setbacks (external)
    - From site boundary: 200 feet
    - From property lines: 200 feet
  - Minimum building setbacks (internal)
    - Front: 50 feet
    - Side: 25 feet

Rear: 50 feet

Minimum parking area setbacks

Abutting a residential use or district: 150 feet

All other property: 100 feet

Maximum impervious coverage: lesser of zoning district regulation and 60%.

- D. Sound. Chapter 27, Part 23, Section 27-2310 of the Plumstead Township Code shall apply to a data center. Sound shall be measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard – Measurement of Sound Pressure Levels in Air). The applicant shall provide a sound assessment with its land development plan application for a data center establishing how it will comply with the above sound standards. The sound assessment will be performed by a professional acoustic engineer that can demonstrate qualifications by delivery of a resume to the Township. Notwithstanding the foregoing provisions of this Section, all sound produced by: (i) required periodic testing of data center equipment, and (ii) emergency use of data center equipment is exempt from this Section and Chapter.
- E. Off Street Loading. A minimum of 1 off-street loading space/dock shall be provided for a data center.
- F. Utility Review. The proposed use shall be serviced by public utilities. The applicant shall provide the Township:
- a. A will-serve letter by a public utility provider and/or a written assessment by a certified professional in the field of engineering, hydrogeology, and/or utility design that there is sufficient capacity available to serve the proposed use for electric, water, and/or sewer consumption as well as the projected service needs for future municipal growth.
  - b. If the above-mentioned assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to eliminate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility such as the relevant provisions of the Plumstead Township Code, including but not limited to Chapter 18, Sewers and Sewage Disposal, and Chapter 26, Water. If the necessary system improvements are determined by both the Township Engineer and the respective public utility providers to be infeasible, then on-site utility methods may be considered if developed in compliance with all Township ordinances.
  - c. The applicant shall provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from ground water, impoundments, or running streams of 100,000 gallons per day or more over a 30-day average and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity is 100,000 gallons per day or more.

- G. Utility Lines. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a data center shall be placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of under-ground lines is not feasible. Utility lines to the substations from off-site may be placed above ground.
- H. Emergency Access. It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Fire Marshal shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, fire hydrant availability on the site.
- I. Height. Data centers shall not exceed 35 feet in height. For purposes of determining the height of a data center or a building associated with data center accessory uses, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall be included in the building height calculation.
- J. Outdoor Lighting. Section 27-2320 shall apply to a data center development.
- K. Environmental Impacts. Environmental impacts associated with a data center shall be mitigated by demonstrating compliance with the following standards:
  - a. Air pollution controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:
    - i. Visible emissions. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
    - ii. Hazardous air emission. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
    - iii. Dust, fumes, smoke, vapors, gases, and odor. *See* Section 27-2313.
  - b. Vibration control. The data center shall not cause earth vibrations or concussions exceeding the standards set forth in the table below. Vibration shall be expressed as displacement in inches and shall be measured with a standard three component measuring system which is a device for recording the intensity of any vibration in three mutually perpendicular directions.

<b>Frequency of Ground Motion in Cycles per Second</b>	<b>Maximum Amplitude of Ground Motion in Inches, no more than:</b>
Up to 10	0.0305

20	0.0153
30	0.0102
40	0.0076
50	0.0061
60	0.0051

- c. Glare or heat control. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines. *See* Sections 27-2314 and 27-2320.
  - d. Electrical power. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.
- L. Construction Hours. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center may occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday, or at all times if, and only if, all land that would receive the noise created by construction, as measured in accordance with Section 27-2310, is developed or zoned Q Quarry District. The Township may permit additional construction hours by administrative modification upon request by an applicant.
- M. On-Site Energy Generation. Any form of on-site energy generation, including substations and fuel cell power stations, shall be approved by the Township Fire Marshal. The applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the Township Fire Marshal. The property owner shall annually recertify the safety plan and allow for a site inspection by the Fire Marshal or his designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.
- N. Phased Development. A data center development may be developed in one or more phases.
- O. An individual site plan for each data center developed as part of a phased development shall be submitted to the Township prior to the issuance of any building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of any building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits, NPDES permits, and ESCGP permits.

**ARTICLE III.      ZONING DISTRICTS**

1. Chapter 27, Part 17, LI Light Industrial District, Section 27-1702.3 of the Plumstead Township Code related to principal uses permitted by special exception in the LI Light Industrial District shall be amended to add H20 Data Center as a use permitted by conditional use.
2. Chapter 27, Part 18, Q Quarry District, Section 27-1802.3 of the Plumstead Township Code related to principal uses permitted by special exception in the Q Quarry District shall be amended to add H20 Data Center as a use permitted by conditional use.
3. The Table of Use Regulations attached to the Chapter 27 as Appendix "A" shall be amended to include the H20 Data Center use as a conditional use in both the LI Light Industrial Zoning District and Q Quarry Zoning District.

**ARTICLE IV. REPEALER**

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

**ARTICLE V. SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality by a court of competent jurisdiction, such illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Plumstead Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part had not been included.

**ARTICLE VI. EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after enactment.

***ENACTED AND ORDAINED*** into an Ordinance this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2026, by the Board of Supervisors of Plumstead Township in lawful session duly assembled.

**PLUMSTEAD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
, Chair

\_\_\_\_\_  
, Vice-Chair

\_\_\_\_\_  
, Member

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, Member

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, Member

DRAFT

**ORDINANCE NO. 256**

**AN ORDINANCE OF THE WEST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 450 OF THE WEST ROCKHILL TOWNSHIP CODE BY CREATING A NEW USE FOR DATA CENTERS; BY CREATING NEW DEFINITIONS FOR SAID USE AND TERMS RELATING TO SAID USE; BY ADDING REGULATIONS FOR SAID USE; AND BY AMENDING THE TABLES OF USES TO PROVIDE FOR THE DATA CENTER USE**

*WHEREAS*, Pennsylvania has experienced a surge in data center construction; AND

*WHEREAS*, data centers, unlike traditional commercial or industrial uses, are utility-intensive, space-consuming facilities which require specific preparations and advanced planning with respect to resource availability to assure that there is no adverse impact to the public health, safety, and welfare; AND

*WHEREAS*, land use controls are necessary to ensure that data centers do not create an adverse impact to adjacent land uses; AND

*WHEREAS*, the West Rockhill Township Board of Supervisors has determined at a public meeting that reasonable regulations of the increasingly prevalent data center use would support the general health, safety, and welfare of West Rockhill Township.

**NOW, THEREFORE**, the West Rockhill Township Code is hereby amended as follows:

**ARTICLE I.        DEFINITIONS**

Chapter 450, Zoning, Section 450-201, Definitions, of the West Rockhill Township Code shall be amended with the inclusion of new definitions for the terms “Data Center,” “Data Center Accessory Uses/Structures” and “Data Center Equipment.” The terms shall be added alphabetically within Chapter 450, Section 450-201, and shall read as follows:

**DATA CENTER**

A use, either on-premise or co-location, which is occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored; this shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A data center may include data center equipment.

**DATA CENTER ACCESSORY USES/STRUCTURES**

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings

or structures; electrical substations; domestic and non-contact cooling water and waste-water treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract.

## **DATA CENTER EQUIPMENT**

Outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center. Data center equipment shall be accessory to the data center and shall be located on the same tract or group of adjacent parcels developed as a unified development for a data center.

## **ARTICLE II. DATA CENTER USE REGULATIONS**

Chapter 450 (“Zoning”), Article XVI (“Use Regulations”), Section 450-1604 (“Use Regulations”) of the West Rockhill Township Code is hereby amended with the creation of a new use entitled “G18 Data Center” which shall be added as Subsection 450-1604.G(18) and read as follows:

### **(18) G18 Data Center**

- (a) Data Center Development. Data centers shall be permitted by special exception in the PI Planned Industrial Zoning District when approved in compliance with the procedures, standards, and criteria contained herein, the factors listed in Section 450-2405 of the West Rockhill Township Zoning Ordinance, and all other applicable local, state, and federal regulations, laws, codes, and ordinances.
- (b) Accessory Uses/Structures. Data center equipment shall be permitted by right in support of a data center. Data center accessory uses/structures shall be permitted by right in support of a data center. Data center equipment and unoccupied data center accessory structures shall be deemed as nonresidential accessory buildings or structures that are subject to the dimensional requirements of Sections 450-1604.H(18) and 450-1909.
- (c) Dimensional Standards. The area and dimensional requirements set forth in Section 450-1102 of the West Rockhill Township Zoning Ordinance shall apply to data centers, except for the following requirements, which shall supersede those listed in Section 450-1102:

Minimum Site Area: 25 acres

Minimum lot width at street lines (site): 350 feet

Minimum parking area setbacks:

Abutting a residential use or district: 150 feet

Abutting a nonresidential use or district: 100 feet

- (d) Sound. Except as noted otherwise herein, Section 450-1800 (“Noise”) of the West Rockhill Township Code shall apply to a data center. Sound shall be measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard – Measurement of Sound Pressure Levels in Air). The applicant shall provide a sound assessment with its land development plan application for a data center establishing how it will comply with the above sound standards. The sound assessment shall be performed by a professional acoustic engineer that can demonstrate sufficient qualifications by delivery of a resume or curriculum vitae to the Township. Notwithstanding the foregoing provisions of this Section, all sound produced by required periodic testing of data center equipment or emergency use of data center equipment is exempt from this Section and Chapter.
- (e) Off Street Loading. Loading zones shall comply with the provisions of Section 365-49 (“Parking facilities”) of the West Rockhill Township Code, provided, however, that each data center shall have at least one (1) off-street loading dock.
- (f) Utility Review. The proposed use shall be serviced by public utilities. The applicant shall provide the Township:
- [1] A will-serve letter from each public utility provider of electric, water, and sewer, and a written assessment by a certified professional in the field of engineering, hydrogeology, and/or utility design that there is sufficient capacity available to serve the proposed use for electric, water, and sewer consumption as well as the projected service needs for future municipal growth. Any such letters and assessments shall be to the satisfaction of the Township Engineer.
  - [2] If the above-mentioned assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at its own expense, the necessary system improvements necessary to eliminate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility such as the relevant provisions of the West Rockhill Township Code, including but not limited to Chapter 414 (“Wastewater Collection and Treatment; Sewer Use”) and Chapter 420 (“Water”). If any necessary electric or sewer system improvements are determined by both the Township Engineer and the respective public utility providers to be infeasible, then on-site utility methods for electric and/or sewer may be considered if developed in compliance with all Township ordinances, to the satisfaction of the Township Engineer.
  - [3] The applicant shall provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from ground water, impoundments, or running streams of 100,000 gallons per day or more over a 30-day average and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity is 100,000 gallons per day or more.
- (g) Utility Lines. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a data center shall be placed underground. This requirement shall not apply if the utility company requires

above-ground lines, or the placement of under-ground lines is not feasible in the opinion of the Township Engineer. Utility lines to the substations from off-site may be placed above ground.

- (h) **Emergency Access.** It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Fire Chief of the fire company that provides primary fire coverage for the data center shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, and fire hydrant availability on the site.
- (i) **Height.** Data centers shall not exceed thirty-five feet (35') in height. For purposes of determining the height of a data center or a building associated with data center accessory uses, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall be included in the building height calculation.
- (j) **Outdoor Lighting.** Section 450-1808 ("Lighting") of the West Rockhill Township Code shall apply to a data center.
- (k) **Environmental Impacts.** Environmental impacts associated with a data center shall be mitigated by demonstrating compliance with the following standards:

- [1] **Air pollution controls.** All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:

- [a] **Visible emissions.** Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.

- [b] **Hazardous air emission.** All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.

- [c] **Dust, fumes, smoke, vapors, gases, and odor.** All dust, fumes, vapors, and gases shall comply with Section 450-1802 ("Dust, fumes, vapors and gases") of the West Rockhill Township Code. All odor shall comply with Section 450-1804 ("Odor") of the West Rockhill Township Code.

- [2] **Vibration control.** All vibrations or concussions caused by the use of a data center shall comply with Section 450-1806 ("Vibrations") of the West Rockhill Township Code.

- [3] **Glare control.** The provisions of Section 450-1805 ("Glare") of the West Rockhill Township Code shall be complied with by any data center use. In addition, an analysis of potential glare on neighboring properties and public

rights-of-way shall be submitted to the Township and its Zoning Hearing Board as part of its application for a Special Exception.

[4] Heat control. No data center use shall produce heat perceptible beyond its lot lines.

[5] Electrical power. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.

(l) Construction Hours. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center may occur only between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, between 9:00 a.m. and 8:00 p.m. on Saturdays, and at no time on Sundays or legal holidays. The Township Manager may permit additional construction hours in his/her discretion upon request by an applicant, and may revoke or modify such additional construction hours in his/her discretion with or without request.

**(m) On-Site Solar Power Systems.**

[1] To the maximum extent technically feasible, as determined by the Township Engineer, the following surface areas relating to data centers shall be utilized for the generation of solar energy:

[a] Roof surfaces. 100% of the available unshaded roof area of the principal data center structure(s) shall be equipped with a rooftop-mounted solar photovoltaic system.

[b] Parking and loading areas. All off-street parking spaces, loading docks, and internal drive aisles shall be sheltered by carports or canopy structures. All such carports and canopies must be fully covered by solar photovoltaic systems, and shall maintain a minimum vertical clearance of at least fourteen (14) feet for emergency vehicle access where applicable.

[c] Vertical integration (solar walls). Building facades that face an eastern direction (from 45° up to 135°), southern direction (from 135° up to 225°), or western direction (from 225° up to and including 315°) shall incorporate building-integrated photovoltaics (or "BIPVs"). BIPVs may include solar siding, solar glass, or architectural solar louvers. BIPVs must cover no less than forty percent (40%) of such wall surface area.

[d] Data center accessory uses/structures and data center equipment. All data center accessory structures and data center equipment shall be covered on top by solar arrays which are part of the on-site solar photovoltaic system.

**(n) On-Site Energy Generation.**

- [1] Any form of on-site energy generation, including solar power, substations, and fuel cell power stations, shall be approved by the Fire Chief of the fire company that provides primary fire coverage for the data center. The applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the applicable Fire Chief. The property owner shall annually recertify the safety plan and allow for a site inspection by the applicable Fire Chief or his/her designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.
- [2] On-site electricity generation devices or systems shall be designed for “behind-the-meter” consumption separate from the power grid in order to reduce or offset the data center’s consumption of electricity from the power grid. In the event that on-site electricity is generated in an amount that exceeds that required by the data center and its accessories and equipment, all such excess electricity shall be fed back into the power grid in accordance with the public electricity supplier’s and Pennsylvania Public Utility Commission’s (“PUC”) regulations and guidelines.
- (o) Phased Development. A data center development may be developed in one or more phases.
- (p) Individual Site Plans. An individual site plan for each data center developed as part of a phased development shall be submitted to the Township prior to the issuance of any building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of any building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits (“HOPs”), National Pollutant Discharge Elimination System (“NPDES”) permits, and Erosion & Sediment Control General Permits (“ESCGPs” or “E&S Permits”).
- (q) Decommissioning. In the event that a data center use is discontinued, the property owner shall submit a decommissioning plan to the satisfaction of the Township Engineer, and shall post financial security with the Township in accordance with the procedures outlined in Section 509 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10509, to ensure the proper removal of all solar power system equipment.

**ARTICLE III.            ZONING DISTRICTS & SCHEDULE OF USES**

1. Chapter 450 (“Zoning”), Article XI (“Planned Industrial District”), Section 450-1101 (“Permitted Uses”), Subsection C (Uses permitted by special exception) of the West Rockhill Township Code, relating to principal uses permitted in the PI Planned Industrial District shall be amended to add Subsection 450-1101.C(4) which shall read “G18 Data Center” to reflect it as a use permitted by special exception.
2. Chapter 450 (“Zoning”), Table 16-1 (“Schedule of Uses by District”), also attached to Chapter 450 as “Attachment 1,” shall be amended to reflect that the G18 Data Center use shall be permitted by special exception in the PI Planned Industrial Zoning District and shall not be permitted in any other zoning district.

**ARTICLE IV. REPEALER**

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

**ARTICLE V. SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality by a court of competent jurisdiction, such illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of West Rockhill Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part had not been included.

**ARTICLE VI. EFFECTIVE DATE**

This Ordinance shall become effective immediately upon enactment.

***ENACTED AND ORDAINED*** into an Ordinance this        day of        , 2026, by the Board of Supervisors of West Rockhill Township in lawful session duly assembled.

**WEST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Jay Keyser, Chairperson

\_\_\_\_\_  
Henry L. Schirmer, Vice-Chairperson

\_\_\_\_\_  
David A. Reiss, Sr., Member

**ORDINANCE NO. 2026-\_\_**

**AN ORDINANCE OF THE EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 27 OF THE EAST ROCKHILL TOWNSHIP CODE BY CREATING A NEW USE FOR DATA CENTERS; BY CREATING A NEW DEFINITION FOR SAID USE AND TERMS RELATING TO SAID USE; BY ADDING ADDITIONAL REGULATIONS FOR SAID USE; BY AMENDING A1 GENERAL FARMING USE TO DISTINGUISH IT FROM USES I11 AND I12; BY CONFIRMING THAT LANDSCAPERS ARE INCLUDED IN CONTRACTOR USE; BY AMENDING ALL TABLES OF USES TO PROVIDE FOR SAID USES; AND BY PROVIDING FOR AN EFFECTIVE DATE**

*WHEREAS*, the East Rockhill Township Board of Supervisors has determined that reasonable regulations of the increasingly prevalent data center use would support the general health, safety, and welfare of East Rockhill Township;

*WHEREAS*, the East Rockhill Township Board of Supervisors has determined that agricultural uses governing general farming as a primary use must be distinguished from uses I11 and I12, which govern homestead animals that are only permissible as accessory uses to a residential use; and

*WHEREAS*, the East Rockhill Township Board of Supervisors has determined that landscapers are contractors and should be explicitly included in the contractor use to avoid confusion.

*NOW, THEREFORE*, the East Rockhill Township Code is hereby amended as follows:

**ARTICLE I.            DEFINITIONS**

Chapter 27, Zoning, Part 2, Definitions, of the East Rockhill Township Code shall be amended with the inclusion of new definitions for the terms “Agriculture,” “Data Center,” “Data Center Accessory Uses/Structures” and “Data Center Equipment.” The terms shall be added alphabetically within Chapter 27, Part 2, and shall read as follows:

**Agriculture.**

The cultivating of the soil, and the raising and harvesting of the products of the soil, including, but not by the way of limitation, nurseries, horticulture and forestry, and animal husbandry. The term “Agriculture” shall not include agricultural entertainment uses.

**Data Center.**

A use, either on-premise or co-location, which is occupied primarily by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored; this shall also include cryptocurrency mining, blockchain transaction processing, and server farms. A data center may include data center equipment.

**Data Center Accessory Uses/Structures.**

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; domestic and non-contact cooling water and waste-water treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract.

**Data Center Equipment.**

Outdoor mechanical equipment adjacent to a data center that provides redundant power capacity to a data center.

**ARTICLE II. DATA CENTER USE REGULATIONS**

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 of the East Rockhill Township Code is hereby amended with the creation of a new use entitled “H19. Data Center” which shall read as follows:

**H19. Data Center**

- A. Data Center Development. Data centers shall comply with this section and all applicable local, state, and federal regulations and laws..
- B. Minimum Lot Size- 50 acres
- C. Accessory Uses/Structures. Data center equipment shall be permitted by right in support of a data center. Data center accessory uses/structures shall be permitted by right in support of a data center. For purposes of the minimum distance between buildings, data center equipment and unoccupied data center accessory structures shall be deemed as auxiliary buildings that are not subject to the 12-foot setback between buildings required by Section 27-1708(c).
- D. Sound. Chapter 6, Part 2 of the East Rockhill Township Code shall apply to a data center. Sound shall be measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard – Measurement of Sound Pressure Levels in Air). The applicant shall provide a sound assessment with its conditional use application for a data center establishing how it will comply with the above sound standards. The sound assessment will be performed by a professional acoustic engineer

that can demonstrate qualifications by delivery of a resume to the Township. Notwithstanding the foregoing provisions of this Section, all sound produced by: (i) required periodic testing of data center equipment, and (ii) emergency use of data center equipment are exempt from this Section and Chapter and shall be considered exceptions under Section 6-203 of the East Rockhill Township Code without a waiver request under Section 6-204.

