

Data Center Tour Report

By John Mauser

October 19, 2026

During the past two months, I have scheduled four data center tours for township officials and residents. The first tour was on August 23rd and was arranged by Supervisor Cook. The tour consisted of driving and stopping as close as possible to 13 different data center sites across northern New Jersey. Attendees included:

Chris Cook, BOS	Pat McInerney, PC Chair	Michael Terpstra
Phil Landry	John Mauser, BOS	

At one stop, a home owner was situated about 280 feet from the actual physical data center structure. The home owner had no issue with the noise level and knew of no other complaints about the data center. I took a very quick decibel reading which was 46.7 decibels. As a police officer in the community, he felt there were positive benefits for the community which out weighted the negatives.



san

Route 46 Nissan
Certified Pre-Owned

IHOP

Hwy 46

46

Falls Bridge Dr

Melissa Dr

Riverview Dr

hora Dr

Bloomberg Totowa

Electrical substation

Digital Realty

Union Blvd



Tow Path Cres

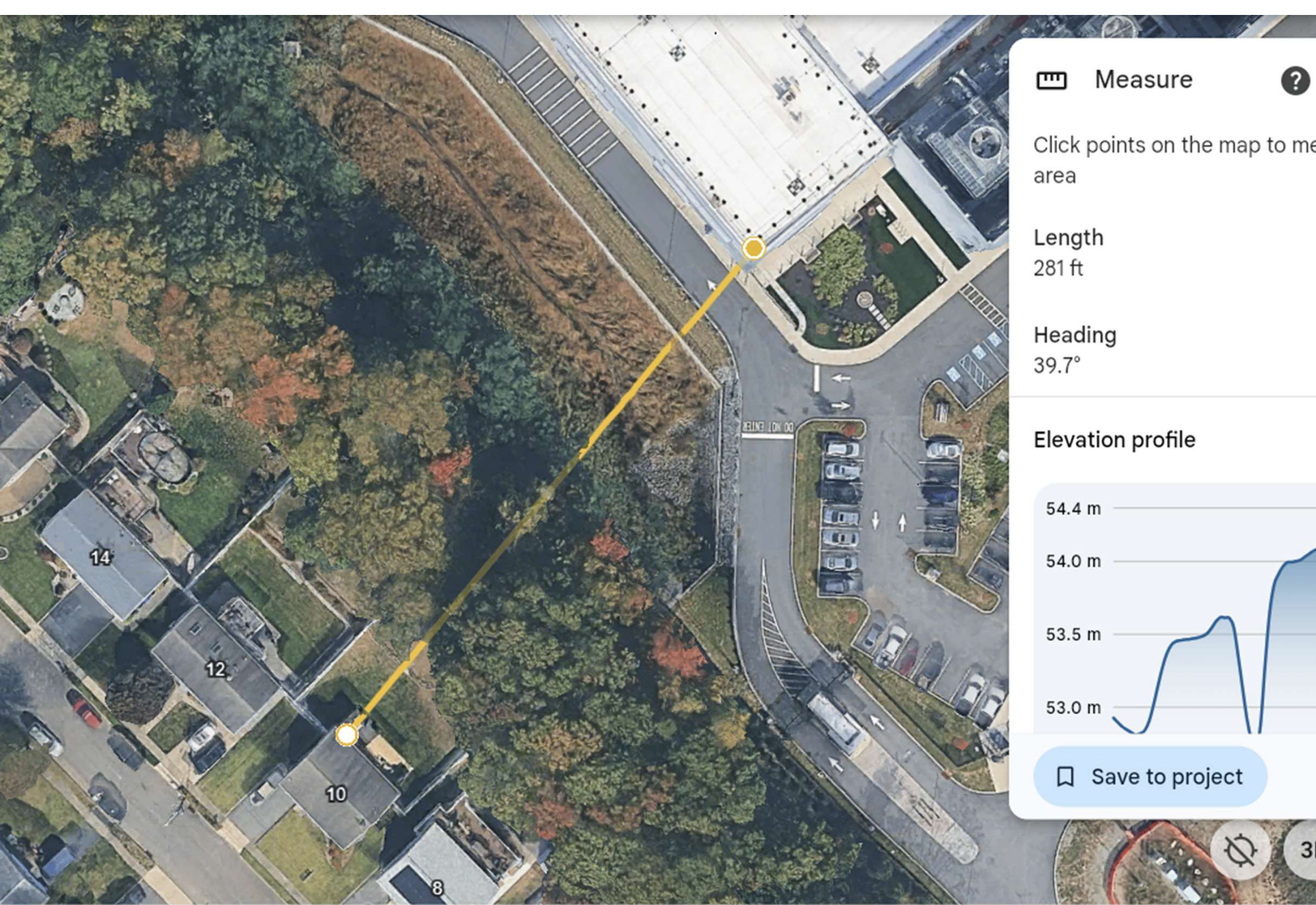
Substation

Wall

ChargePoint

Digital Realty

Bloomberg Totowa



 Measure 

Click points on the map to measure an area

Length
281 ft

Heading
39.7°

Elevation profile



 Save to project

A house in Totowa, NJ is located 281 feet from a data center.



I arranged the next data center tour when I cold called Tier Point in Breinigsville. The data center manager agreed to provide a tour of the facility on August 25th. Participating in the tour were:

John Mauser, BOS