- E. Height. Data centers shall not exceed 45 feet in height. For purposes of determining the height of a data center or a building associated with data center accessory uses, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall be counted.
- F. Setbacks. All data centers, data center equipment, and data center accessory uses and structures except for parking shall be set back 200 feet from all property lines.
- G. Parking. At least one parking space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees, or one parking space for every one employee, based upon the maximum number of employees on site during the largest shift, whichever is lesser. No parking for a data center shall be located within one hundred (100) feet of a property line abutting a residential district or having a residential use nor within fifty (50) feet of any property line
- H. Off Street Loading. A minimum of 1 off-street loading space/dock shall be provided for a data center.
- I. Utility Review. The proposed use shall be serviced by public utilities. As part of the conditional use application, the applicant shall provide the Township:
  - a. Demonstration of exhaustive efforts to provide for on-lot electricity generation prior to provide electricity for the use prior to connection to a public electricity provider.
  - b. Demonstration of exhaustive efforts to provide for public water and sewage disposal prior to resort to on-lot production of water and/or on-lot sewage disposal.
  - c. A will-serve letter by a public utility provider and/or a written assessment by a certified professional in the field of engineering and utility design has been made of the potential electrical, water, and/or sewer consumption of the proposed use which ensures that there is sufficient capacity available to serve the proposed use as well as the projected service needs for future growth.
  - d. If the above-mentioned assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility such as the relevant provisions of the East Rockhill Township Code, including but not limited to Chapter 18, Sewers and Sewage Disposal, and Chapter 26, Water. If the necessary system improvements are determined by both the Township Engineer and the

respective public utility providers to be infeasible, then on-site water production and sewage disposal methods may be considered if developed in compliance with all Township ordinances.

- e. The applicant shall provide proof of review and approval from the Delaware River Basin Commission for water withdrawals from ground water, impoundments, or running streams of 100,000 gallons per day or more over a 30-day average and for importation of water into or exportation of water out of the Delaware River Basin whenever the design capacity is 100,000 gallons per day or more.
- J. Utility Lines. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a data center shall be placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of under-ground lines is not feasible. Utility lines to the substations from off-site may be placed above ground.
- K. Emergency Access. As part of the conditional use application, it shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Fire Chief shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, fire hydrant availability on the site.
- L. Outdoor Lighting. Section 27-1719 shall apply to a data center development. Outdoor lighting shall be determined by East Rockhill Township on a case-by-case basis pending actual needs to accommodate the data center.
- M. Environmental Impacts. Environmental impacts associated with a data center shall be mitigated by demonstrating compliance with the following standards as part of the conditional use application:
  - a. Air pollution controls. All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:
    - i. Visible emissions. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.
    - ii. Hazardous air emission. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.
    - iii. Dust, fumes, smoke, vapors, gases, and odor. *See* Sections 6-301, 6-302, 6-304.
  - b. Vibration control. *See* Section 6-306.

- c. Glare or heat control. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines. *See* Sections 6-303, 6-305.
  - d. Electrical power. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.
- N. Construction Hours. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center may occur between the hours of 7:00 a.m. and 8:00 p.m. on Monday through Saturday. The Township may permit additional construction hours by administrative modification upon request by an applicant.
- O. On-Site Energy Generation. Any form of on-site energy generation, including substations and fuel cell power stations, shall be approved by the Township Fire Chief. As part of the conditional use application, the applicant shall submit a safety plan for the on-site energy generation use to the satisfaction and approval of the Township Fire Chief. The property owner shall annually recertify the safety plan and allow for a site inspection by the Fire Chief or his designee to identify any emergency response vulnerabilities and to identify compliance with the safety plan.
- P. Phased Development. A data center development may be developed in one or more phases.
- Q. An individual site plan for each data center developed as part of a phased development shall be submitted to the Township prior to the issuance of any building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of any building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits, NPDES permits, and ESCGP permits.

**ARTICLE III.        ZONING DISTRICTS AND TABLE OF USES**

1. Chapter 27, Part 13, Industrial-1 District, Section 27-1301.c of the East Rockhill Township Code related to principal uses permitted by conditional use in the Industrial-1 District shall be amended to add (8) H19 Data Center as a use permitted by conditional use.
2. Chapter 27, Part 14, Industrial-2 District, Section 27-1401.c of the East Rockhill Township Code related to principal uses permitted by conditional use in the Industrial-2 District shall be amended to add (6) H19 Data Center as a use permitted by conditional use.
3. Chapter 27, Attachment 1 is amended to reflect the changes set forth in this ordinance and is hereby replaced with the table of uses attached hereto and incorporated herein as ***Exhibit "A."***

**ARTICLE IV.        AGRICULTURAL USES**

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 of the East Rockhill Township Code hereby amends subsection j. of use A-1, which shall read as follows, with the italicized language added:

- j.        The keeping and raising of livestock and poultry on parcels of land less than 10 acres in area shall be limited to the keeping and raising of two head of livestock or 100 fowl per one acre. *This use is separate and distinct from uses I11 and I12, which regulate the keeping of homestead animals that are only permissible as an accessory to a residential use. This A1 use governs the keeping and raising of livestock and poultry as agricultural operations that are a principal use.*

**ARTICLE V.        CONTRACTING USE AMENDMENT**

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 of the East Rockhill Township Code hereby amends use H-5, which shall read in its entirety as follows with the italicized language added:

- H5.      Contracting. Contractor offices and shops such as building, cement, electrical, heating, *landscaping*, masonry, painting and roofing.
  - a. The buffer requirements of § 27-1905 of this chapter shall be met.
  - b. All materials and vehicles shall be stored within a building or an enclosed area which is properly screened.
  - c. Parking. One off-street parking space for each employee on the largest shift or one off-street parking space for every 500 square feet of total floor area, whichever is greater, plus one space for each company vehicle normally stored on the premises.

**ARTICLE VI.        REPEALER**

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

**ARTICLE VII.       SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality by a court of competent jurisdiction, such illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of East Rockhill Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part had not been included.

**ARTICLE VIII.      EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after enactment.

***ENACTED AND ORDAINED*** this \_\_\_\_ day of \_\_\_\_\_, 2026

**ATTEST:**

**EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Marianne Morano, Manager

\_\_\_\_\_  
David R. Nyman, Chair

\_\_\_\_\_  
Gary Volovnik, Vice-Chair

\_\_\_\_\_  
James C. Nietupski, Member

(Municipal Seal)

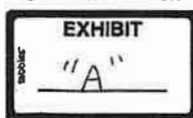
27 Attachment 1  
Township of East Rockhill Table of Use Regulations

AP	Agriculture Preservation	VC	Village Commercial
RP	Resource Protection	C-E	Cultural-Educational
RR	Rural Residential	C-O	Commercial-Office
S	Suburban	I-1	Industrial-1
R-1	Residential	I-2	Industrial-2
VR	Village Residential	E	Extraction

P A use permitted by right  
 S A use permitted by special exception\* C A use permitted as a conditional use\* N A use not permitted  
 Y/C A use possibly permitted by right or as a conditional use pursuant to the conditions and requirements contained in §27-304G, Subsection G5.\*

\* In addition to the requirements in §27-304, conditional uses and special exceptions are also subject to additional requirements as listed in Part 22 and Part 23, respectively.

	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E
<b>A. Agricultural Uses</b>												
A1 General Farming	P	P	P	P	P	P	P	P	N	P	P	P
A2 Nursery	P	P	P	P	P	P	N	P	N	P	P	P
A3 Intensive Agriculture	P	P	P	N	N	N	N	N	N	N	N	N
A4 Forestry	P	P	P	P	P	P	P	P	P	P	P	P
A5 Riding Academy	P	P	P	C	N	N	N	N	N	N	N	N
A6 Kennel-Commercial	N	P	P	N	N	N	N	N	N	N	N	N
A7 Agricultural Retail	P	P	P	C	N	N	N	N	N	P	N	P
A8 Farm Unit	P	P	P	P	P	P	N	N	N	P	N	P
A9 Farm Support Facility	P	N	S	N	N	N	S	N	N	N	N	N
A10 Kennel-Noncommercial	P	P	P	P	P	P	P	P	P	P	N	P
A11 Kennel- Commercial	N	P	P	N	N	N	N	N	N	N	N	N
A12 Accessory Farm Business	C	C	N	N	N	N	N	N	N	N	N	N
<b>B. Residential Uses</b>												
B1 Detached Dwelling	P	P	P	P	P	P	P	N	N	N	N	N
B2 Cluster Subdivision	N	P	P	P	P	N	N	N	N	N	N	N
B3 Performance Standard Development	N	N	N	C	C	P	N	N	N	N	N	N
B4 Mobile Home Park	N	N	N	N	S	N	N	N	N	N	N	C
B5 Group Home	N	C	C	C	N	C	N	N	N	N	N	N
B6 Life Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B7 Full Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B8 Rooming or Boarding House	N	N	N	N	N	N	S	N	N	N	N	N
B9 Residential Conversion	C	C	C	N	C	C	C	C	N	N	N	N
B10a Accessory Professional Offices	P	P	P	P	P	P	P	P	N	P	P	N
B10b Accessory Personal Services	P	P	P	P	P	P	P	P	N	P	P	N
B10c Accessory Instructional Services	P	P	P	P	P	P	P	P	N	P	P	N
B10d Accessory Home Crafts	P	P	P	P	P	P	P	P	N	P	P	N
B10e Accessory Family Day Care	S	S	S	S	S	S	S	S	N	P	P	N
B10f Accessory Trades, Business	C	C	C	C	C	C	C	C	N	P	P	N
B10g Accessory Repair Service & Other	S	S	S	S	S	S	S	S	N	P	P	N
B11 Residential Accessory Building	P	P	P	P	P	P	P	P	N	P	P	N
B12 Garage or Yard Sales	P	P	P	P	P	P	P	P	N	P	P	N
B13 Age-Qualified Development	N	N	N	C	N	N	N	N	N	N	N	N
B14 Short-Term Residential Rental (Overnight)	P	P	N	N	N	N	N	N	N	N	N	N
B15 Short Term Residential Rental (Non-Overnight)	P	P	N	N	N	N	N	N	N	N	N	N
<b>C. Institutional Uses</b>												
C1 Place of Worship	C	C	C	N	P	P	N	P	N	N	N	N
C2 School	N	C	C	N	P	P	N	P	Q	N	N	N
C3 Library or Museum	N	N	N	N	N	N	N	P	N	N	N	N
C4 Hospital	N	S	S	N	N	N	N	P	N	N	N	N
C5 Nursing Home	N	N	N	N	N	N	N	P	N	N	N	N
C6 Cemetery	C	N	S	N	N	N	N	S	N	N	N	N
C7 Municipal Building	P	P	P	N	N	N	N	P	N	N	N	N
<b>D. Recreational Uses</b>												
D1 Recreational Facility	P	P	P	C	C	N	N	P	C	C	C	N
D2 Private Recreational Facility	N	C	C	N	N	N	N	C	C	C	C	N
D3 Private Club	C	C	C	N	N	N	C	C	P	P	P	N
D4 Community Center	N	N	N	N	N	C	N	P	N	N	N	N
<b>E. Office Uses</b>												
	AP	RP	RR	S	R-1	VR	VC	C-E	C-O	I-1	I-2	E



E1 Medical Office	N	N	N	N	N	N	C	N	P	P	P	N
E2 Veterinary Office	N	P	P	N	N	N	C	N	N	P	P	N
E3 Office	N	N	N	N	N	N	P	N	P	P	P	N
E4 Office Park	N	N	N	N	N	N	N	N	P	N	P	N
<b>F. Commercial &amp; Consumer Service Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
F1 Commercial School	N	N	N	N	N	N	S	N	P	N	N	N
F2 Day-Care Center	N	N	N	N	N	N	N	P	P	N	N	N
F3 Retail Store	N	N	N	N	N	N	N	N	P	N	N	N
F4 Adult Commercial	N	N	N	N	N	N	N	N	C	N	N	N
F5 Village Oriented Shop	N	N	N	N	N	N	P	N	N	N	N	N
F6 Service Business	N	N	N	N	N	N	P	N	P	N	N	N
F7 Financial Establishment	N	N	N	N	N	N	P	N	P	N	N	N
F8 Funeral Home or Mortuary	N	N	N	N	N	N	C	N	P	N	N	N
F9 Eating Place	N	N	N	N	N	N	S	N	P	N	N	N
F10 Drive-ins & Other Eating	N	N	N	N	N	N	N	N	P	N	N	N
F11 Tavern	N	N	N	N	N	N	S	N	S	N	N	N
F12 Repair Shop	N	N	N	N	N	N	N	N	P	P	P	N
F13 Indoor Entertainment	N	N	N	N	N	N	N	N	S	S	N	N
F14 Theater	N	N	N	N	N	N	N	N	C	N	N	N
F15 Indoor Athletic Club	N	N	N	N	N	N	N	N	P	P	P	N
F16 Reserved												
F17 Outdoor Entertainment	N	N	N	N	N	N	N	N	C	P	P	N
F18 Outdoor Motion Picture	N	N	N	N	N	N	N	N	N	P	P	N
F19 Cottage Development or Private Camp	N	S	N	N	N	N	N	N	N	N	N	N
F20 Recreational Camping Park	N	S	N	N	N	N	N	N	N	N	N	N
F21 Golf Course	N	P	P	N	N	N	N	N	N	P	P	N
F22 Motel-Hotel	N	N	N	N	N	N	N	N	S	P	P	N
F23 Inn	N	N	N	N	N	N	S	N	S	P	P	N
F24 Bed and Breakfast	C	C	C	N	N	N	N	N	N	N	N	N
F25 Service Station or Car-Washing Facility	N	N	N	N	N	N	C	N	S	S	N	N
F26 Automobile Sales	N	N	N	N	N	N	N	N	P	P	P	N
F27 Automobile Repair	N	N	N	N	N	N	S	N	N	P	P	N
F28 Automotive Accessories	N	N	N	N	N	N	N	N	P	P	P	N
F29 Reserved												
F30 Shopping Center	N	N	N	N	N	N	N	N	C	N	N	N
F31 Miniwarehouses	N	N	N	N	N	N	N	N	N	P	P	N
F32 Dwelling in Combination	N	N	N	N	N	N	P	P	P	N	N	N
F33 Reserved												
F34 Medical Marijuana Dispensary	N	N	N	N	N	N	S	N	N	P	P	N
<b>G. Utility, Service &amp; Transportation Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
G1 Utilities	C	C	C	C	C	C	C	C	C	C	C	C
G2 Emergency Facilities	C	C	C	C	C	C	C	C	C	C	C	C
G3 Terminal	N	N	N	N	N	N	N	N	C	C	C	N
G4 Airport/Heliport	N	N	N	N	N	N	N	N	N	C	C	N
G5 Wireless Telecommunications Facility	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C
<b>H. Industrial Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
H1 Manufacturing	N	N	N	N	N	N	N	N	N	P	P	N
H2 Research	N	N	N	N	N	N	N	N	N	P	P	N
H3 Reserved												
H4 Printing	N	N	N	N	N	N	N	N	N	P	P	N
H5 Contracting	N	N	N	N	N	N	N	N	N	P	P	N
H6 Reserved												
H7 Crafts	N	N	N	N	N	N	N	N	N	P	P	N
H8 Lumber Yard	N	N	N	N	N	N	N	N	N	P	P	N
H9 Mill	N	N	N	N	N	N	N	N	N	P	P	N
H10 Fuel Storage	N	N	N	N	N	N	N	N	N	S	S	N
H11 Junkyard	N	N	N	N	N	N	N	N	N	S	S	N
H12 Extractive Operation	N	N	N	N	N	N	N	N	N	N	N	S
H13 Industrial Park	N	N	N	N	N	N	N	N	N	N	P	N
H14 Resource Recovery Facility	N	N	N	N	N	N	N	N	N	S	S	N
H15 Solid Waste Landfill	N	N	N	N	N	N	N	N	N	S	S	N
H16 Medical Marijuana Grower/Processor	N	N	N	N	N	N	N	N	N	P	P	N
H17 Warehouse/Logistics Use	N	N	N	N	N	N	N	N	N	P	P	N
H18 Trucking Terminal	N	N	N	N	N	N	N	N	N	P	P	N

H19 Data Centers	N	N	N	N	N	N	N	N	N	N	C	C	N
<b>I. General Accessory Uses &amp; Structures</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>	
I1 Nonresidential Accessory Building	P	P	P	N	P	P	P	P	P	P	P	P	
I2 Outside Storage or Display	C	N	N	N	N	N	N	N	C	P	P	P	
I3 Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P	
I4 Temporary Community Event	C	C	C	C	C	C	C	C	C	N	N	N	
I5 Oil & Gas Drilling	S	S	S	N	N	N	N	N	N	S	S	S	
I6 (Reserved)													
I7 Air Landing Field	N	C	C	N	N	N	N	N	N	C	C	N	
I8 Towers, Masts, etc.	C	C	C	C	C	C	C	C	C	P	N	P	
I9 Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P	
I10 Signs	P	P	P	P	P	P	P	P	P	P	P	P	
I11 Homestead Chickens	P	P	P	N	N	P	P	P	P	P	P	P	
I12 Homestead Animals	P	P	P	N	N	P	P	P	P	P	P	P	

(Ord. 5/26/1987, §306; as amended by Ord. 148, 10/20/1992, Art. 1; by Ord. 161, 10/17/1995, Art. 4); by Ord. 168, 2/18/1997, Art. 8; by Ord. 178, 9/15/1998, Art. 2; and by Ord. 184, 4/20/1999, Art. 2; by Ord. 194, --/2000, Art. XI; by Ord. 195, 9/19/2000, Art. II; by Ord. 253, 4/20/2010; by Ord. 257, 9/21/2010; by Ord. 259, 1/18/2011; by Ord. 274, 1/6/2014; and by Ord. No. 295, 10/27/2020.)

## Chapter 184. Zoning

### Article IX. Supplemental Regulations

#### § 184-76.7. Data center standards.

[Added 11-12-2024 by Ord. No. 431]

- A. Data centers shall be permitted by conditional use in the LLI Limited Light Industrial District when approved in compliance with the procedures, standards, and criteria contained herein.
- B. Conditional use requirements.
  - (1) The proposed use or development must meet the criteria stated in §§ **184-163.2**, **184-84**, and **184-195**.
  - (2) Public central water and sewer facilities shall be provided. If existing public capacity is insufficient, it shall be demonstrated compliance with § **184-55** to augment the public central water and sewer facilities.
  - (3) The tract or assemblage of adjacent parcels developed as a unified development must have direct access to an arterial or a collector street. Tracts divided by a public roadway or land owned by a public utility but owned in common or otherwise developed as a unified development are deemed to be contiguous for the purpose of all area and land mass calculation.
  - (4) Woodland standards.
    - (a) The provisions of § **184-81D** do not apply and up to 100% of the woodlands is permitted to be cleared or developed if the following conditions are met:
      - [1] The first 50% of the woodlands on the tract or assemblage of adjacent parcels developed as a unified development can be cleared or developed.
      - [2] The total caliper of the portion of disturbed woodlands in excess of the first 50% shall be replaced. For example, the removal of one twelve-inch caliper tree could be replaced with three four-inch replacement trees.
      - [3] Replacement trees shall be planted on the tract or assemblage of adjacent parcels developed as a unified development and can be counted towards satisfying the required landscaping standards of Chapter **155**, Subdivision and Land Development Ordinance.
  - (5) It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site.
  - (6) Dimensional standards shall be in accordance with § **184-170**, Dimensional standards of the HI Heavy Industrial District, Class One category with the following exceptions:
    - (a) Maximum floor area ratio standard is not applicable.

- (b) Building setbacks (feet) shall be 50 feet or the height of the building, whichever is greater, from an ultimate right-of-way and shall be 30 feet or the height of the building, whichever is greater, from any other lot line. Parking, loading and driveway setbacks (feet) shall be 30 feet from an ultimate right-of-way and 15 feet from any other lot line.
    - [1] Except the minimum building setback and minimum loading, truck parking, and truck idling setbacks shall be 400 feet from a residential district or existing occupied residential uses.
    - [2] In the alternative, the minimum building setback and minimum loading, truck parking, and truck idling setbacks are permitted to be 200 feet from a residential district or existing occupied residential uses provided it is demonstrated through the required sound studies prepared in accordance with the noise standards of § **184-83B(4)** that the use does not exceed the sound limits or the installation of one or more sound reducing materials or systems effectively reduced the sound to the aforesaid sound limits.
  - (c) Maximum building height (feet) for a building housing a data center shall be 120 feet.
  - (d) Maximum building height (feet) for all other buildings shall be in accordance with the height standards set forth in the underlying district(s) in which the tax parcel is situated.
- (7) Development standards for a data center shall be in accordance with § **184-171**, development standards of the HI Heavy Industrial District, with the following additions:
- (a) Data center equipment (DCE).
    - [1] DCE shall not be located between the building and the street of an arterial or a collector street.
    - [2] DCE shall be separated from any adjacent residential uses by a principal building.
  - (b) Environmental impacts associated with a data center shall be mitigated by demonstrating compliance with the industrial standards of § **184-83**.
  - (c) Wireless telecommunications facilities as accessory to the data center shall be in accordance with Article **XXXIV**.
  - (d) Data center accessory uses shall comply with principal building setback standards.
- (8) The provisions and requirements of this data center standard shall be additional and supplemental to the underlying HI Heavy Industrial Zoning District standard; where data center standard provisions differ from the HI Heavy Industrial Zoning District standard provisions, and if a tract is proposed to be developed as a data center, the data center standard provisions and requirements shall control.

The Planning Commission was given information about data centers, including sample ordinances and examples from other towns. The Commission did not meet to discuss this topic, but members reviewed the materials and shared their thoughts by email. Below is a summary of their feedback:

#### Zoning & Approval

- Data centers should only be allowed in Industrial zoning areas, possibly only in the I-3 Airport Industrial Zone
- Projects should require Conditional Use approval, which includes a public hearing

#### Site Design

- Set a minimum lot size (to be decided)
- Require large setbacks and buffer areas, especially near homes (about 100 feet or more)
- Include landscaping and screening to reduce visual impact
- Look at building height limits and appearance standards

#### Operations & Impacts

- Require a noise study to show the project meets Borough noise rules
- Consider stricter noise limits since these facilities run all the time
- Control lighting so it does not shine onto nearby properties

#### Utilities & Infrastructure

- Require an Energy Usage Plan, including:
  - Proof there is enough water and electric capacity
  - Proof the project will not raise local utility costs
  - Review of renewable energy options, like solar
  - Use of closed-loop cooling systems to save water
- Consider requiring connection to public water with proof of capacity
- Allow backup generators for emergency use only

#### Community Impact

- The project should show it will benefit the community
- The applicant should prove the benefits are greater than the impacts

#### Decommissioning

- Require a plan to remove the facility and restore the site if it closes

## Cassandra Grillo

---

**From:** Heather Nunn <heather.m.nunn@gmail.com>  
**Sent:** Wednesday, April 29, 2026 1:06 PM  
**To:** mccallmary  
**Cc:** Cassandra Grillo; Adrienne Blank; Andrea Coaxum; Brendan M. Callahan; dale.schlegel; David Weaver; Douglas Rossino; Judith Stern Goldstein; kim.bartells; Linda Reid; mairi; maureenknouse; moorman.h.baker; pfree451; Timothy Wallace  
**Subject:** Re: Data Centers Ordinance

Here are my suggestions:

- Industrial zoning
- Require conditional use approval (does that require a public hearing?)
- minimum lot size
- large setbacks
- Noise limits - can we make this lower than the current limit?
- Energy usage plan showing: utility capacity, no adverse rate increases, renewable energy sourcing, closed loop cooling system.
- backup generators for emergency use only
- 
- Thank you for gathering our feedback!
- 

On Tue, Apr 28, 2026 at 10:34 PM mary mccall <[mccallmary@hotmail.com](mailto:mccallmary@hotmail.com)> wrote:  
Hi Cassandra,

I am on vacation and largely offline, so I won't be able to review all of the documents you had put in the shared drive. Based on what I remember seeing previously, I would recommend the most conservative language possible to ensure that any proposed data center can provide its own water and somehow ensure that our electricity sources are not tapped. Could we insist upon installation of self-installed solar, for example? I have friends who live by the borough's backup generator, and there is great concern about how frequently it goes on already! Not to mention the current high cost of our electricity!

Is there any way to include a statement that any proposed site must ensure that it contributes more to the community than it takes, as far as resources? And provide proof that the pros outweigh the cons when they submit their proposal to the borough?

Thanks for your consideration.

Sincerely,  
Mary McKay

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---

**From:** Cassandra Grillo <[cgrillo@perkasieborough.org](mailto:cgrillo@perkasieborough.org)>  
**Sent:** Tuesday, April 28, 2026 10:30:21 AM

**To:** Adrienne Blank <[ablank@gilmore-assoc.com](mailto:ablank@gilmore-assoc.com)>; Andrea Coaxum <[manager@perkasieborough.org](mailto:manager@perkasieborough.org)>; Brendan M. Callahan <[bcallahan@begleycarlin.com](mailto:bcallahan@begleycarlin.com)>; dale.schlegel <[dale.schlegel@gmail.com](mailto:dale.schlegel@gmail.com)>; David Weaver <[dweaver@perkasieborough.org](mailto:dweaver@perkasieborough.org)>; Douglas Rossino <[drossino@gilmore-assoc.com](mailto:drossino@gilmore-assoc.com)>; heather.m.nunn <[heather.m.nunn@gmail.com](mailto:heather.m.nunn@gmail.com)>; Judith Stern Goldstein <[jgoldstein@gilmore-assoc.com](mailto:jgoldstein@gilmore-assoc.com)>; kim.bartells <[kim.bartells@gmail.com](mailto:kim.bartells@gmail.com)>; Linda Reid <[community@PerkasieBorough.org](mailto:community@PerkasieBorough.org)>; mairi <[mairi@aitirestudio.com](mailto:mairi@aitirestudio.com)>; mccallmary <[mccallmary@hotmail.com](mailto:mccallmary@hotmail.com)>; maureenknouse <[maureenknouse@yahoo.com](mailto:maureenknouse@yahoo.com)>; moorman.h.baker <[moorman.h.baker@gmail.com](mailto:moorman.h.baker@gmail.com)>; pfree451 <[pfree451@gmail.com](mailto:pfree451@gmail.com)>; Timothy Wallace <[twallace@gilmore-assoc.com](mailto:twallace@gilmore-assoc.com)>  
**Subject:** Data Centers Ordinance

Good Morning All,

Based on recent news and feedback from PSATS (Pennsylvania State Associations of Townships Supervisors), municipalities are being encouraged to adopt data center regulations as soon as possible, with the understanding that amendments can be made later if needed.

At yesterday's Borough Council Agenda meeting, Andrea Coaxum met with the Borough Council President, Vice President, and Borough Solicitor. It was agreed that the Borough should move forward with drafting a data center ordinance quickly.

Andrea would like to include any Planning Commission comments for consideration on the Borough Council agenda for May 4th. At our last meeting, I provided several documents and news articles, including the Montgomery County and Chester County model ordinances, as well as the West Rockhill Township ordinance.

Please review those materials and provide any comments you may have for a proposed Borough ordinance by Tomorrow at 2pm. I apologize for the rush on this, but I am out of the office Thursday and Friday.

Thank you.

**Cassandra L. Grillo, CZO, BCO, CFM**  
Zoning Officer & Code Enforcement Administrator  
Borough of Perkasie

620 W. Chestnut Street  
Perkasie, PA 18944  
P: 215-257-5065  
E: [cgrillo@perkasieborough.org](mailto:cgrillo@perkasieborough.org)  
[www.perkasieborough.org](http://www.perkasieborough.org)

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**Sent:** Tuesday, April 28, 2026 10:34 PM  
**To:** Cassandra Grillo; Adrienne Blank; Andrea Coaxum; Brendan M. Callahan; dale.schlegel; David Weaver; Douglas Rossino; heather.m.nunn; Judith Stern Goldstein; kim.bartells; Linda Reid; mairi; maureenknouse; moorman.h.baker; pfree451; Timothy Wallace  
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**From:** Cassandra Grillo <cgrillo@perkasieborough.org>  
**Sent:** Tuesday, April 28, 2026 10:30:21 AM  
**To:** Adrienne Blank <ablank@gilmore-assoc.com>; Andrea Coaxum <manager@perkasieborough.org>; Brendan M. Callahan <bcallahan@begleycarlin.com>; dale.schlegel <dale.schlegel@gmail.com>; David Weaver <dweaver@perkasieborough.org>; Douglas Rossino <drossino@gilmore-assoc.com>; heather.m.nunn <heather.m.nunn@gmail.com>; Judith Stern Goldstein <jgoldstein@gilmore-assoc.com>; kim.bartells <kim.bartells@gmail.com>; Linda Reid <community@PerkasieBorough.org>; mairi <mairi@aitirestudio.com>; mccallmary <mccallmary@hotmail.com>; maureenknouse <maureenknouse@yahoo.com>; moorman.h.baker <moorman.h.baker@gmail.com>; pfree451 <pfree451@gmail.com>; Timothy Wallace <twallace@gilmore-assoc.com>  
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Zoning Officer & Code Enforcement Administrator

Borough of Perkasie

620 W. Chestnut Street

Perkasie, PA 18944

P: 215-257-5065

E: [cgrillo@perkasieborough.org](mailto:cgrillo@perkasieborough.org)

[www.perkasieborough.org](http://www.perkasieborough.org)

## Cassandra Grillo

---

**From:** Moorman H Baker <moorman.h.baker@gmail.com>  
**Sent:** Tuesday, April 28, 2026 6:45 PM  
**To:** Cassandra Grillo  
**Subject:** Re: Data Centers Ordinance

Hi Cassandra,

Here are my top considerations for data center zoning. Based on our conversations I'm pretty sure these are already under consideration, but I'll mention them anyhow:

1. Only in the I-3 Airport industrial zone.
2. Only by special exemption
3. Generous buffer yard to residential zone (100'?, more?)
4. The developer should provide a noise study to show that it doesn't exceed Perkasio's noise ordinance (which I'm finding is 50dB max and depending on frequency?) at the property line.
5. Connection to public water with capacity agreement from Pennridge Authority.
6. I'm not informed enough to comment on electric connection, but of course the town would *want* a beneficial financial arrangement and minimal environmental impacts.

Thanks,  
Quinten

On Tue, Apr 28, 2026 at 10:45 AM Cassandra Grillo <[cgrillo@perkasieborough.org](mailto:cgrillo@perkasieborough.org)> wrote:

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P: 215-257-5065

E: [cgrillo@perkasieborough.org](mailto:cgrillo@perkasieborough.org)

[www.perkasieborough.org](http://www.perkasieborough.org)

## Cassandra Grillo

---

**From:** Maureen Knouse <maureenknouse@yahoo.com>  
**Sent:** Tuesday, April 28, 2026 5:58 PM  
**To:** Cassandra Grillo  
**Subject:** Re: Data Centers Ordinance

Cassandra-

After reviewing the materials I have the following comments:

1. I think the Montco Data Center guide provides excellent, straightforward guidance that would just have to be tweaked to specifics for our borough and my preference would be to use that as the backbone for our ordinance. However - it is rather comprehensive (lengthy!) and if we are looking for perhaps more of a framework for now with more details to be added later we might be best to use West Rockhill as a guide.
2. I like the solar requirements in the WRT ordinance.
3. I think we discussed that they should be a Conditional Use, use public water, and that power generation would be a second principal use (not accessory) - agree with all that
4. As for specifics on height, minimum lot size, etc.- I don't have a number in mind, I think that would be based on what parcels would be available in the Industrial zone ( I assume we would only allow there) and the nearness of "sensitive receptor" sites. Obviously 25 acres like WRT would pretty much eliminate any takers but could be challenged as unreasonable so would probably need to be less than that.
5. I think the Decommissioning section in WRT is light, would like that to be more comprehensive as I do see that as a risk.
6. No facade requirements in WRT ordinance, would like to see something here. But probably not critical for first pass.

That's all for now, if I think of anything else I will send it along.  
Maureen

On Tuesday, April 28, 2026 at 10:30:24 AM EDT, Cassandra Grillo <cgrillo@perkasieborough.org> wrote:

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## DATA CENTER PROPOSALS

## Pa. township officials share zoning dilemmas

By Peter Hall  
PENNSYLVANIA  
CAPITAL-STAR

Upper Merion Township is no stranger to development.

During the holiday shopping season, the once-rural community's population swells to more than 350,000 as people flock to the King of Prussia Mall. Combined with about 35,000 residents and 70,000 workers, it temporarily becomes the third-largest municipality in Pennsylvania. Bill Jenaway, vice chair of the township board of supervisors, said.

When township officials got word last year that a developer was eyeing sites for data centers, they got to work amending the community's zoning ordinance to regulate the facilities, he said.

They reached out to experts in the field and leaders in Loudoun County, Va., dubbed the Data Center Capital of the World, with nearly 200 facilities that handle a sizable share of the world's internet traffic. They consulted their planner and listened to residents, Jenaway

said.

"We thought what we had was a very solid ordinance," he said during a recent discussion among township officials from around the commonwealth. It was hosted by the Pennsylvania Association of Township Supervisors (PSATS) at the group's annual conference in Hershey.

But only 10 days before the new regulations were to be submitted to the board for approval, the developer submitted nearly a dozen proposals to construct data centers in parts of the township that were zoned for office and industrial use.

Under the commonwealth's land use laws, Upper Merion Board of Supervisors Chair Tina Garzillo said, the new ordinance, when adopted, won't apply to those proposals.

"You want to be able to set the rules," Garzillo said, urging township leaders to prepare for data center proposals before they arrive.

Garzillo noted Montgomery County and Chester County jointly developed a guide to drafting data center



Upper Merion Township Supervisor Vice Chairperson Bill Jenaway speaks about the community's efforts to regulate data center development. **PETER HALL/PENNSYLVANIA CAPITAL-STAR**

regulations that's a resource available to municipalities across the commonwealth.

"We know what we need, and not every ordinance for every municipality will be cookie cutter, so there's not a template that says one size fits all," she said.

#### THE PA. NUMBERS

Pennsylvania, with access to natural gas for electricity generation, electricity infrastructure and proximity to

large population centers, is the location of 62 active data centers with about 70 proposals in various stages of review, according to [datacentermap.com](http://datacentermap.com), a resource for businesses seeking data center services.

A single data center can consume as much electricity as a small city, raising alarm among state and national leaders that the region's electricity generating capacity and transmission grid could be overtaxed and lead to blackouts. PJM Interconnection, which manages the grid serving 67 million people in Pennsylvania, New Jersey, other states and Washington, D.C., has forecast its peak load will increase by nearly 17% over the next decade.

Proposals across the state have drawn pitched opposition. Drawing on the experiences of residents in Loudoun County, Memphis, Tenn., and elsewhere, people have called on township officials to block data center development, citing noise, air pollution and the demand on water resources.

Township officials, who are required to remain impartial and judge proposed developments according to the law, often find themselves caught between angry constituents and litigious businesses.

#### 'TRULY AWFUL'

Covington Township Supervisor Marshall Peirce spoke about considering zoning for data centers after a proposal landed in that Lackawanna County community. He and his fellow supervisors traveled at their own expense

to Loudoun County to see data centers firsthand.

Peirce estimated 500 people attended the meeting where the board approved the zoning and called it "truly awful."

"When it was the supervisors' turn to speak, I pretty much wasn't allowed to speak," he said. "So we had an executive session for a couple minutes. We came back in, we voted and we passed the ordinance. So hopefully we did our homework."

PSATS Executive Director David Sanko said the organization hosted the discussion to address the concerns and questions of elected officials who may be struggling to sort misinformation from reality. "There's dozens of communities that have already dealt with this and are moving through the process," he said. "So we wanted to show that townships were already out front and dealing with some of this stuff way before Harrisburg wants to address it."

State lawmakers this session have proposed bills to protect consumers from electric bill spikes driven by the energy-hungry projects, address data center cooling water consumption and zoning are working through the legislative process. State Rep. Robert Matzke, D-Beaver County, last month hailed the passage of his House Bill 1834, which he describes as the first regulatory framework for data centers.

Democratic Gov. Josh Shapiro, meanwhile, has touted the economic benefits of courting a rapidly growing sector of the tech industry and has called for reform at PJM to protect consumers while making power available to large users such as data centers.

Sanko said he's concerned there is a disconnect between local and state leaders.

"I don't see 300 people showing up outside the Legislature pounding their fists, but they do show up in a township to express concerns about the safety of their communities, and the local officials are tasked with making sure that works," he said.

#### 'WE WON'

Gregory Molter is the planning director for Montour County and a supervisor in Derry Township. That's where Talen Energy, owner of the Montour Steam Electric Station, has been paying a premium for farmland land around the 1.5 megawatt power plant, sparking concern from township residents.

Talen also owns the nuclear-fueled Susquehanna Steam Electric Station in neighboring Luzerne County, where the Houston-based company last year sold a data center development adjacent to the plant to Amazon Web Services for a reported \$650 million.

"People start to worry what's going to happen to our water, what's going to happen to our farmland?" Molter said, noting that the county planning commission meetings went from five members of the public in attendance to more than 300 in February, when the body voted to deny a zoning change for 870 acres of farmland that Talen requested.

"When we gave our decision and made it public, they broke into song singing, 'This land is my land, this land is your land,' and, 'We're so happy that we won,'" Molter said.

He noted that even with the agricultural zoning in place, the data center development could have been granted as a special exception, so the planning commission decided to develop a zoning amendment to address data centers.

Members of the county planning commission and officials from each municipality formed a committee that gathered information from municipalities and counties that already had data center amendments. The amendment was completed in less than four months and was adopted by the Montour County commissioners earlier this month.

Molter said developing a data center zoning amendment can take anywhere from months to years, but with a cost ranging from \$30,000 to \$150,000, professional assistance may be out of reach for smaller municipalities. He recommended those municipalities reach out to neighbors where zoning is already in place for guidance.



# Borough of Perkasio

Park EVENT Application 2026

# RECEIVED

APR 20 2026

### Contact Information

Name: Bill Tuszyński (Race Director) **BOROUGH OF PERKASIE**

Organization: Perkasie Rotary Club Foundation

Address: PO Box 452

City: Perkasie State: PA Zip: 18944

Email: bill.tuszynski@gmail.com Cell Phone: 267-374-1631

Tax Exempt Organization?  Yes  No EIN: 87-2135787 Phone: 267-932-8865

### Purpose of Application:

Personal gathering such as birthday party, shower, etc with over 200 attendees - smaller personal gatherings can reserve via online system

Private rental through an organization

Event such as a festival, 5k, walk, etc. 5k/10k

### Notes Regarding Application Process:

*Requests required 45 days prior to reservation or event*

*All reservations and events with 75 or more attendees require Council Approval*

*Requests for additional services does not guarantee services can be provided*

*All reservations require a Certificate of Insurance evidencing \$1,000,000 in Comprehensive General Liability Insurance and naming Perkasio Borough as Certificate Holder*

### To be filled out by Staff Only:

#### Fees due at time of application:

*Public gatherings at Park and Pavilions and Event Base Fees*

\$ \_\_\_\_\_ Event Permit Base Fee

\$ \_\_\_\_\_ Total Due

\$ \_\_\_\_\_ Total Paid

\_\_\_\_\_ Staff Initials

#### Fees due upon Borough Staff/Council Approval:

*Additional fees associated with Events*

\$ \_\_\_\_\_ Additional Date Fee

\$ \_\_\_\_\_ Road Closure fee

\$ \_\_\_\_\_ Electric Fee

\$ \_\_\_\_\_ Trash collection fee

\$ \_\_\_\_\_ Police or Fire Police fee

\$ \_\_\_\_\_ Park and Pavilion Fee

\$ \_\_\_\_\_ Electric Key Deposit

\$ \_\_\_\_\_ No Parking Signs

\$ \_\_\_\_\_ Total Due

\$ \_\_\_\_\_ Total Paid

\_\_\_\_\_ Staff Initials

Distribution:  Police Dept.  EMS  Electric Dept.  Parks & Rec Dept.

Fire Dept.  Fire Police  Public Works Dept.  Other: \_\_\_\_\_

**Event Information**

Name of the Event: 988 Run Out of the Darkness

Description of the Event: 5K/10K Running race/walk

Date of Event: 8/30/2022

Additional Dates: N/A

Estimated Attendance: 100 runner; 10 volunteers

Time of Event\*\*: 8:30-11:30

Start Time for Set up: 8:30

End time of Tear Down: 11:30

Location of the Event (5ks require map of route to be submitted):

**Facility Requested and Fees for a 4 hour flexible time period:**

Pavilion	Located In	Resident	Non Res	Non Profit
<input checked="" type="checkbox"/> Rotary*	Lenape	\$ 70	\$ 100	\$ 50
<input type="checkbox"/> Skate Park*	Lenape	\$ 70	\$ 100	\$ 50
<input type="checkbox"/> Kulp	Kulp	\$ 60	\$ 85	\$ 45
<input type="checkbox"/> Lions*	Menlo	\$ 85	\$ 110	\$ 60

Park Area	Located in	Resident	Non Res	Non Profit
<input type="checkbox"/> Twin Bridges	Lenape	\$ 85	\$ 110	\$ 60

*\*Electric available at these locations only*

*\*\* Fees are for a four hour flexible time period including set up and tear down time. Renters may purchase additional four hour time periods.*

**Other Borough Services Requested:**

- Police or Fire Police:  Yes  No
- Trash Collection:  Yes  No
- Use of Electric:  Yes  No
- Any other Special Requests: None

**Services Offered at Event:**

Musicians/Entertainment:  Yes  No

If yes please provide more information: \_\_\_\_\_

*As a reminder: Borough Ordinance prohibits commercial activities/vendors/fundraising in Borough Parks*

**All Fees:**

- \* \$ 50 Non-Profit Base permit fee
- \* \$ 100 For Profit Base permit fee
- \$ 10 per additional date fee

**Hourly rates in 2026 Fee Schedule**

- \$ - Road Closure fee (1-2 hours)
- \$ - Per Hour Electric Fee
- \$ - Trash collection fee (1-2 hours)
- \$ - Police or Fire Police fee (time worked)
- \$ 2.25 No Parking Signs (each)

\*Fee due at time of application

\*\* Any parking restrictions and road closures require No Parking Signs to be hung by event organizer two days prior. Number of signs required vary on event and must be picked up and paid for at Borough Hall.

**Waiver and Insurance Requirements**

**Indemnification**

To the fullest extent permitted by law, the Applicant agrees to defend, indemnify, pay on behalf of, and save harmless the Borough of Perkasio, its elected and appointed officials, agents, employees, and authorized volunteers against any and all claims, liability, demands, suits or loss, including attorneys' fees and all other costs connected therewith, arising out of or connected to the Applicant's use or occupancy of the premises of the Borough.

**Insurance**

ALL RESERVATIONS require a Certificate of Insurance, naming Perkasio Borough as Certificate Holder, evidencing \$1,000,000 in Comprehensive General Liability Insurance and must be received no later than 2 weeks prior to the event. The Borough holds the right to cancel a reservation with no refund if the required paperwork is not provided.

**Waiver of Subrogation**

Such waiver shall apply regardless of the cause of origin of the loss or damage, including the negligence of the Borough and its elected and appointed officials, officers, volunteers, consultants, agents and employees. The Applicant shall advise its insurers of the foregoing and such waiver shall be provided under the Applicant's commercial property and liability insurance policies and the Applicant's workers compensation insurance policy, if any.

**Damage to Property of the Applicant and its Invitees**

The Applicant and its employees, officials, volunteers, and agents shall be solely responsible for any loss or damage to property of the Applicant or its invitees, employees, officials, volunteers, agents and representatives while such property is on, at or adjacent to the premises of the Borough.

**Damage to Borough Property**

Applicant assumes full responsibility for taking cognizance of the facility conditions at the time of the program. Applicant will be responsible for all damages resulting to or from use of this property. Upon completion of Applicant's operations, Applicant agrees to leave the property in the same condition as it existed before operations, or pay for and complete restoration of said property within 15 days of the completion of the event.

**Park Rules and Regulations (Summary)**

- The undersigned is familiar with all Borough Park Rules
- The use of alcohol and controlled substances are strictly prohibited within all Borough Parks
- Smoking is prohibited in all Borough Parks; this includes cigarettes, cigars, pipes, chewing tobacco, vaping, etc
- Vendors are not permitted in the park except by special permit issued by Borough Council, which shall have the authority to refuse consent in any instance
- Open fires or fireworks are prohibited. Grills are available at certain pavilions and open to the public
- Do not attach decorations by nails, tacks, or staples on pavilion poles, picnic tables. Etc. All decorations and pavilion, field, park trash must be discarded properly. Large items must be removed and regular trash may be placed inside trash receptacles provided.
- Perkasio Borough Parks and open dawn to dusk
- Perkasio Borough shall not, in any manner or for any cause, be liable or responsible for any injury or damage to persons or property while using the park facilities; all claims for such injury or damage are hereby waived

**PLEASE HAVE YOUR PERMIT WITH YOU DURING YOUR EVENT**

If you find any problems when you arrive please contact Public Works Department at 215-257-5065  
Perkasio Borough Non-Emergency Police can be reached at 215-257-6876  
EMERGENCY DIAL 911

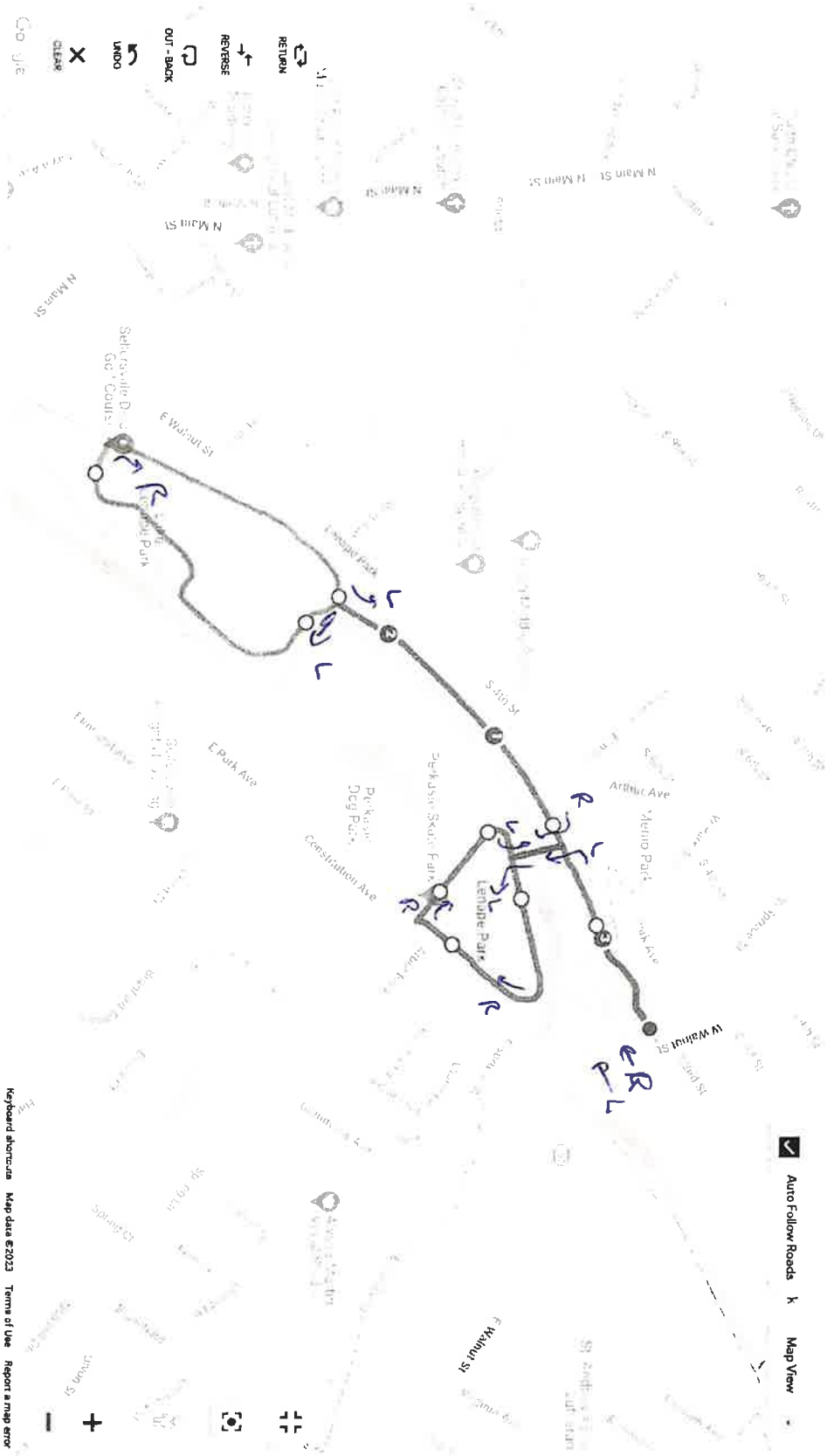
**Applicant certified that the above information is true and correct, has reviewed and is familiar with insurance requirements and guidelines, and familiar with the rules and regulations of Perkasio Borough as set forth in the Code of Ordinances.**

Date of Application: 4/9/2026 By: Bill Toszynski  
Signed: [Signature]

APPROVED: This \_\_\_ Day of \_\_\_\_\_, 20\_\_\_ subject to the following conditions:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Mayor / Borough Manager

# The 988 Run Out of the Darkness 5K/10K



Presents The 1st Annual  
**The 988 Run**  
**Out of Darkness**

Volunteers & facilities provided by  
**The Perkasio Rotary Club**  
&

**Free Will Brewing Company**

Join us for the 4th Annual **988 Run Out of the Darkness**. Sponsored by the Perkasio Rotary Club and the Free Will Brewing Company, the race benefits the National Alliance on Mental Illness (NAMI) of Bucks County.

The National Alliance on Mental Illness (NAMI) is the nation's largest grassroots mental health organization dedicated to building better lives for the millions of Americans affected by mental illness. NAMI provides advocacy, education, support and public awareness so that all individuals and families affected by mental illness can build better lives

Founded in 1905, Rotary International is a service club dedicated to the ideal of "Service Before Self." The Perkasio Rotary Club has been performing community service work since 1925, celebrating our 100<sup>th</sup> anniversary this year. We perform numerous service projects in the community. We work hard and have fun. More information about Perkasio Rotary can be found at [www.perkasiorotary.com](http://www.perkasiorotary.com).

Free Will Brewing Company's 35,000 square foot Perkasio facility houses our taproom, brewing operations, barrel house, and event hall along with plentiful outdoor seating in our front lawn, courtyard, and summertime beer garden. We offer 16 rotating draft lines ensuring a wide variety of options for any beer preference, along with curated cocktails. Thursday-Sunday brings in the area's best food trucks for grabbing a bite to eat with a drink in hand. Live Music every Friday and Saturday brings the community together for a good listen, and some even better dance moves. Check out all of our goings-on at [Freewillbrewing.com](http://Freewillbrewing.com) Cheers

Perkasio Rotary Club  
c/o Bill Tuszynski  
27 S. Vassar Drive  
Quakertown PA 18951



**4th Annual**

**The 988 Run**

**Out of  
Darkness**  
5K/10K



**National Alliance on Mental Illness**

**Bucks County PA**

Pennridge Little League Fields  
200 W. Walnut Street  
Perkasio Pa 18944

Sunday August 30, 2026  
Registration: 8:30-9:30 AM  
Race Start: 9:30 AM  
Awards Immediately Following Each Race

Presented by the  
Perkasio Rotary Club  
Free Will Brewing Company

**Race Location:**

**Pennridge Little League Fields  
200 W. Walnut St.  
Perkasie PA 18944**

**Sunday August 30, 2026**

**Registration: 8:30-9:30 AM**

**Race Start: 9:30 AM**

**Awards: Immediately following each race**

The race uses Lenape Park starting at the baseball fields off Walnut St. 10K runners do two loops. Runners are free to change their distance until after the first loop. Runners entering the chute after the first loop will be considered to have run the 5K. Walkers are encouraged but limited to the 5K.

All runners over the age of 21 will receive a coupon for a free beer. The brewery will open at 10:30 to accommodate runners.

There is ample parking at the baseball fields. The fields are a short distance (< 1/2 mile) from Free Will at 411 E. Walnut Street.

On-line registration is available at:

<https://runtheday.com/register/detail/4th-annual-run-out-of-the-darkness-5k10k-2026-961/?source=upcomingraces>

<https://www.pretzelcitysports.com/onlineform1.php?id=1786>

<https://www.active.com/perkasie-pa/running/distance-running-races/4th-annual-988-run-out-of-the-darkness-5k-10k-2026>

**Course Records:**

**5K**  
M: Matthew Brown – 18:37  
F: Anabelle Broadbent – 22:30

**10K**  
M: Daniel Klein – 38:06  
F: Jen Esposito – 41:58

Results posted at [www.runtheday.com](http://www.runtheday.com) and [www.perkasierotary.com](http://www.perkasierotary.com)

**Awards (Male & Female) Both 5K & 10K**

Overall 1-3 M/F  
Age Group: (3 Each) M/F: 9 & Under, 10-14, 15-19, 20-29, 30-39, 40-49, 50-59, 60-69, 70-79, 80+

Quality short sleeve tech shirts for all pre-registered runners and white supplies last on race day.

**Race organizer:**

**Bill Tuszyński, 267-374-1631 (before 10PM please); [bill.tuszynski@gmail.com](mailto:bill.tuszynski@gmail.com)**

Name \_\_\_\_\_

Age on race day \_\_\_\_\_ M F

5K \_\_\_\_\_ 10K \_\_\_\_\_

T-shirt size: Youth Large S M L XL 2X None

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-Mail \_\_\_\_\_

\$35 With Shirt if Postmarked By 8/21 \$ \_\_\_\_\_

\$40 After 8/21 incl. Race Day shirt while supply lasts \$ \_\_\_\_\_

Deduct \$5 if No Shirt \$ \_\_\_\_\_

Total Enclosed: \$ \_\_\_\_\_

Team \_\_\_\_\_

MAKE CHECK PAYABLE TO:  
Perkasie Rotary Club Foundation

MAIL TO:  
Bill Tuszyński  
27 S. Vassar Dr.  
Quakertown PA 18951

I know that participating in a race is a potentially hazardous activity. I should not enter unless I am medically able to participate. I also assume any and all risks associated with participating in this event, including but not limited to falls, contact with other participants, the effects of the weather, traffic and the condition of the roads. In considering of accepting this entry, I hereby waive for myself and my heirs all rights and claims for damages I may have against American Foundation for Suicide Prevention, Perkasie Rotary Club, Free Will Brewing Company, and all other sponsors, volunteers, their agents or representatives arising out of, or in the course of, my participation in the 988 Run Out Of Darkness. I also give permission for the free use of my name and picture in any broadcast, telecast or print media account of this event.

Signature \_\_\_\_\_  
(parent/guardian if under 18 years)

Date \_\_\_\_\_



# Borough of Perkasio

Park EVENT Application 2026

# RECEIVED

APR 27 2026

### Contact Information

Name:

Melina Moore

**BOROUGH OF PERKASIE**

Organization:

Gron-A. Pair Foundation

Address:

209 West Main St

City:

Lansdale

State:

PA

Zip:

18946

Email:

Melina@melinamobilebarbershop.com

Cell Phone:

267-680-9605

Tax Exempt Organization?

Yes  No

EIN:

82-1360156

Phone:

### Purpose of Application:

Personal gathering such as birthday party, shower, etc with over 200 attendees - smaller personal gatherings can reserve via online system

Private rental through an organization

Event such as a festival (5k) walk, etc.

### Notes Regarding Application Process:

Requests required 45 days prior to reservation or event

All reservations and events with 75 or more attendees require Council Approval

Requests for additional services does not guarantee services can be provided

All reservations require a Certificate of Insurance evidencing \$1,000,000 in Comprehensive General Liability Insurance and naming Perkasio Borough as Certificate Holder

### To be filled out by Staff Only:

#### Fees due at time of application:

Public gatherings at Park and Pavilions and Event Base Fees

\$ \_\_\_\_\_ Event Permit Base Fee

\$ \_\_\_\_\_ Total Due

\$ \_\_\_\_\_ Total Paid

\_\_\_\_\_ Staff Initials

#### Fees due upon Borough Staff/Council Approval:

Additional fees associated with Events

\$ \_\_\_\_\_ Additional Date Fee

\$ \_\_\_\_\_ Road Closure fee

\$ \_\_\_\_\_ Electric Fee

\$ \_\_\_\_\_ Trash collection fee

\$ \_\_\_\_\_ Police or Fire Police fee

\$ \_\_\_\_\_ Park and Pavilion Fee

\$ \_\_\_\_\_ Electric Key Deposit

\$ \_\_\_\_\_ No Parking Signs

\$ \_\_\_\_\_ Total Due

\$ \_\_\_\_\_ Total Paid

\_\_\_\_\_ Staff Initials

Distribution:  Police Dept.  EMS  Electric Dept.  Parks & Rec Dept.  
 Fire Dept.  Fire Police  Public Works Dept.  Other: \_\_\_\_\_

**Event Information**

Name of the Event: Grow-A-Pair 5K

Description of the Event: 5K Run 1 Mile Walk

Date of Event: 8/19/26 Additional Dates: — Estimated Attendance: 50 - 100

Time of Event\*\*: start 6pm Start Time for Set up: 4pm End time of Tear Down: 7:30 pm

Location of the Event (5ks require map of route to be submitted): starts at Kulp Park 21.5 2nd St. would like parking lot closed.

Facility Requested and Fees for a 4 hour flexible time period:

	Pavilion	Located in	Resident	Non Res	Non Profit
<input type="checkbox"/>	Rotary*	Lenape	\$ 70	\$ 100	\$ 50
<input type="checkbox"/>	Skate Park*	Lenape	\$ 70	\$ 100	\$ 50
<input type="checkbox"/>	Kulp	Kulp	\$ 60	\$ 85	\$ 45
<input type="checkbox"/>	Lions*	Menlo	\$ 85	\$ 110	\$ 60

	Park Area	Located in	Resident	Non Res	Non Profit
<input type="checkbox"/>	Twin Bridges	Lenape	\$ 85	\$ 110	\$ 60

\*Electric available at these locations only

\*\* Fees are for a four hour flexible time period including set up and tear down time. Renters may purchase additional four hour time periods.

Other Borough Services Requested:

- Police or Fire Police:  Yes  No  
 Trash Collection:  Yes  No  
 Use of Electric:  Yes  No

Any other Special Requests: Crossing Guard

Services Offered at Event:

Musicians/Entertainment:  Yes  No N/A

If yes please provide more information: \_\_\_\_\_  
 As a reminder: Borough Ordinance prohibits commercial activities/vendors/fundraising in Borough Parks

All Fees:

* \$ 50	Non-Profit Base permit fee*	<b>Hourly rates in 2026 Fee Schedule</b>
* \$ 100	For Profit Base permit fee	\$ - Road Closure fee (1-2 hours) ??
\$ 10	per additional date fee	\$ - Per Hour Electric Fee
*Fee due at time of application		\$ - Trash collection fee (1-2 hours)
		\$ - Police or Fire Police fee (time worked)
		\$ 2.25 No Parking Signs (each) ??

\*\* Any parking restrictions and road closures require No Parking Signs to be hung by event organizer two days prior. Number of signs required vary on event and must be picked up and paid for at Borough Hall.

## Waiver and Insurance Requirements

### Indemnification

To the fullest extent permitted by law, the Applicant agrees to defend, indemnify, pay on behalf of, and save harmless the Borough of Perkasio, its elected and appointed officials, agents, employees, and authorized volunteers against any and all claims, liability, demands, suits or loss, including attorneys' fees and all other costs connected therewith, arising out of or connected to the Applicant's use or occupancy of the premises of the Borough.

### Insurance

ALL RESERVATIONS require a Certificate of Insurance, naming Perkasio Borough as Certificate Holder, evidencing \$1,000,000 in Comprehensive General Liability Insurance and must be received no later than 2 weeks prior to the event. The Borough holds the right to cancel a reservation with no refund if the required paperwork is not provided.

### Waiver of Subrogation

Such waiver shall apply regardless of the cause of origin of the loss or damage, including the negligence of the Borough and its elected and appointed officials, officers, volunteers, consultants, agents and employees. The Applicant shall advise its insurers of the foregoing and such waiver shall be provided under the Applicant's commercial property and liability insurance policies and the Applicant's workers compensation insurance policy, if any.

### Damage to Property of the Applicant and its Invitees

The Applicant and its employees, officials, volunteers, and agents shall be solely responsible for any loss or damage to property of the Applicant or its invitees, employees, officials, volunteers, agents and representatives while such property is on, at or adjacent to the premises of the Borough.

### Damage to Borough Property

Applicant assumes full responsibility for taking cognizance of the facility conditions at the time of the program. Applicant will be responsible for all damages resulting to or from use of this property. Upon completion of Applicant's operations, Applicant agrees to leave the property in the same condition as it existed before operations, or pay for and complete restoration of said property within 15 days of the completion of the event.

### Park Rules and Regulations (Summary)

- The undersigned is familiar with all Borough Park Rules
- The use of alcohol and controlled substances are strictly prohibited within all Borough Parks
- Smoking is prohibited in all Borough Parks; this includes cigarettes, cigars, pipes, chewing tobacco, vaping, etc
- Vendors are not permitted in the park except by special permit issued by Borough Council, which shall have the authority to refuse consent in any instance
- Open fires or fireworks are prohibited. Grills are available at certain pavilions and open to the public
- Do not attach decorations by nails, tacks, or staples on pavilion poles, picnic tables. Etc. All decorations and pavilion, field, park trash must be discarded properly. Large items must be removed and regular trash may be placed inside trash receptables provided.
- Perkasio Borough Parks and open dawn to dusk
- Perkasio Borough shall not, in any manner or for any cause, be liable or responsible for any injury or damage to persons or property while using the park facilities; all claims for such injury or damage are hereby waived

### PLEASE HAVE YOUR PERMIT WITH YOU DURING YOUR EVENT

If you find any problems when you arrive please contact Public Works Department at 215-257-5065

Perkasio Borough Non-Emergency Police can be reached at 215-257-6876

EMERGENCY DIAL 911

Applicant certified that the above information is true and correct, has reviewed and is familiar with insurance requirements and guidelines, and familiar with the rules and regulations of Perkasio Borough as set forth in the Code of Ordinances.

Date of Application:

April 27, 2026

By:

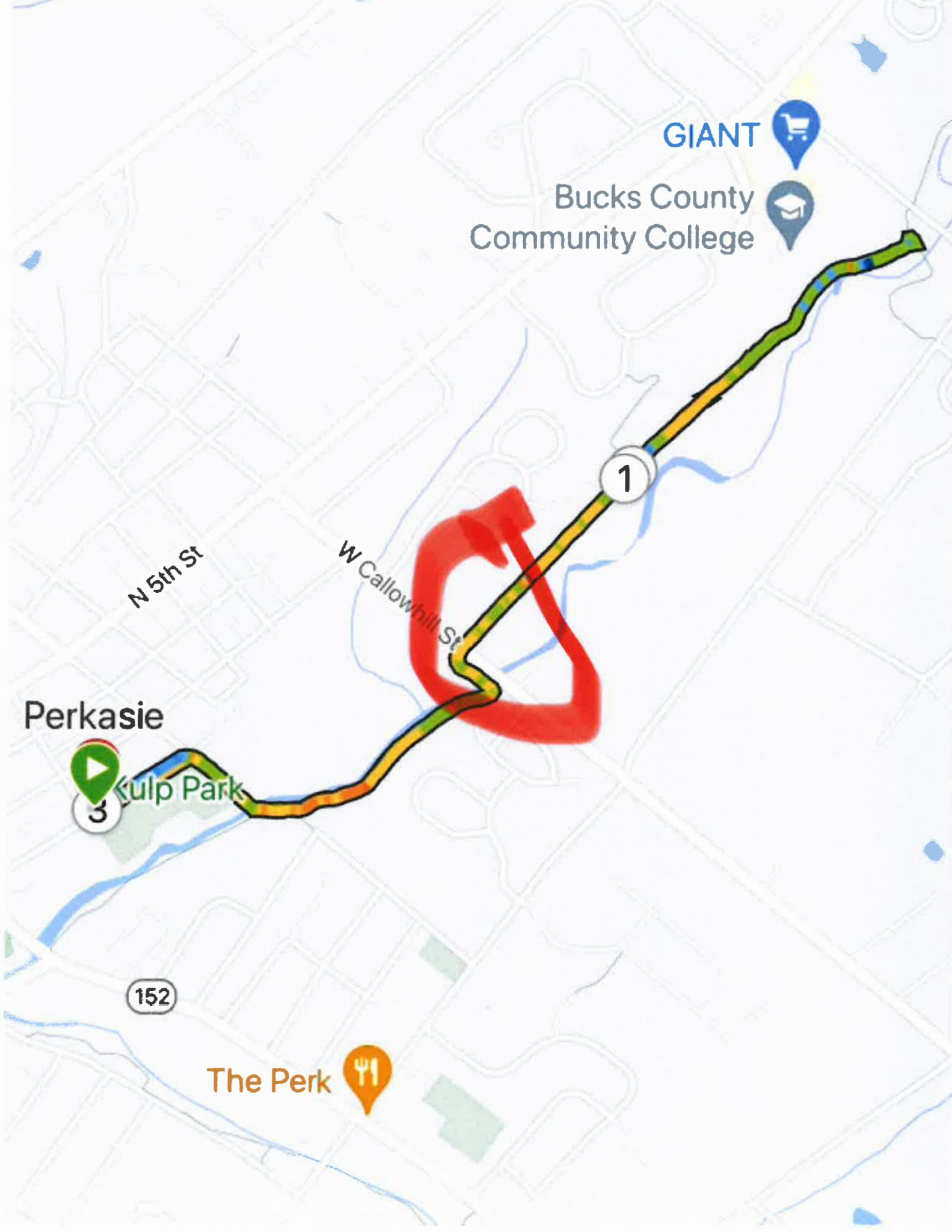
Melina Moore

Signed:

Melina Moore

APPROVED: This \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, subject to the following conditions:

\_\_\_\_\_  
Mayor / Borough Manager



GIANT



Bucks County  
Community College



1

N 5th St

W Callowhill St

Perkasio



Kulp Park

152

The Perk





# LAFAYETTE

## MEYNER CENTER FOR THE STUDY OF STATE AND LOCAL GOVERNMENT

April 24, 2026

Andrea Coaxum, Borough Manager  
Perkasie Borough  
620 West Chestnut Street  
P.O. Box 96  
Perkasie, PA 18944

Dear Ms. Coaxum:

The Lafayette College Meyner Center is pleased to present the Borough of Perkasie, Bucks County, with this proposal to offer our assistance in recruiting the next Borough Manager. Through our skill and experience, we can be of invaluable assistance to Council in providing independent and unbiased professional guidance in choosing both the procedure for your recruitment and in the ultimate selection of the best candidate(s) available. Our detailed services are outlined in the **Comprehensive Service Overview** document attached to this proposal.

### **About the Meyner Center**

Established in 1994, the Robert B. and Helen S. Meyner Center is a trusted partner to municipalities and authorities across the region. We provide assistance to local governments through municipal service studies, operations and financial analyses, strategic plan preparation, and searches for management personnel. Our mission is to help local government operate efficiently and effectively.

Our team combines academic knowledge with extensive real-world government experience. Director John Kincaid is a full-time professor of Government and Law at Lafayette College and is internationally recognized for his expertise in federalism. Our Government and Civic Program is led by Associate Director for Public Service Nicole Beckett and Associate Director for Municipal Services Jennifer Smethers, both of whom bring decades of municipal management experience to our work with local governments. Our approach builds upon the strong foundation established by David Woglom, who developed and led our government services for 16 years, maintaining the same proven service approach and consistent structure that defines our work. Together, our team provides municipalities and authorities with comprehensive expertise in executive recruitment, administrative analysis, financial review, and strategic planning, backed by both academic knowledge and hands-on operational experience in local government.

The Meyner Center has assisted more than 200 municipalities with the recruitment of managers, police chiefs, directors, and other key personnel. Through this extensive recruitment experience, we understand the importance of finding experienced and skilled executives who work effectively

with elected boards, provide necessary leadership for daily operations, communicate thoroughly with governing bodies, and help guide organizations forward. We have enclosed our credentials, the Comprehensive Service Overview, and the Municipal Project Summary highlighting the Government and Civic Program's services and training provided by the Meyner Center for additional background information.

### **Fee Structure and Services**

The Meyner Center provides executive search services at \$125 per hour, with a guaranteed not to exceed amount of \$11,000 plus mileage/travel expenses incurred. We maintain detailed timesheets, and our invoice will reflect actual hours worked. Please note that this \$11,000 fee covers only the recruitment services.

### **Optional Additional Services**

All additional costs beyond our base service fee are completely optional and determined by the Borough's preferences:

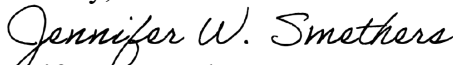
**Background Investigation:** We strongly recommend engaging Intercounty Solutions to conduct a comprehensive background check, including employment, credit, personal, criminal, and driving history reviews for public sector management personnel. The thorough investigation will be coordinated by the Meyner Center and the cost is approximately \$3,500.

**Advertising Options:** We promote all positions through our proprietary database, professional network, LinkedIn, and industry contacts at no additional charge. For broader reach, we can place advertisements in external publications, with the Borough responsible for those advertising costs.

**Other Optional Expenses:** A pre-employment drug screening would be coordinated per the Borough's policies and would be the Borough's expense if required.

The focus of the Meyner Center is to provide a quality service to municipalities. My years of local government management experience and understanding of the culture of local government, and the Center's work with municipalities, provides me with the skills necessary to be of significant value to your Borough. Thank you for the opportunity to assist the Borough of Perkasio.

Sincerely,

  
Jennifer W. Smethers  
Associate Director for Municipal Services

## DETAILED BOROUGH MANAGER RECRUITMENT PROCESS

### Comprehensive Service Overview – Borough Manager

The Meyner Center's Borough Manager recruitment process includes the following comprehensive services, customized to meet each Borough's specific needs:

**Logistics Meeting and Process Design:** Meeting with Borough Council's appointed Search Team to assist them in defining the responsibilities of the position, setting the expected salary and benefit expense, establishing the recruitment and appointment procedure, identifying the media for publication of the advertisement, and scheduling the interview process. We customize recruitment strategy for your specific requirements and set entire recruitment calendar.

**Professional Advertising and Outreach:** Preparing the position advertisement for appropriate professional publications and direct outreach. We maintain a 3-to-4-week advertising period with real-time applicant tracking provided to your team.

**Operational and Cultural Assessment:** Conducting comprehensive one-on-one conversations with elected officials and key staff members to discuss opportunities, strengths, challenges, and weaknesses while grasping organizational culture and understanding what candidates will be walking into at the Borough. These sessions can be conducted virtually or in-person to accommodate schedules. During this phase, we also discuss the steps moving forward and begin laying out the framework for everything to follow, including the conditional offer process, interview structure, and overall path to the finish line. This critical assessment phase provides essential insights that inform our evaluation criteria and interview development process.

**Comprehensive Application Review and Evaluation:** Reviewing applications with Council or Search Team through our facilitated application review meeting. This meeting is held within one week after the advertising deadline, and can be held in-person or virtually to accommodate work schedules. Prior to the meeting, we conduct background research and candidate assessment to identify qualified candidates based on our municipal management experience. At this meeting, we discuss applicants and you select the candidates for first round interviews. We further discuss the conditional offer details and next steps in the process.

**Internal Candidate Integration:** Working with any internal candidates as part of the comprehensive evaluation process, ensuring all candidates go through the same fair and consistent process to compare qualifications and experience.

**Customized Interview Development:** Preparing interview questions, including scenario-based questions that evaluate how candidates handle real-life situations and make decisions under pressure, as requested by the Search Team or Council. All questions are tailored specifically to the Borough's challenges and requirements, based on our findings from the operational and cultural assessment by identifying themes and patterns from our consultations with elected officials and staff.

**Writing Sample Assessment (Optional):** Requiring comprehensive writing samples for second round candidates to assess candidates' communication skills and thought processes when addressing complex scenarios. These are customized to the Borough's specific operations and analyzed for leadership and management style.

**First Round Interviews:** Full day interviews with first round candidates, conducted in-person or virtually as needed. Deliberations immediately follow to select second round interview candidates. Each first round interview is approximately 40 minutes.

**Second Round Interviews:** Full day, in-person interviews with second round candidates to select final candidate(s) to present to the entire Council. Each second-round interview is approximately 75 minutes. Deliberations immediately follow to select final candidates and discuss employment terms. During deliberations, we discuss what the full elected Council should be able to see and hear in the final interview based on all of the work that the Search Team has completed, and how candidates will showcase what they demonstrated throughout the process. We work closely with the Search Team to ensure that all of Council will understand the candidates' fit for the municipality.

**Third Round Interviews:** Conducted with full Council featuring the recommended 1-2 final candidates. This allows Council to be comfortable with the process and make the final selection, since we recommend they appoint a search team to accommodate the earlier stages. While we strive to provide two strong options, when possible, when there is a clear exceptional fit, we recommend that single candidate to avoid risking the loss of an ideal candidate or misleading other applicants about their prospects.

**Background Investigation:** Coordination of the comprehensive background investigation conducted by experienced and skilled investigators who specialize in public sector management personnel. This includes thorough employment, credit, personal, criminal, and driving background checks, along with extensive reference checks in which candidates authorize investigators to ask questions that could not typically be asked in standard reference checks (approximately \$3,500). While contracted separately, we coordinate throughout the process to ensure seamless integration with the selection timeline.

**Employment Finalization and Transition Management:** Facilitating final negotiations with the selected candidate on the conditional offer and tracking the process through completion of all conditions to the official appointment by Council. We guide both parties fairly through contract terms, start date coordination, and ensure all hiring requirements are met. Our involvement concludes upon successful Council appointment of the new manager.

## MEYNER CENTER EXECUTIVE RECRUITMENT TEAM

### **Nicole Beckett, Associate Director for Public Service**

*Municipal Practitioner | Organizational Development Specialist*

Nicole has dedicated over two decades to Pennsylvania local government, beginning in 2001 in data entry and systematically advancing through Secretary, Treasurer, and Borough Manager positions across multiple municipalities. As Borough Manager of Lehighton Borough from 2011-2022, she managed one of Pennsylvania's 35 public power communities, overseeing a \$20.5 million budget, 65+ employees, and the complex dual responsibilities of municipal operations in a full-service borough and electric utility management. Her tenure produced measurable infrastructure achievements including fire station construction, major park rehabilitations totaling over \$1.5 million, police station construction, electric utility building construction, the restoration of a community landmark, and trail system establishment that transformed community connectivity.

Nicole secured over \$15 million in competitive grant funding throughout her municipal career, demonstrating her ability to identify and capture significant financial resources for community benefit. Her expertise spans municipal finance, human resources, labor relations, economic development initiatives, and the specialized requirements of public power operations. She was instrumental in the reorganization of the Pennsylvania Municipal Electric Association, contributing to statewide policy development for public power communities.

Since joining the Meyner Center in 2022, Nicole has served over 40 municipalities through executive recruitments, organizational assessments, and various projects benefiting communities in Pennsylvania. Nicole has facilitated transitions to council-manager governance, and develops training programs focused on next-generation workforce development and succession planning - areas that formed the foundation of her Master's thesis. Her passion centers on solving complex municipal challenges through organizational development, mentoring emerging leaders, and building sustainable governance structures that serve communities effectively both today and into the future.

## **Jennifer Smethers, Associate Director for Municipal Services**

### *Municipal Practitioner*

Jennifer brings over 20 years of experience in municipal administration, having served as Township Manager for both Lower Mount Bethel Township (2018-2025) and Williams Township (2012-2018) in Northampton County and the City of Allentown and Allentown Redevelopment Authority (2005-2012). Her hands-on experience includes leading all aspects of municipal operations - from budget development and financial management to strategic planning, emergency management, and comprehensive plan development. She has successfully secured millions in grant funding for infrastructure improvements, equipment purchases, and facility construction while managing complex multi-fund budgets and coordinating with five-member boards of supervisors and boards of directors.

Since joining the Meyner Center in March 2025, Jennifer brings her extensive municipal management background to executive recruitment coordination and municipal outreach. Her primary role focuses on helping communities identify and select qualified leadership while drawing from her comprehensive understanding of municipal operations developed through years of hands-on municipal management. Her unique background also includes affordable housing and community development expertise, having served as Executive Director of the Redevelopment Authority of Allentown and managing housing programs throughout the Lehigh Valley. This diverse experience enables her to understand the full spectrum of municipal challenges, from daily operations to long-term strategic planning.

Jennifer's strength lies in her ability to assess operational effectiveness and cultural dynamics, drawing from her experience navigating municipal politics, emergency management coordination with FEMA and PEMA, and leading organizational transitions. Her background managing municipalities through growth periods, infrastructure challenges, and strategic planning initiatives while maintaining positive relationships with elected officials and community stakeholders informs her approach to helping other communities find the right leadership fit.

Jennifer holds a Master of Arts in Political Science from Lehigh University and a Bachelor of Arts with a double major in Political Science and Criminal Justice from Moravian University.

## **Our Team Approach**

Together, Nicole and Jennifer combine over 40 years of municipal management experience with a deep understanding of local government. Our shared background as practitioners who have navigated the complexities of municipal operations, governance dynamics, and leadership challenges allows us to guide your recruitment process with insight that goes beyond traditional consulting.

What sets our team apart is our ability to evaluate candidates from the perspective of those who have lived the realities of municipal leadership. We understand local government culture, the unique challenges facing elected officials, and what it takes to succeed in these demanding roles. Our approach ensures that both technical qualifications and cultural fit are thoroughly evaluated, helping you find leaders who will build positive working relationships and deliver results for your community.

Our combined experience managing diverse municipal challenges - from electric utility operations and emergency management to affordable housing and community development - has taught us that successful executive recruitment requires understanding not just what candidates can do, but how they will work within your existing municipal structure, build relationships with your elected officials, and lead your organization through both day-to-day operations and long-term strategic challenges. This practical insight, rooted in our own municipal management experience across Pennsylvania boroughs, townships and cities, guides every aspect of our recruitment process.

**Meyner Center for the Study of State and Local Government**  
**Project Summary - 2006 to current**

**Counties Served**

Bucks County	Crawford County	Lehigh County
Butler County	Delaware County	Monroe County
Carbon County	Hunterdon County, NJ	Montgomery County
Chester County	Lancaster County	Northampton County

**Recruitments: Municipal Manager/Administrator**

Ambler Borough	Haverford Township	Pocono Township
Bangor Borough	Hellertown Borough	Pocopson Township
Bethlehem Township	Hilltown Township	Pottstown Borough
Bucks County	Kennett Township	Rockledge Borough
Catasauqua Borough	Kutztown Borough	Schuylkill Township
Charlestown Township	Lansdale Borough	Sellersville Borough
Cheltenham Township	Lehighon Borough	Souderton Borough
City of Easton	Lower Gwynedd Township	South Whitehall Township
Collegeville Borough	Lower Macungie Township	Swarthmore Borough
Cranberry Twp - Asst. Manager	Lower Mt. Bethel Township	Towamencin Twp - Asst. Manager
East Coventry Township	Lower Providence Township	Upper Dublin Township
East Fallowfield Township	Malvern Borough	Upper Gwynedd Township
East Goshen Township	Middletown Township	Upper Hanover Township
East Vincent Township	Moore Township	Upper Macungie Township
East Whiteland Township	Morrisville Borough	Upper Makefield Township
Easttown Township	Narberth Borough	Upper Merion Township
Edgmont Township	New Britain Township	Upper Nazareth Township
Emmaus Borough	New Hanover Township	Upper Pottsgrove Township
Ephrata Borough	New Hope Borough	Upper Providence Township
Falls Township	Newtown Borough	Warminster Township
Forks Township	Newtown Township	West Pikeland Township
Fountain Hill Borough	Norristown Borough	West Vincent Township
Franconia Township	North Whitehall Township	West Whiteland Township
Frederick Township	Palmerton Borough	Williams Township
Hanover Township	Plainfield Township	Willistown Township
	Plumstead Township	Worcester Township

**Recruitments: Chief of Police**

Ambler Borough	Franconia Township	Schuylkill Township
Chambersburg Borough	Lehigh Township	Slate Belt Regional Police
Downingtown Borough	Lehighon Borough	Tredyffrin Township
East Coventry Township	Narberth Borough	Upper Dublin Township
East Pikeland Township	Pen Argyl Borough	Upper Moreland Township
Exeter Township	Perkasie Borough	West Whiteland Township
Falls Township	Salisbury Township	Wilson Borough

**Recruitments: Department Heads**

Bensalem Township - Planning	Pottstown Borough - Code	West Bradford Township - Planning
Buckingham Township - PW	Springfield Township - PW	W. Whiteland Twp - PW & Planning
New Hope Borough - Zoning		

**Meyner Center for the Study of State and Local Government**  
**Project Summary - 2006 to current**

**Recruitments: Finance**

City of Easton	Ephrata Borough	Upper Chichester Township
Concord Township	New Hope Borough	Upper Providence Township
East Bradford Township	Newtown Township	West Bradford Township
East Goshen Township	Perkasie Borough	Whitemarsh Township
Edgmont Township	Phoenixville Borough	

**Recruitments: Authorities and Miscellaneous**

Bucks County Housing Authority - Housing Director  
Lower Perkiomen Valley Sewer Authority - Manager  
Montgomery County Redevelopment Authority - Executive Director  
Montgomery County Sewer Authority - Manager  
PA Municipal Electric Association - Executive Director  
Pottstown Borough Utilities - Administrator  
Saucon Valley Community Center - Executive Director  
Township of Falls Authority - Executive Director  
Upper Hanover Authority - Operations Manager  
Hellertown Borough Authority - Executive Director  
Redevelopment Authority of Montgomery County - Program Manager

**Strategic Plan Preparation**

Forks Township  
Pen Argyl Borough  
Princeton, NJ - Public Works  
Upper Providence Township  
Upper Uwchlan Twp. Public Works

**Strategic Visioning Plans**

Media Borough Council  
New Britain Township Supervisors

**Organizational Assessments, Reviews and Studies**

Ambler Borough Organizational Analysis/Improvement Services  
Bethlehem Township/Fire Company Study and Meeting Facilitation  
Catasauqua Borough Public Works Department Assessment  
City of Easton Early Intervention Plan  
Conshohocken Authority Administrative Analysis  
East Bradford Township Financial Analysis  
Easton Area Joint Sewer Authority IPP Study  
Eldred Township Organizational Assessment and Administrative Staff Review  
Franconia Public Works Management Analysis  
Lafayette College Plant Operations Department  
Lower Mount Bethel Township Organizational Assessment  
Lower Perkiomen Valley Sewer Authority Administrative Review  
Macungie Borough Organizational Assessment  
Montgomery Township Sewer Authority Organizational Assessment  
New Britain Township Comprehensive Organizational Assessment  
New Britain Township Police Scheduling Consultation  
Newtown Borough Administrative Analysis  
Northampton County Animal Control Study  
Pen Argyl Borough Organizational Assessment and Transition Plan  
Pocopson Township Administrative Review  
Pocopson Township Administrative Review Update  
Pottstown Fire Consolidation Facilitation  
Solebury Township Organizational Assessment  
South Whitehall Fire Apparatus Capital Improvement Study  
Tobyhanna Township Organizational Assessment  
Williams Township Organizational Assessment

## **Meyner Center for the Study of State and Local Government**

### **Project Summary - 2006 to current**

#### **Local Elected Officials Programs**

Borough of Nesquehoning -Council/Manager Form of Government

Borough of Newtown (Bucks) – Council/Manager Form of Government

#### **Salary /Benefit Survey Preparation**

Bucks County Consortium of Municipalities Salary/Benefits Survey

Forks Township

Lehigh and Northampton Counties Police Salary/Benefits Survey

Lehigh Valley Municipalities Response to Coronavirus

Lehigh Valley Municipalities Salary Survey

Middletown Township, Bucks County-Police Collective Bargaining Agreement Analysis

Upper Saucon Salary Survey of Administration and Dept. Heads – Lehigh Valley

Compensation, Retention, and Workforce Development: A Strategic Study for Lower Saucon Authority

#### **Administrative Services Provision**

Easton Housing Authority HOPE VI Evaluation, Project Manager

Lehigh Tax Collection Committee, Executive Director

Northampton Tax Collection Committee, Administrative Director

Pennsylvania Municipal Electric Association, Executive Director

Pennsylvania Municipal Electric Association, Professional Consultant

#### **Facilitation of Retreats/Public Hearings/Committee Meetings**

Forks Township Supervisors Candidate Debate Moderator

Bethlehem Township Implementation of Fire Company/Township Improvements

Easton Finance and Code Enforcement Departments

Greater Easton Development Partnership Retreat

Hatfield Township Board of Commissioners

Lehigh County Board of Commissioners Retreat

Newark, Delaware City Council Retreat

Northampton County Judge Debate Moderator

Pottstown Facilitation of Possible Consolidation of Fire Companies

Williams Township Zoning Code Public Hearings

#### **Government/Non-Profit Agency Involvement**

Allentown City Blue Ribbon Panel

Easton City Community and Economic Development -Business Recruitment Strategy

Easton Elected Officials Compensation Committee, Chairman

Lafayette College CFO Search Committee

Lafayette College Public Safety Director Search Committee

Lehigh Valley Economic Development Corporation

Lehigh Valley Justice Institute Strategic Plan

Pennsylvania State Association of Boroughs Instructor

St. Lukes University Network Finance Committee

PA Local Government Commission - 2025 Annual Symposium - "Municipal Financial Safeguards Beyond Internal Controls: Building Organizational Capacity"

Local Government Academy - 2026 Newly Elected Officials Program - "Municipal Management/Financial Safeguards:What Elected Officials Should Know"

**Meyner Center for the Study of State and Local Government**  
**Project Summary - 2006 to current**

**Professional Development Programs: Authored and Facilitated**

- “Governance 101 for the Pennsylvania Municipal Electric Association”
- “Reconnecting & Building the Team: The Workplace Post COVID”
- “Trust in Government: The Federalism Perspective and Local Government Reality” - Conducted by Professor John Kincaid and Nicole Beckett at the 2022 Pennsylvania Municipal Electric Association Conference
- “Challenges of Managing in the Public Sector”
- “Challenges of Managing the Difficult Employee”
- “Effective and Productive Decision Making”
- “I’m From the Government and I’m Here to Help You; Effective Customer Service”
- “The Role and Responsibilities of a Municipal Elected Official”
- “The Importance of Leadership and Communication in Municipal Government”
- “The Art of Time Management”
- “Managing Conflict in the Workplace”
- “How to Hire Employees”

# Voting Delegates

## Deadline: May 11, 2026

Each member borough in good standing with the Association shall appoint a Voting Delegate for the purpose of electing the Officers of the Association and voting on proposed resolutions and policies.

Borough council **must approve** the individual appointed to serve as the Voting Delegate as well as an Alternate Delegate (in case the primary appointment cannot participate in the election and voting during the annual conference). Note - Voting Delegates/Alternates can be elected or appointed borough officials. Per the PSAB Constitution, these names must be provided to the PSAB Executive Director by May 11, 2026.

The election of Officers will be held Tuesday, June 2 between 9 a.m. and 2 p.m. Voting on proposed resolutions and policies will occur during the Closing Business Meeting on Wednesday, June 3. These two activities help to shape the leadership and policy platform of the Association. Participation in this process is an essential role that borough officials play in guiding the future of PSAB.

**ALL VOTING DELEGATES MUST BE REGISTERED TO ATTEND THE ANNUAL CONFERENCE.**

Borough of: \_\_\_\_\_

Submitted by: \_\_\_\_\_  
(Signature of the Borough Secretary, Manager, or President of Council)

Date: \_\_\_\_\_

Borough Address: \_\_\_\_\_

Borough Email: \_\_\_\_\_

OUR VOTING DELEGATE WILL BE: \_\_\_\_\_  
(Name) (Title)

OUR ALTERNATE WILL BE: \_\_\_\_\_  
(If Applicable) (Name) (Title)

**The Voting Delegate form must be returned no later than Monday, May 11, 2026.** You can return this form in any of the following ways:

**Mail:** PSAB, 2941 North Front Street  
Harrisburg, PA 17110

**Fax:** 717-236-8164

**Email:** mmiller@boroughs.org



## PENNRIDGE AREA COORDINATING COMMITTEE

April 23, 2026

Present: Clair Black – Silverdale Borough; Morgan Cowperthwaite – Bedminster; Skeeter Musselman – Pennridge Community Senior Center; and Dave Nyman – East Rockhill Township.

Dave Nyman provided an update on the Sterling Act. In addition he shared recently acquired information on Data Centers.

### **Municipal Roundtable:**

- Bedminster – Morgan announced they appointed Officer James Browne as Detective; approved two resolutions concerning the adoption of a municipal cure regarding regulations for Data Centers and Energy/Battery storage; and their 2026 Road program for tar & chipping 18 roads and paving two.
  
- Silverdale- Clair shared that they have awarded the Baringer Avenue sidewalk bid for \$170,906.50; the Silver Street conversion plan continues with the new park being called Steve Cordell Community Park; the Annual Community Day will be October 3<sup>rd</sup>; they will partner with Hilltown for a July 3<sup>rd</sup> Fune Run; and the WB Homes project anticipates the last permit to be requested in July.
  
- East Rockhill – Dave provided an update on their upcoming plan to adopt a Data Center Ordinance. Also considering a summer intern to help cover office operations during vacation times.
  
  
- Senior Center – Skeeter provided an update on building status and change of ownership.

The meeting concluded around 7:30 PM.

The next meeting will be **May 28, 2026**, 7:00 PM, at the Pennridge Community Center.

Date: 04/24/2026

# EFT Register #7 – April 27, 2026

User: HEATHE

Time: 1:21:00PM

## BOROUGH OF PERKASIE

VENDOR NO	VENDOR NAME	INVOICE NO	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
0000005782	Amazon Capital Services							
VP-00000214	16CF-VTQ7-GFXY		MAC Console Table	04.452.370	04/27/2026	161.98	X	
VP-00000215	1RJ1-7LG1-FDPG		MAC Tvs & Wall Mounts	04.452.341	04/27/2026	395.96	X	
VP-00000217	1QL1-9PYK-4176		Police Office Supplies	01.410.210	04/27/2026	223.57	X	
0000005782	Amazon Capital Services				Vendor Total:	781.51		
0000002467	AMP Inc.							
VP-00000182	1015083		Power Purchases March 2026	07.442.362	04/23/2026	-403.08	X	
VP-00000182	1015083		Power Purchases March 2026	07.442.361	04/23/2026	433,186.80	X	
0000002467	AMP Inc.				Vendor Total:	432,783.72		
0000005399	BARRY ISETT & associates Inc.							
VP-00000185	0210425		March Code Enforcement Services	01.413.310	04/20/2026	7,484.19	X	
0000005399	BARRY ISETT & associates Inc.				Vendor Total:	7,484.19		
0000000069	Comcast							
VP-00000175	266359609		Ethernet 3/15-4/14/26	01.410.450	04/06/2026	260.32	X	
VP-00000175	266359609		Ethernet 3/15-4/14/26	01.405.450	04/06/2026	260.31	X	
VP-00000188	48464		Boro Hall Bundled Svcs 4/11-5/10/26	01.405.450	04/17/2026	411.27	X	
VP-00000176	266359609		Ethernet 3/15-4/14/26	07.442.450	04/06/2026	260.31	X	
VP-00000163	63083		Police Bundled Svcs 3/20-4/19/26	01.410.321	04/06/2026	336.86	X	
VP-00000165	167496		Electric Bundled Svcs 3/19-4/18/26	07.442.450	03/14/2026	358.10	X	
VP-00000175	266359609		Ethernet 3/15-4/14/26	01.438.480	04/06/2026	260.31	X	
VP-00000187	53456		PW Bundled Services 4/7-5/6/26	01.438.480	04/17/2026	0.07	X	
VP-00000161	40784		Police Cable 3/22-4/21/26	01.410.321	04/06/2026	40.01	X	
VP-00000162	168403		Amphitheatre Wifi/Internet 3/28-4/27/26	01.451.450	03/23/2026	269.62	X	
VP-00000213	164824		Pool Bundled Services 4/9-5/8/26	04.452.321	04/24/2026	216.39	X	
VP-00000164	41402		Electric Cable 3/30-4/29/26	07.442.450	04/06/2026	88.00	X	
VP-00000216	53282		Substation 4/12-5/11/26	07.442.450	04/21/2026	375.03	X	
0000000069	Comcast				Vendor Total:	3,136.60		
0000002414	De Lage Landen Financial Services, Inc.							
VP-00000186	596600860		Police Copier Contracts 4/1-4/30/26	01.410.252	04/12/2026	164.35	X	
VP-00000170	596379490		Boro Hall Copier Contracts 3/15-4/14/26	01.405.450	04/07/2026	649.56	X	
0000002414	De Lage Landen Financial Services, Inc.				Vendor Total:	813.91		
0000002274	Elan Financial Services							
VP-00000194	2800		Pool Repairs & Maintenance	04.452.250	04/17/2026	30.55	X	
VP-00000198	2800		PW Storm Sewers, Sumps & Inlets	01.438.371	04/17/2026	218.48	X	
VP-00000197	2800		PW Supplies	01.433.245	04/17/2026	17.97	X	
VP-00000196	2800		PW Small Tools & Minor Equipment	01.438.260	04/17/2026	1,086.74	X	
VP-00000192	2800		Covered Bridge Fence Rental	30.451.705	04/17/2026	891.40	X	
VP-00000193	2800		Tags New Refuse Truck	05.427.250	04/17/2026	1,242.18	X	
VP-00000195	2800		Park Repair & Maintenance	01.454.250	04/17/2026	17.90	X	
0000002274	Elan Financial Services				Vendor Total:	3,505.22		
0000004568	Elan Financial Services							

Date: 04/24/2026

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## BOROUGH OF PERKASIE

VENDOR NO	VENDOR NAME	INVOICE NO	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
VP-00000199	7554	PELRAS Hotel Stay Deemer	01.402.460	04/17/2026	375.18	X		
0000004568	Elan Financial Services			Vendor Total:	375.18			
0000004569	Elan Financial Services							
VP-00000205	8550	Electric Traffic Safety Supplies	07.442.245	04/17/2026	466.25	X		
VP-00000202	8550	Electric Pull Tape	07.442.253	04/17/2026	292.03	X		
VP-00000204	8550	Electric Breakfast before AMP Conference	07.442.460	04/17/2026	134.72	X		
VP-00000203	8550	Elec Hotel Stay PMEA - Stone & Huey	07.442.460	04/17/2026	839.16	X		
0000004569	Elan Financial Services			Vendor Total:	1,732.16			
0000004572	Elan Financial Services							
VP-00000211	7859	Police Fire Co Officer Dinner Mtg	01.410.480	04/17/2026	71.89	X		
VP-00000212	7859	Police Office Supplies	01.410.210	04/17/2026	509.88	X		
VP-00000210	7859	Police Adobe Subscription	01.410.452	04/17/2026	50.86	X		
0000004572	Elan Financial Services			Vendor Total:	632.63			
0000004574	Elan Financial Services							
VP-00000191	7441	Credit Card Rewards Redeemed	01.389.100	04/17/2026	-25.00	X		
VP-00000189	7441	DropBox Renewal 3/17/26-3/17/27	01.405.452	04/17/2026	864.00	X		
VP-00000190	7441	Conference Lunch Coaxum & Reid	01.401.460	04/17/2026	37.80	X		
0000004574	Elan Financial Services			Vendor Total:	876.80			
0000004969	Elan Financial Services							
VP-00000209	7648	Morning Call Monthly Online Sub	01.405.342	04/17/2026	34.00	X		
VP-00000208	7648	Online ICC Fire Code Monthly Renewal	01.414.342	04/17/2026	8.50	X		
VP-00000206	7648	Notary Reappointment Pkg - McShane	01.405.420	04/17/2026	416.11	X		
VP-00000207	7648	Zoom Workplace Annual Renewal	01.405.452	04/17/2026	159.90	X		
0000004969	Elan Financial Services			Vendor Total:	618.51			
0000005858	Elan Financial Services							
VP-00000200	5167	MAC Tile	04.452.370	04/17/2026	436.02	X		
VP-00000201	5167	MAC AquaClimb Support Brace w/Bracket	04.452.374	04/17/2026	430.00	X		
0000005858	Elan Financial Services			Vendor Total:	866.02			
0000002253	Hartford Life - The Hartford							
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.405.198	04/06/2026	60.43	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.451.198	04/06/2026	109.05	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.402.198	04/06/2026	169.52	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.227.000	04/06/2026	180.21	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.130.070	04/06/2026	62.84	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.130.005	04/06/2026	513.83	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.401.198	04/06/2026	128.73	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.130.040	04/06/2026	277.74	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.414.198	04/06/2026	59.00	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.438.198	04/06/2026	493.76	X		
VP-00000160	675019168386	April Life/LTD/AD&D & Sup Premiums	01.410.198	04/06/2026	1,637.72	X		
0000002253	Hartford Life - The Hartford			Vendor Total:	3,692.83			

Date: 04/24/2026

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## BOROUGH OF PERKASIE

VENDOR NO TRANS. NO	VENDOR NAME INVOICE NO	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
0000000152	Pennsylvania Municipal Retirement System						
VP-00000218	09-099-3P	Police Employee Contributions April 2026	01.214.000	04/24/2026	8,765.14	X	
VP-00000219	09-099-03N	Non Uniform Employee Contributions	01.214.000	04/24/2026	5,470.84	X	
0000000152	Pennsylvania Municipal Retirement System			Vendor Total:	14,235.98		
0000004856	Uniform Construction UCC						
VP-00000169	4th Qtr 2025	4th Qtr 2025 UCC Fee Remittance	01.413.300	04/06/2026	211.50	X	
0000004856	Uniform Construction UCC			Vendor Total:	211.50		
0000005561	Valpak Franchise Operations						
VP-00000184	INV-376978	MAC Clipp on Page May 2026	04.452.341	04/16/2026	735.50	X	
VP-00000183	INV-376981	ValPak Clip Digital May 2026	04.452.341	04/16/2026	667.00	X	
0000005561	Valpak Franchise Operations			Vendor Total:	1,402.50		
0000000154	Verizon Wireless						
VP-00000221	6141055880	Wireless Phones 3/15-4/14/26	01.410.324	04/24/2026	277.31	X	
VP-00000222	6141055880	Wireless Phones 3/15-4/14/26	07.442.324	04/24/2026	79.10	X	
VP-00000171	6138531469	Wireless Phones 2/15-3/14/26	01.410.324	04/06/2026	277.37	X	
VP-00000172	6138531469	Electric Wireless Phones 2/15-3/14/26	07.442.324	04/06/2026	79.12	X	
VP-00000171	6138531469	Wireless Phones 2/15-3/14/26	01.451.324	04/06/2026	118.68	X	
VP-00000221	6141055880	Wireless Phones 3/15-4/14/26	01.451.324	04/24/2026	118.65	X	
VP-00000171	6138531469	Wireless Phones 2/15-3/14/26	01.405.321	04/06/2026	40.01	X	
VP-00000221	6141055880	Wireless Phones 3/15-4/14/26	01.405.321	04/24/2026	40.01	X	
VP-00000171	6138531469	Wireless Phones 2/15-3/14/26	01.438.324	04/06/2026	79.12	X	
VP-00000221	6141055880	Wireless Phones 3/15-4/14/26	01.438.324	04/24/2026	79.10	X	
0000000154	Verizon Wireless			Vendor Total:	1,188.47		
0000001181	Verizon Wireless						
VP-00000223	6141055879	Police Mobile Data Terminals	01.405.324	04/24/2026	-60.96	X	
VP-00000174	6138531468	Electric SIM Cars & Meter Lines 2/15-3/14	07.442.321	04/06/2026	274.44	X	
VP-00000173	6138531468	Police Mobile Data Terminals	01.410.325	04/06/2026	519.29	X	
VP-00000223	6141055879	Police Mobile Data Terminals	01.410.325	04/24/2026	519.21	X	
VP-00000224	6141055879	Electric AMI Meters 3/15-4/14/26	07.442.321	04/24/2026	120.03	X	
0000001181	Verizon Wireless			Vendor Total:	1,372.01		
0000000087	Verizon						
VP-00000168	156951933000198	Police Centrex Lines 3/17-4/16/26	01.410.321	04/06/2026	47.68	X	
0000000087	Verizon			Vendor Total:	47.68		
0000005050	WageWorks, Inc.						
VP-00000178	INV8909625	Employee HRA & Flex Reimbursements	90.200.200	04/07/2026	71.33	X	
VP-00000178	INV8909625	Employee HRA & Flex Reimbursements	90.200.300	04/07/2026	308.92	X	
VP-00000167	INV8880365	Employee HRA & Flex Reimbursements	90.200.300	03/30/2026	341.65	X	
VP-00000220	INV8948509	Employee HRA & Flex Reimbursements	90.200.200	04/24/2026	594.60	X	
VP-00000179	INV8928478	Employee HRA & Flex Reimbursements	90.200.200	04/14/2026	174.19	X	
VP-00000166	INV8860678	FSA & HRA Admin Fees	01.405.450	04/23/2026	275.00	X	

Date: 04/24/2026

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Time: 1:21:00PM

## BOROUGH OF PERKASIE

VENDOR NO	VENDOR NAME	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
VP-00000179	INV8928478	Employee HRA & Flex Reimbursements	90.200.300	04/14/2026	256.17	X	
VP-00000220	INV8948509	Employee HRA & Flex Reimbursements	90.200.300	04/24/2026	247.28	X	
VP-00000167	INV8880365	Employee HRA & Flex Reimbursements	90.200.200	03/30/2026	90.67	X	
0000005050	WageWorks, Inc.			Vendor Total:	2,359.81		
0000002468	Wells Fargo						
VP-00000180	2006 DVRFA	2006 DVRFA Loan Interest Payment	30.472.000	04/27/2026	190.80	X	
VP-00000181	2007 DVRFA	2007 DVRFA Loan Interest	30.472.000	04/27/2026	766.33	X	
0000002468	Wells Fargo			Vendor Total:	957.13		
				Report Total:	479,074.36		
				Unpaid Report Total:	479,074.36		
				Paid Report Total:	0.00		

Time: 10:19:58AM

BOROUGH OF PERKASIE

VENDOR NO TRANS. NO	VENDOR NAME INVOICE NO	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
0000000014 VC-00065096 0000000014	AFLAC 638175 AFLAC	Employee Premium Remittance	01.223.000	04/27/2026	412.00		
				Vendor Total:	412.00		
0000001221 VC-00065097 0000001221	AFSCME Council 13 April 2026 AFSCME Council 13	Union Due Remittance April 2026	01.218.000	04/27/2026	1,376.00		
				Vendor Total:	1,376.00		
0000003707 VC-00065095 0000003707	AT&T Mobility 04082026 AT&T Mobility	2 FirstNet Mobile Data Air Cards	07.442.450	04/27/2026	82.78		
				Vendor Total:	82.78		
0000000018 VC-00065098 0000000018	B.R. Scholl Sales & Service, Inc. 119592 B.R. Scholl Sales & Service, Inc.	Electric Tk#23 Inspection & Repairs	07.442.370	04/27/2026	275.20		
				Vendor Total:	275.20		
0000000830 VC-00065113 VC-00065112 0000000830	Bucks County Housing Auth. 13760000.00 13940000.00 Bucks County Housing Auth.	Electric Final Bill Overpayment Refund Electric Final Bill Overpayment Refund	07.200.100 07.200.100	04/27/2026 04/27/2026	492.51 260.13		
				Vendor Total:	752.64		
0000000135 VC-00065104 0000000135	Clemens Uniform 176738 Clemens Uniform	Boro Floor Mat Rentals	01.409.450	04/27/2026	48.86		
				Vendor Total:	48.86		
0000001216 VC-00065101 0000001216	Commonwealth of Pennsylvania 2025 Commonwealth of Pennsylvania	Police Unclaimed Property Remittance 20	01.250.210	04/27/2026	110.24		
				Vendor Total:	110.24		
0000001232 VC-00065111 0000001232	GDS Associates, Inc. 0248668 GDS Associates, Inc.	Solar Feasibility 2/28/26-3/27/26	07.442.313	04/27/2026	7,560.00		
				Vendor Total:	7,560.00		
0000005891 VC-00065100 0000005891	Hannah Henson 06152016.00 Hannah Henson	Electric Final Bill Deposit Refund	07.200.100	04/27/2026	56.83		
				Vendor Total:	56.83		
0000005890 VC-00065099 0000005890	Jim Jolly 10864003.00 Jim Jolly	Electric Final Bill Deposit Refund	07.200.100	04/27/2026	15.80		
				Vendor Total:	15.80		
0000005892 VC-00065114 VC-00065114 0000005892	Mark Poust 26-0126 26-0126 Mark Poust	Refund Electric Permit Deposit Refund Electric Permit Deposit	01.362.410 01.362.400	04/27/2026 04/27/2026	100.00 4.50		
				Vendor Total:	104.50		

Time: 10:19:58AM

BOROUGH OF PERKASIE

VENDOR NO	VENDOR NAME	INVOICE NO	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
0000000115	Perkasie Borough Police Petty Cash							
VC-00065105	Petty Cash		Replenish Police Petty Cash	01.410.421	04/27/2026	5.68		
VC-00065105	Petty Cash		Replenish Police Petty Cash	01.410.210	04/27/2026	58.91		
VC-00065105	Petty Cash		Replenish Police Petty Cash	01.410.215	04/27/2026	9.54		
0000000115	Perkasie Borough Police Petty Cash					Vendor Total:	74.13	
0000000042	Postmaster							
VC-00065103	#116		Replenish Postage Permit#116	07.442.215	04/27/2026	1,800.00		
0000000042	Postmaster					Vendor Total:	1,800.00	
0000000308	PSATS							
VC-00065102	INV-192094-W8V5		Membership Dues	01.401.420	04/27/2026	500.00		
0000000308	PSATS					Vendor Total:	500.00	
0000000130	Southeastern Pennsylvania Transportation Auth							
VC-00065094	147414		Parking Lot Lease 8th & Market	01.445.380	04/27/2026	799.76		
0000000130	Southeastern Pennsylvania Transportation Auth					Vendor Total:	799.76	
0000004126	Stratix Systems, Inc.							
VC-00065107	695350		April IT Police	01.410.452	04/27/2026	916.75		
0000004126	Stratix Systems, Inc.					Vendor Total:	916.75	
0000000071	Towne Answering Service, Inc.							
VC-00065108	289404132026		Electric Answering Service 4/13-5/10/26	07.442.450	04/27/2026	146.45		
0000000071	Towne Answering Service, Inc.					Vendor Total:	146.45	
0000000101	Tri-State Elevator Co. Inc.							
VC-00065109	157434		Elevator Maintenance April	01.409.374	04/27/2026	151.38		
0000000101	Tri-State Elevator Co. Inc.					Vendor Total:	151.38	
0000005697	Twin Rocks Water							
VC-00065106	7608565		Police Bottled Water Delivery	01.410.450	04/27/2026	93.91		
0000005697	Twin Rocks Water					Vendor Total:	93.91	
0000000732	UniFirst Corporation							
VC-00065110	1290297317		Electric Uniforms	07.442.238	04/27/2026	310.99		
0000000732	UniFirst Corporation					Vendor Total:	310.99	

Report Total: 15,588.22  
 Unpaid Report Total: 15,588.22  
 Paid Report Total: 0.00

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## BOROUGH OF PERKASIE

VENDOR NO TRANS. NO	VENDOR NAME INVOICE NO	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
0000000475 VC-00065133	A. J. Dembrosky Co., Inc. 6348	Hot Water Heater Boro Hall	01.409.370	05/04/2026	2,170.00		
0000000475	A. J. Dembrosky Co., Inc.			Vendor Total:	2,170.00		
0000003374 VC-00065171	All American Poly CD320667	Large Trash Bags x 400 cases	05.427.227	05/04/2026	20,800.00		
0000003374	All American Poly			Vendor Total:	20,800.00		
0000000832 VC-00065132	Altec Industries, Inc. 13539452	Electric Rope Assembly	07.442.370	05/04/2026	1,155.55		
0000000832	Altec Industries, Inc.			Vendor Total:	1,155.55		
0000003408 VC-00065162	Anixter Inc 6656718-05	Electric Hardware & Parts	07.442.253	05/04/2026	964.98		
0000003408	Anixter Inc			Vendor Total:	964.98		
0000005198 VC-00065151	Auto Zone, Inc. 02071397782	Credit Return	01.454.250	05/04/2026	-22.00		
VC-00065150	02071435726	PW Auto Parts	01.454.250	05/04/2026	24.24		
0000005198	Auto Zone, Inc.			Vendor Total:	2.24		
0000005896 VC-00065181	Autumn McGrath 03844010.00	Electric Final Bill Deposit Refund	07.200.100	05/04/2026	140.87		
0000005896	Autumn McGrath			Vendor Total:	140.87		
0000000018 VC-00065142	B.R. Scholl Sales & Service, Inc. 119554	PW Tk #20 Inspection	01.438.370	05/04/2026	293.64		
VC-00065159	119603	Electric Tk#22 Inspection	07.442.370	05/04/2026	97.00		
0000000018	B.R. Scholl Sales & Service, Inc.			Vendor Total:	390.64		
0000004350 VC-00065175	Block Communications 10002970	Outfit New Police Vehicle #5	30.410.701	05/04/2026	17,719.14		
0000004350	Block Communications			Vendor Total:	17,719.14		
0000005642 VC-00065183	Celebration Fireworks, Inc. 6/27/26 Deposit	Community Day Fireworks Display Deposit	01.451.501	05/04/2026	7,000.00		
0000005642	Celebration Fireworks, Inc.			Vendor Total:	7,000.00		
0000004547 VC-00065172	Chadwick Service Company 105426	Police HVAC Repairs	01.410.373	05/04/2026	1,477.02		
0000004547	Chadwick Service Company			Vendor Total:	1,477.02		
0000009567 VC-00065180	Christian Blaydon 06580014.00	Electric Final Bill Deposit Refund	07.200.100	05/04/2026	24.07		
0000009567	Christian Blaydon			Vendor Total:	24.07		

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## BOROUGH OF PERKASIE

VENDOR NO TRANS. NO	VENDOR NAME INVOICE NO	INVOICE DESC.	ACCOUNT NO	DUE DATE	VOUCHER AMOUNT PAID	EFT	DP
0000000135	Clemens Uniform						
VC-00065156	1767736	PW Uniforms	01.438.238	05/04/2026	197.02		
VC-00065168	1769034	PW Uniforms	01.438.238	05/04/2026	197.02		
0000000135	Clemens Uniform				394.04		
							Vendor Total:
0000003621	Cooper Electric						
VC-00065122	S061890653.001	Pool Motors	30.452.700	05/04/2026	273.16		
VC-00065138	S061746062.001	2nd St. Ballfield	01.454.373	05/04/2026	319.70		
VC-00065164	S061960632.001	Electric Hardware & Parts	07.442.253	05/04/2026	304.70		
0000003621	Cooper Electric				897.56		
							Vendor Total:
0000005834	Davidheiser Construction Services						
VC-00065153	CN 2025-04 Pymt#4	Pleasant Spring Streambank Stabilization	30.440.710	05/04/2026	40,344.13		
0000005834	Davidheiser Construction Services				40,344.13		
							Vendor Total:
0000000325	Deep Run Aquatic Services, Inc.						
VC-00065118	260419-14	35% Mushroom Installation Pymt 2 of 3	04.452.260	05/04/2026	2,625.00		
VC-00065121	260419-1	Replaced Relief Valves & Skimmer Basket	04.452.374	05/04/2026	180.68		
0000000325	Deep Run Aquatic Services, Inc.				2,805.68		
							Vendor Total:
0000001097	Dejana Truck & Utility Equip. Co. Inc.						
VC-00065144	10029119	Spring Assembly	01.438.370	05/04/2026	167.75		
0000001097	Dejana Truck & Utility Equip. Co. Inc.				167.75		
							Vendor Total:
0000003299	Delaware Valley Property & Liability Trust						
VC-00065129	#PREM26-PERK2	Property & Liability Premiums 2nd Qtr	01.410.350	05/04/2026	20,848.73		
VC-00065129	#PREM26-PERK2	Property & Liability Premiums 2nd Qtr	01.486.351	05/04/2026	15,082.06		
VC-00065129	#PREM26-PERK2	Property & Liability Premiums 2nd Qtr	07.442.352	05/04/2026	8,428.21		
0000003299	Delaware Valley Property & Liability Trust				44,359.00		
							Vendor Total:
0000001712	Delaware Valley WC Trust						
VC-00065161	#WCPREM26-PERK2	2nd Qtr Workers Comp Premiums	01.486.354	05/04/2026	15,829.55		
VC-00065161	#WCPREM26-PERK2	2nd Qtr Workers Comp Premiums	01.410.195	05/04/2026	21,882.03		
VC-00065161	#WCPREM26-PERK2	2nd Qtr Workers Comp Premiums	07.442.354	05/04/2026	8,845.92		
0000001712	Delaware Valley WC Trust				46,557.50		
							Vendor Total:
0000000531	Del-Val International Trucks, Inc.						
VC-00065136	13418884	PW Key Ignition	01.438.370	05/04/2026	27.48		
0000000531	Del-Val International Trucks, Inc.				27.48		
							Vendor Total:
0000005894	Dynamic Training Concepts LLC						
VC-00065174	0214	RDS Instructor Registration - Fields	01.410.421	05/04/2026	450.00		
0000005894	Dynamic Training Concepts LLC				450.00		
							Vendor Total:
0000000050	General Code						
VC-00065155	PG000046254	Code Supplement #27	01.405.342	05/04/2026	2,430.00		

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0000000050	General Code			Vendor Total:	2,430.00			
0000000294	Gerhart Plumbing, Inc. VC-00065135 17633	MAC Turn Water Bathrooms & Pools	04.452.450		05/04/2026	408.60		
0000000294	Gerhart Plumbing, Inc.			Vendor Total:	408.60			
0000000259	Grandview Service Centre VC-00065173 420354	Unit#56-2 Oil Change	01.410.451		05/04/2026	79.44		
0000000259	Grandview Service Centre			Vendor Total:	79.44			
0000002253	Hartford Life - The Hartford							
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.405.198		05/04/2026	60.43		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.414.198		05/04/2026	59.00		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.402.198		05/04/2026	169.52		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.451.198		05/04/2026	109.05		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	05.427.198		05/04/2026	318.13		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.227.000		05/04/2026	180.21		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.410.531		05/04/2026	62.48		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	07.442.198		05/04/2026	513.83		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.410.198		05/04/2026	1,575.24		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	04.452.198		05/04/2026	62.84		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.401.198		05/04/2026	128.73		X
VC-00065154	675014387069	Life/AD&D/LTD & Sup Life Premiums May	01.438.198		05/04/2026	565.57		X
0000002253	Hartford Life - The Hartford			Vendor Total:	3,805.03			
0000000937	J.P. Mascaro & Sons							
VC-00065147	593066	Scheduled Service 4/13/26	05.426.367		05/04/2026	470.00		
VC-00065140	55514	Single Stream Recycling 4/14 & 4/16	05.426.367		05/04/2026	563.85		
VC-00065139	594432	Single Stream Recycling	05.426.367		05/04/2026	419.30		
VC-00065146	55451	Single Stream Recycling 4/2, 4/7 & 4/9/26	05.426.367		05/04/2026	887.25		
0000000937	J.P. Mascaro & Sons			Vendor Total:	2,340.40			
0000005897	James & Ellen Litzinberger							
VC-00065182	02928504.00	Electric Final Bill Deposit Refund	07.200.100		05/04/2026	189.32		
0000005897	James & Ellen Litzinberger			Vendor Total:	189.32			
0000008271	Jenna Warsa							
VC-00065179	09596005.00	Electric Final Bill Deposit Refund	07.200.100		05/04/2026	87.32		
0000008271	Jenna Warsa			Vendor Total:	87.32			
0000004706	Keystone Sports Construction							
VC-00065157	003	Kulp Park Baseball Infield Pymt#3	30.451.700		05/04/2026	126,527.28		
0000004706	Keystone Sports Construction			Vendor Total:	126,527.28			
0000002735	Kimberly & Thomas Rau							
VC-00065170	07400005.00	Electric Final Bill Overpayment Refund	07.200.100		05/04/2026	90.47		

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0000002735	Kimberly & Thomas Rau			Vendor Total:	90.47			
0000000043	Labelcraft Press, Inc.							
VC-00065167	26170	Lucky Ducky Derby Tickets	01.451.247		05/04/2026	35.00		
VC-00065119	26161	Police Annual Report & Letterhead Printin	01.410.342		05/04/2026	373.00		
0000000043	Labelcraft Press, Inc.			Vendor Total:	408.00			
0000000773	Landis Fence Co.							
VC-00065158	220326	Kulp Park Pickleball Fence	01.454.450		05/04/2026	1,795.00		
0000000773	Landis Fence Co.			Vendor Total:	1,795.00			
0000000429	Linemen's Supply Inc.							
VC-00065166	#INVLS7098	Electric Hardware & Supplies	07.442.253		05/04/2026	2,589.03		
0000000429	Linemen's Supply Inc.			Vendor Total:	2,589.03			
0000005298	Matt's Heavy Duty Mobile Diagnostics							
VC-00065134	1018907	Refuse Tk#16 Air Leak Repair	05.427.250		05/04/2026	1,190.51		
0000005298	Matt's Heavy Duty Mobile Diagnostics			Vendor Total:	1,190.51			
0000005599	Max Stories LLC							
VC-00065178	12496001.00	Electric Final Bill Deposit Refund	07.200.100		05/04/2026	36.09		
0000005599	Max Stories LLC			Vendor Total:	36.09			
0000000516	Motorola Solutions, Inc.							
VC-00065185	8282309260	Community Relations Gladiator Mobile Ra	30.410.702		05/04/2026	7,070.93		X
VC-00065184	8282309027	Traffic Safety Tahoe Mobile Radio	30.410.702		05/04/2026	7,070.93		X
0000000516	Motorola Solutions, Inc.			Vendor Total:	14,141.86			
0000000420	Nelson Wire Rope Corporation							
VC-00065145	350350-1	Galv Cable	01.454.374		05/04/2026	84.70		
0000000420	Nelson Wire Rope Corporation			Vendor Total:	84.70			
0000000362	O.R.E Inc.							
VC-00065169	507664-1	Tiller Rental Community Garden	01.454.370		05/04/2026	235.92		
0000000362	O.R.E Inc.			Vendor Total:	235.92			
0000005895	Paul Ruzick & Aurn Killbanks-Kiefer							
VC-00065177	14403001.00	Electric Final Bill Deposit Refund	07.200.100		05/04/2026	208.17		
0000005895	Paul Ruzick & Aurn Killbanks-Kiefer			Vendor Total:	208.17			
0000003437	PSI Plastic Graphics							
VC-00065116	120387	MAC Keytags	04.452.247		05/04/2026	690.48		
0000003437	PSI Plastic Graphics			Vendor Total:	690.48			
0000000019	Richter Drafting & Office Supply Co., Inc.							
VC-00065123	WO-23994-1	Admin Office Supplies	01.405.210		05/04/2026	139.78		

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0000000019	Richter Drafting & Office Supply Co., Inc.			139.78			
			Vendor Total:				
0000003376 VC-00065143	Robert E. Little, Inc. 05-1256273	Grass Catcher	01.454.260	05/04/2026	629.99		
0000003376	Robert E. Little, Inc.			629.99			
			Vendor Total:				
0000005109 VC-00065117	Rockhill Car Wash, LLC 316	Police Car Washes March	01.410.451	05/04/2026	14.00		
0000005109	Rockhill Car Wash, LLC			14.00			
			Vendor Total:				
0000005884 VC-00065148	Scholl's Truck & Car Wash 81304361	PW Self Serve Car Wash	01.438.370	05/04/2026	8.31		
0000005884	Scholl's Truck & Car Wash			8.31			
			Vendor Total:				
0000000731 VC-00065137	SealMaster INV2112197	26' Black Manhole Kit	01.433.245	05/04/2026	786.85		
0000000731	SealMaster			786.85			
			Vendor Total:				
0000000132 VC-00065115	Sellersville Borough 2025 Rec	Refund 2025 Budget to Actual Reconciliat	01.491.000	05/04/2026	15,667.00		
0000000132	Sellersville Borough			15,667.00			
			Vendor Total:				
0000000878 VC-00065126	Stauffer Glove & Safety 71741613	Electric Leather Driver Gloves	07.442.238	05/04/2026	76.31		
VC-00065125	41262327 CREDIT	Credit Safety Gloves	07.442.238	05/04/2026	-56.28		
VC-00065127	71740328	Freight Electric Gloves	07.442.238	05/04/2026	20.03		
VC-00065124	71740328	Electric Safety Gloves	07.442.238	05/04/2026	56.28		
VC-00065128	41262314 Credit	Refund Electric Gloves	07.442.238	05/04/2026	-56.28		
0000000878	Stauffer Glove & Safety			40.06			
			Vendor Total:				
0000000860 VC-00065152	Steve DiCarlantonio 2026 Boot/Clothing	2026 Boot Clothing Allowance	01.438.238	05/04/2026	109.99		
0000000860	Steve DiCarlantonio			109.99			
			Vendor Total:				
0000005582 VC-00065131	The Southern Company 49850	MAC Chairs,Lounges, Tables, Umbrellas	04.452.260	05/04/2026	2,521.96		
VC-00065120	49992	MAC 10 Umbrellas Balance Due	04.491.100	05/04/2026	1,009.00		
0000005582	The Southern Company			3,530.96			
			Vendor Total:				
0000004124 VC-00065176	TriTech Software Systems 462556	Police Software Annual Maintenance Fees	01.410.454	05/04/2026	3,710.08		
0000004124	TriTech Software Systems			3,710.08			
			Vendor Total:				
0000002100 VC-00065149	Trumbauers Lawn & Garden 600485	Park Parts	01.454.250	05/04/2026	44.93		
0000002100	Trumbauers Lawn & Garden			44.93			
			Vendor Total:				

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0000000732 VC-00065160 0000000732	UniFirst Corporation 1290298594 UniFirst Corporation	Electric Uniforms	07.442.238	05/04/2026 273.41	273.41
			Vendor Total:		
0000000662 VC-00065165 0000000662	Verizon Wireless 6141297568 Verizon Wireless	Electric AMI Meter Lines 3/18-4/17/26	07.442.450	05/04/2026 117.22	117.22
			Vendor Total:		
0000000002 VC-00065141 0000000002	Waste Management 0016673-1062-5 Waste Management	Municipal Waste Disposal 4/1-4/15/26	05.427.367	05/04/2026 12,054.88	12,054.88
			Vendor Total:		
0000005893 VC-00065130 0000005893	WhenToWork, LLC 75190108-100-6-PRO25 WhenToWork, LLC	MAC Online Scheduling 6 month Plan	04.452.450	05/04/2026 660.00	660.00
			Vendor Total:		
			Report Total:		382,972.73
			Unpaid Report Total:		382,972.73
			Paid Report Total:		0.00

**QUAKERTOWN COMMUNITY DAY**

35 N. Third Street  
Quakertown, PA 18951

---

**July 4<sup>th</sup>, 2026**

Dear Chamber Member/Business Owner:

For over forty years, Quakertown's local service groups join together to host the annual 4<sup>th</sup> of July celebration known as Community Day. This all-day celebration in Memorial Park includes non-stop live entertainment, a car show, pancake breakfast, food booths, crafters, games, emergency service organizations and much more. The event culminates with our preeminent fireworks display. As chairpersons of the Community Day Committee, we would ask you to consider supporting our Community Day traditions.

Community Day began in 1980 to give families the opportunity to celebrate the 4<sup>th</sup> of July Holiday within our town. The event has grown into a large-scale, family-oriented event that draws thousands from the surrounding area each year. In the past, as many as 15,000 people have packed into Memorial Park to view the renowned fireworks display.

The Community Day Committee and the local service groups have strived to keep Community Day self-sustaining. Unfortunately, our precarious economy combined with the decline of service group memberships has made this task increasingly difficult each year. Without the generous support from businesses like yours, Community Day would simply be unable to put on such a wonderful event and fireworks display. We humbly ask for your support, whether it be through monetary contributions, providing event volunteers, or other forms of in-kind donations. All forms of support are appreciated.

All sponsors are publicly recognized at the event and have their sponsorship listed on all promotional materials (see attached form for more detail). Contributions are tax deductible as checks are made payable to **Quakertown Community Day**, mailed to **Quakertown Community Day, 35 N. Third Street, Quakertown, PA 18951**. By sponsoring our event you are not just contributing to the fireworks fund, you are showing your commitment to the entire Quakertown community. Please email us at [quakertowncommunityday@gmail.com](mailto:quakertowncommunityday@gmail.com) with any questions that you may have. We look forward to hearing from you and seeing you on July 4<sup>th</sup> in Memorial Park!

Sincerely,

*Douglas C. Wilhelm & Kate Gerhart Wilhelm*

Douglas C. Wilhelm & Kate Gerhart Wilhelm  
Chairpersons

RECEIVED  
APR 29 2026

**BOROUGH OF PERKASIE**

**RESOLUTION NO. 2026-34**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF PERKASIE APPROVING THE AGREEMENT BETWEEN KUTZTOWN UNIVERSITY AND PERKASIE BOROUGH FOR THE PURPOSE OF THE PERKASIE BOROUGH POLICE DEPARTMENT TO PROVIDE PRACTICAL EXPERIENCE AND SERVE AS AN INTERNSHIP SITE AND AUTHORIZING THE BOROUGH MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE BOROUGH OF PERKASIE.**

**WHEREAS**, Kutztown University, has provided the Borough of Perkasio with an Agreement for the purpose of the Perkasio Borough Police Department to provide practical experience and serve as an internship site offering facilities, resources, and supervision to students; and

**WHEREAS**, the Borough of Perkasio, Bucks County, Pennsylvania has determined that it is in the best interest of the Borough to approve the Kutztown University Agreement; and

**WHEREAS**, the Borough Council herein authorizes the Borough Manager to execute any and all documents related to the Kutztown University Agreement.

**NOW, THEREFORE**, be it resolved by the Borough Council of Perkasio Borough as follows:

1. Approval of Agreement. The Borough Council of Perkasio Borough herein approves the Kutztown University Agreement, which is attached hereto as Exhibit "A" and incorporated by reference.

2. Execution. The Borough Council further authorizes the Borough Manager to execute the Kutztown University Agreement between the Borough and Kutztown University, on behalf of Perkasio Borough.

THIS RESOLUTION was duly adopted this 4<sup>th</sup> day of May, 2026.

**ATTEST:**

**BOROUGH OF PERKASIE:**

By: \_\_\_\_\_  
Andrea L. Coaxum, Secretary

By: \_\_\_\_\_  
Robin Schilling, Council President

# **EXHIBIT “A”**

## **Internship Agreement Kutztown University of Pennsylvania**

This agreement is made by and between Kutztown University of Pennsylvania (hereinafter referred to as University), an educational institution in Pennsylvania's State System of Higher Education, Commonwealth of Pennsylvania, and **Perkasie Police Department, 311 S. 9<sup>th</sup> St., Perkasie, PA 18944** (hereinafter referred to as Organization).

The University offers degree programs in a wide variety of disciplines, which are academically enhanced by practical experiences outside of the additional classroom setting. For this agreement, the Organization shall provide practical experience pursuant to the terms of this agreement and serve as an internship site offering facilities, resources, and supervision to students. Both parties agree to the following:

### **Duties and Responsibilities of the University**

1. The University will be responsible for practicum and internships that are conducted during a regular academic semester(s). The University and the Organization agree to schedule the internship hours to mutually benefit all parties involved.
2. The University shall certify eligibility for students registering internships for academic credit. Approved students will have the appropriate educational background and skills consistent with the advertised internship and departmental requirements for participation.
3. The University determines the amount of academic credit to be earned through the internship and establishes all academic requirements that the student must meet to earn the credit. The University establishes a grading system and criteria to earn the grade upon completion of the internship.
4. The University will assign a faculty member to monitor and evaluate the student's performance during the internship. The University will assume all costs associated with faculty supervision of the intern.
5. The University, at the beginning of the internship term, will provide the Organization with all evaluation materials and the expected timeline for submission.
6. The University agrees to advise students of any known policies, procedures, and requirements of the internship as specified by the Organization.
7. The University, at the beginning of the internship term, will inform the Organization of course requirements such as the intern's attendance at the weekly internship class and meetings/seminars or activities that may take the intern away from the assignment.

8. The University may request termination of the internship placement for any student not complying with University guidelines and procedures for the internship program if the Organization has been notified in advance.
9. The Organization understands that as an Agency of the Commonwealth, the University is prohibited from purchasing insurance. As a public university and state instrumentality, there is no statutory authority to purchase insurance and it does not possess insurance documentation. Instead, it participates in the Commonwealth's Tort Claims Self-Insurance Program administered by the Bureau of Risk and Insurance Management of the Pennsylvania Department of General Services. This program covers Commonwealth/University-owned property, employees, and officials acting within the scope of their employment, and claims arising out of the University's performance under this Agreement, subject to the provisions of the Tort Claims Act, 42 Pa. C.S.A. §§8521, et seq.

### **Duties and Responsibilities of the Organization**

1. The Organization agrees to prepare an internship job description that outlines the duties and responsibilities of the intern. The University will use this document to determine the suitability of the internship for academic credit. Should changes to the job description be necessary after the internship is approved, the Organization agrees to notify the University of such changes.
2. The Organization agrees to notify the University of any field experience participation requirements, such as background investigations, drug testing, and health screenings.
3. The Organization acknowledges it will not be compensated by the University for the field experience, and the Organization shall be solely responsible for determining the amount of compensation, if any, received by the student. The Organization will inform the University if students will receive an hourly wage, stipend or if they will serve in a non-paid capacity.
4. The Organization agrees to advise students of any policies, procedures, and requirements of the internship with which the Organization expects the student to comply.
5. The Organization agrees to provide suitable space and resources for the student to complete the field experience assignment. The Organization will provide orientation, training, and supervision.
6. The Organization shall provide mutually agreed upon information on a student's field experience.
7. The Organization agrees to maintain contact with the faculty supervisor regarding concerns and/or feedback regarding the progression of the internship field experience.

8. The Organization agrees to make every possible accommodation to the University's request for a faculty site visit during the internship. The Organization also agrees to allow the student to attend University-required internship meetings/seminars during the internship.
9. The Organization agrees to complete a formal evaluation of the student's performance of the experience utilizing the evaluation protocol provided.
10. Should the Organization become dissatisfied with the performance of a student, the Organization may request removal of the student. This should occur only after the Faculty Advisor has been notified in advance and a satisfactory resolution cannot be obtained.

### **Mutual Terms and Conditions**

1. This Agreement will last for five (5) years from the date of the final signature below. Either the University or the Organization may terminate this agreement with 90 days' written notice. Should the Organization wish to terminate the agreement prior to the completion of a semester/term, any student intern(s) will have the opportunity to complete their internship. In the event of a substantial breach, either party may terminate this agreement.
2. Notice of termination, and any other notice required or permitted to be given hereunder to either party shall be deemed given if hand delivered or sent by registered or certified mail, return receipt requested, or by overnight mail delivery for which evidence of delivery is obtained by the sender addressed as follows:
  - a.  
Kutztown University  
Attn: Dr. Carl Sheperis  
15200 Kutztown Rd.  
Kutztown, PA 19530

With a copy to:  
Address on file
3. The laws of the Commonwealth of Pennsylvania shall govern this Agreement.
4. The relationship between the parties to this Agreement to each other is that of independent contractors. The relationship of the parties to this contract and to each other shall not be construed to constitute a partnership, joint venture, or any other relationship, other than that of independent contractors.
5. Neither of the parties shall assume any liabilities to each other. As to liability to each other or death to persons, or damages to property, the parties do not waive any defense as a result of entering into this contract. This provision shall not be construed to limit the Commonwealth's rights, claims, or defenses, which arise as a matter of

law pursuant to any provisions of this contract. This provision shall not be construed to limit the sovereign immunity of the Commonwealth or of Pennsylvania's State System of Higher Education or the University.

6. The parties agree to continue their respective policies of nondiscrimination based on Title VI of the Civil Rights Act of 1964 in regard to sex, age, race, color, creed, national origin, Title IX of the Education Amendments of 1972, and other applicable laws, as well as the provisions of the Americans with Disabilities Act.
7. University students are protected by Title IX of the Education Amendments of 1972 and other applicable laws, as well as the provisions of Section 504 of the Rehabilitation Act of 1973 (as amended) and the Americans with Disabilities Act (ADA) of 1990. The Organization agrees to cooperate with the University in any investigations arising from claims of harassment or discrimination made by a participating student.
8. The Organization agrees to cooperate with the University in its investigation of claims of discrimination, including investigation of any allegations of sexual harassment or sexual assault, dating violence, domestic violence, or stalking by a student participating in the program.
9. Reporting of Sexual Violence and Sexual Harassment: The Organization shall report any incident in which a student is the victim of sexual assault, dating violence, domestic violence, stalking or sexual harassment to the University Title IX Coordinator, Bradley Davis, Esq., Kutztown University, 2A Old Main, Kutztown, PA, 19530 (610-683-4782; brdavis@kutztown.edu).
10. The Organization shall protect the confidentiality of student records as dictated by the Family Educational Rights and Privacy Act (FERPA) and shall release no information absent written consent of the student unless required to do so by law or as dictated by the terms of this Agreement.
11. This Agreement represents the entire understanding between the parties. This Agreement shall only be modified in writing with the same formality as the original Agreement.

**The authorized representatives of the parties have executed this Agreement as of the date indicated below.**

Kutztown University of Pennsylvania	<b>Perkasie Police Department</b>
_____ Authorized Signature	_____ Authorized Signature
<u>Lorin Basden Arnold, Provost and Vice President for Academic Affairs</u> Name/Title	Robert Schurr _____ Name/Title <span style="float: right;">Police Chief</span>

EFFECTIVE DATE OF AGREEMENT: \_\_\_\_\_  
(date of last signature)

Approved by Pennsylvania's State System of Higher Education Legal Counsel 01/24

In Process

JEFFREY P. GARTON  
THOMAS J. PROFY, IV\*†  
FRANCIS X. DILLON  
JOHN A. TORRENTE\*  
STEVEN M. JONES  
MICHAEL J. MEGINNISS  
BRENDAN M. CALLAHAN\*  
BRADLEY R. CORNETT\*  
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TRACY L. CASSEL-BROPHY\*  
KATHARINE J. WEEDER\*  
CHRIS LITTLE SIMCOX\*  
BRENDAN G. CORRIGAN^  
KIMBERLY N. BARRON  
CHLOE M. BOUDAZIN  
CHELSEY CROCKER JACKMAN  
MARISA M. PERINI  
CHRISTOPHER W. REES  
DANIEL M. KEANE

\*Member of PA & NJ Bars  
†Master of Laws (Taxation)  
^Member of PA & NY Bars



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P.O. BOX 308  
LANGHORNE, PENNSYLVANIA 19047-0308  
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MARC I. RICKLES\*  
COURTNEY S. CROWLEY\*

NEW HOPE OFFICE

123 W. BRIDGE STREET  
NEW HOPE, PA 18938  
215.862.0701

April 29, 2026

**VIA EMAIL**  
**[rschurr@perkasiepd.org](mailto:rschurr@perkasiepd.org)**

Robert A. Schurr, M.S.  
Chief of Police  
Perkasie Borough Police Department  
311 S. 9<sup>th</sup> Street  
Perkasie, PA 18944

**Re: *Kutztown University***

Dear Chief Schurr:

Pursuant to your request, I have reviewed the Internship Agreement, proposed to be executed by Kutztown University and the "Police Department". In that regard, my comments with respect to same are as follows:

1. The Police Department is not a separate entity, so if it is possible to have it changed to Perkasie Borough, that would be helpful, but if not, then as long as Council authorizes you to execute the Agreement, that should be sufficient.

2. Duties and Responsibilities of the University

5. Please note that since Kutztown is providing you with the evaluation material, that you are going to have to evaluate the interns that are placed with the Department. Is that something that you do, or do you assign someone else in the Department to provide that service?

6. Are there policies, procedures and requirements that you have adopted that should be provided to Kutztown, so that students know exactly what to expect?

9. The University is an affiliate of the Commonwealth of Pennsylvania and thus does not carry separate insurance. The methodology identified within this paragraph, as far as claims, is consistent statewide.

3. Duties and Responsibilities of the Organization

1. The University is asking for an internship job description. Do you have one? This is necessary in order to determine the suitability of the internship for academic credit.

2. Please advise the University as to the necessity of background investigations, drug testing, health screenings, or if any of these interns have access to minors, the appropriate childcare clearances.

5. Do you have suitable space and resources? I know from previous issues that you do have relationships with other Universities, so I assume that you manage the interns, so that you have space.

4. Mutual Terms and Conditions

1. I note it is for a five (5) year contract, but I do not see within the confines of the Agreement, if there is a maximum number of students that can be placed and/or the duration of the internship. Do you have any idea as to that information?

10. Whatever you generate as a result of the internship program, is a student record, and it is protected from disclosure by FERPA. Accordingly, be very careful with whoever has access to any student records, generated by the Department.

Lastly, I enclose a copy of a proposed Resolution, that I am attaching to the carbon copy to the Borough Manager, so that it can appear on the agenda on Monday.

If you have any questions, please advise.

Very truly yours,



Jeffrey P. Garton, Esquire

JPG:ers  
Attachment

cc: Andrea Coaxum, Borough Manager

## Milford Township

2100 Krammes Road  
Quakertown, PA 18951  
Phone: (215) 536-2090 Fax (215) 529-9127

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April 8, 2026

Perkasie Borough  
Andrea Coaxum  
620 West Chestnut Street  
P.O Box 96  
Perkasie, PA 18944

Re: Request for Fire Police Services

Dear Ms. Coaxum,

Milford Township respectfully requests the assistance of any available Fire Police personnel for traffic control and parking directions for the following two events:

The Milford Township Volunteer Fire Company Annual Carnival, to be held Tuesday, June 16 through Saturday, June 20, 2026. The times are Tuesday, Wednesday, Thursday, Friday and Saturday from 5:30 p.m. to 10:00 p.m. and Friday, 5:30 p.m. to 11:00 p.m. Dinner and refreshments are provided.

Milford Township Annual AG-Daze event to be held on Saturday, September 12, 2026, from 10:00 a.m. to 4:00 p.m. Lunch and refreshments are provided.

Please have a representative of your Fire Company's Fire Police personnel contact Station 57 Fire Police Captain, Dale Hacker at 215-858-8924 with the number of personnel available to assist.

Thank you in advance for your ongoing commitment to assist.

Sincerely,



Jeffrey Vey  
Township Manager

Cc: Dale Hacker, Fire Police Captain

**PERKASIE BOROUGH  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF PERKASIE, BUCKS COUNTY,  
PENNSYLVANIA, AMENDING CHAPTER 40 POLICE DEPARTMENT OF THE  
PERKASIE BOROUGH CODE OF ORDINANCES PERTAINING TO THE POLICE  
DEPARTMENT BY REMOVING THE PROVISIONS OF ARTICLE II OF  
SUBCHAPTER 40 RELATED TO RESIDENCY REQUIREMENTS FOR POLICE  
OFFICERS**

**WHEREAS**, the Pennsylvania Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, authorizes the Borough Council of the Borough of Perkasia (“Borough Council”) to make and adopt ordinances that are consistent with the Constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens; and

**WHEREAS**, the Borough of Perkasia, in furtherance of the authority noted previously in this ordinance, has determined to modify the provisions of its Code of Ordinances related to residency requirements for Police Officers; and

**WHEREAS**, after public hearing, the Borough Council deems it to be in the best interest and general welfare of the citizens and residents of the Borough to amend its Code of Ordinances so as to modify the provisions as it relates to the residency requirements for Police Officers; and

**WHEREAS**, Borough Council, after due consideration of the proposed ordinance at a duly advertised public meeting, has determined that the health, safety, and general welfare of the residents of Perkasia Borough will be served by this amendment to the Perkasia Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Borough Council of the Borough of Perkasia, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

**SECTION 1.** The Perkasio Borough Code of Ordinances (**Chapter 40, Police Department, Article II, Residency Requirements**), is hereby amended so as to delete in its entirety the provisions of Article II, Residency Requirements, including §§40-6 and 40-7.

**SECTION 2.** All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the Borough Code of Ordinances that are not otherwise specifically in conflict or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

**SECTION 3.** The Council of the Borough of Perkasio does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of this Ordinance, including this provision.

**SECTION 4.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such provision shall be separate, distinct, and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 5.** The failure of the Borough of Perkasio to enforce any provisions of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

**SECTION 6.** This Ordinance shall take effect immediately and be in force from and after its enactment as provided by law.

**SECTION 7.** Under the authority conferred by the Pennsylvania Borough Code at 8 Pa.C.S.A. § 101 *et seq.*, and other relevant statutory law, the Council of the Borough of Perkasio in the County of Bucks, Commonwealth of Pennsylvania does hereby enact and ordain this Ordinance for the Borough of Perkasio.

Approved by the Borough Council of the Borough of Perkasio, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

**BOROUGH OF PERKASIE**

\_\_\_\_\_  
Andrea L. Coaxum, Secretary

\_\_\_\_\_  
Robin Schilling, Council President

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Jeff Hollenbach, Mayor

**THIS ORDINANCE SHALL BECOME EFFECTIVE  
IMMEDIATELY UPON ENACTMENT AND SIGNATURE**

Borough of Perkasio  
620 W. Chestnut Street  
Perkasie, PA 18944

RECEIVED  
APR 22 2026

April 16, 2026

**BOROUGH OF PERKASIE**

Dear Perkasio Borough Council,

I am a neighborhood resident and find this "block party" objectionable and intrusive. A block party, commercial or residential, implies amiable consensus. That's not what this is. This is one person/business, who apparently has serious connections in the borough, imposing upon a neighborhood, causing noise and inconvenience on a weekend day for an **8-hour** span. Forcing neighbors and residents to endure live music over 6.5 hours is unfair. Closing an almost-all residential, public street for one's personal gratification in order to throw an extended party is unfair. (Perhaps the definition of block party in the ordinance can be expanded to include a time limit.)

I was informed last year that other people objected to the prolonged noise and inconvenience, and that the Borough instructed Ms. Gerhart (or person in charge) to speak to neighborhood residents and get approval. I was never approached and never asked, nor was another resident with whom I spoke. The real point is that telling Ms. Gerhart to ask residents' approval was a hollow gesture - a meek directive randomly executed which was no solution to something so disruptive.

Last year the notice indicated the event was from 12:00 to 5:00 p.m. I stayed away all day to avoid it, and when I came back around 8:00 p.m., the party was just breaking down and the street was still blocked. There was a police presence directing traffic and moving barricades, etc. At least Ms. Gerhart is being more honest in this year's notice when she noted the end time at 8:00 p.m.

If an individual or business wants to throw an 8-hour event with live music, there are venues to rent. By not renting a venue, slyly labeling it a "block party", and giving residents no choice in the matter, Ms. Gerhart gets to save a substantial amount of money at our expense - nice for her and her guests, awful for the residents who have this annually forced on them. Eight hours for a personal party that causes such disturbance and loud noise is excessive and unacceptable.

May Ms. Gerhart have plenty of fun, long, long parties with live music in her future. She simply needs to bite the bullet, open her wallet, and rent a venue for them.

I would appreciate circulation of this letter among all Perkasio Borough council members.

Sincerely,

A neighborhood resident

Enc.

Hello Neighbors!

We are again hosting our annual Block Party on Saturday May 9th and we hope you to see you there! Live music will be happening from 1-7:30 pm.

The block will be closed from 12-8 so please plan accordingly.

Thank you for your support!

Tina Gerhart

Vita Essential Salon

# Bucks County Boroughs Association

Bucks County Boroughs,

In an attempt to keep costs down, which we are counting on to increase attendance at our dinner meetings, we are making two changes. 1) We are going to try having our meetings in member boroughs public meeting rooms and 2) serve sandwiches, wraps, hoagies, etc. instead of a sit-down hot meal. We were charging \$45 per meal when meeting at the Logan Inn, and losing money on each meal. Please let us know if you have any specific dietary needs. (for health reasons only).

The first meeting using the new format will take place May 21, 2026, at Burkart Hall in New Britain Borough. Please see the attached flyer for details.

The cost per person will be only \$30. Our scheduled guest speaker is Ron Grutza, Director, PSAB Government Affairs Department.

Hopefully the new format is seen as a positive change. Let me know if your borough would like host a meeting.

## Address

56 Keeley Avenue  
New Britain Borough, PA 18901

## Parking Instructions

Park in the NBB Admin building (45 Keeley Ave.) parking lot. Burkart Hall (56 Keeley Ave.), where the meeting will take place, is across the street and to the right. The building looks like a house. DO NOT enter the front, but walk around to the back and take the stairs or elevator to our NBB Council Room. .

Respectfully,

*Ed Child*

Ed Child  
BCBA President

# Bucks County Boroughs Association Meeting

May 21, 6:00 PM

Burkart Hall

56 Keeley Avenue, New Britain Borough

Park in the NBB Admin building (45 Keeley Ave.) parking lot. Burkart Hall (56 Keeley Ave.) is across the street and to the right. The building looks like a house. DO NOT enter the front, but walk around to the back and take the stairs or elevator to the NBB Council Room.

## Meeting Topic – Resolutions

Scheduled Speaker – Ron Grutza, Director, PSAB Government  
Affairs Department

This is a unique opportunity to understand and discuss the resolutions that were submitted this year by boroughs and county boroughs associations. The PSAB Resolutions & Policy Committee is one of the vital committees within the association that acts to advise and determine public policy positions for the association through its Government Affairs Department.

Resolution topics include electronically publishing legal notices, removing the millage caps related to fire and EMS services, increasing the cap on the Local Services Tax, increasing the threshold of the Prevailing Wage Law for municipal projects, accommodating data centers and more. There are 21 Resolutions and all attendees will get a copy to take back to your borough.

Dinner \$30

Please send your checks to  
Steve Ascher  
45 Keeley Avenue  
New Britain, PA 18901

**Please respond with your attendee count no later than May 15 to  
[echild1@verizon.net](mailto:echild1@verizon.net)**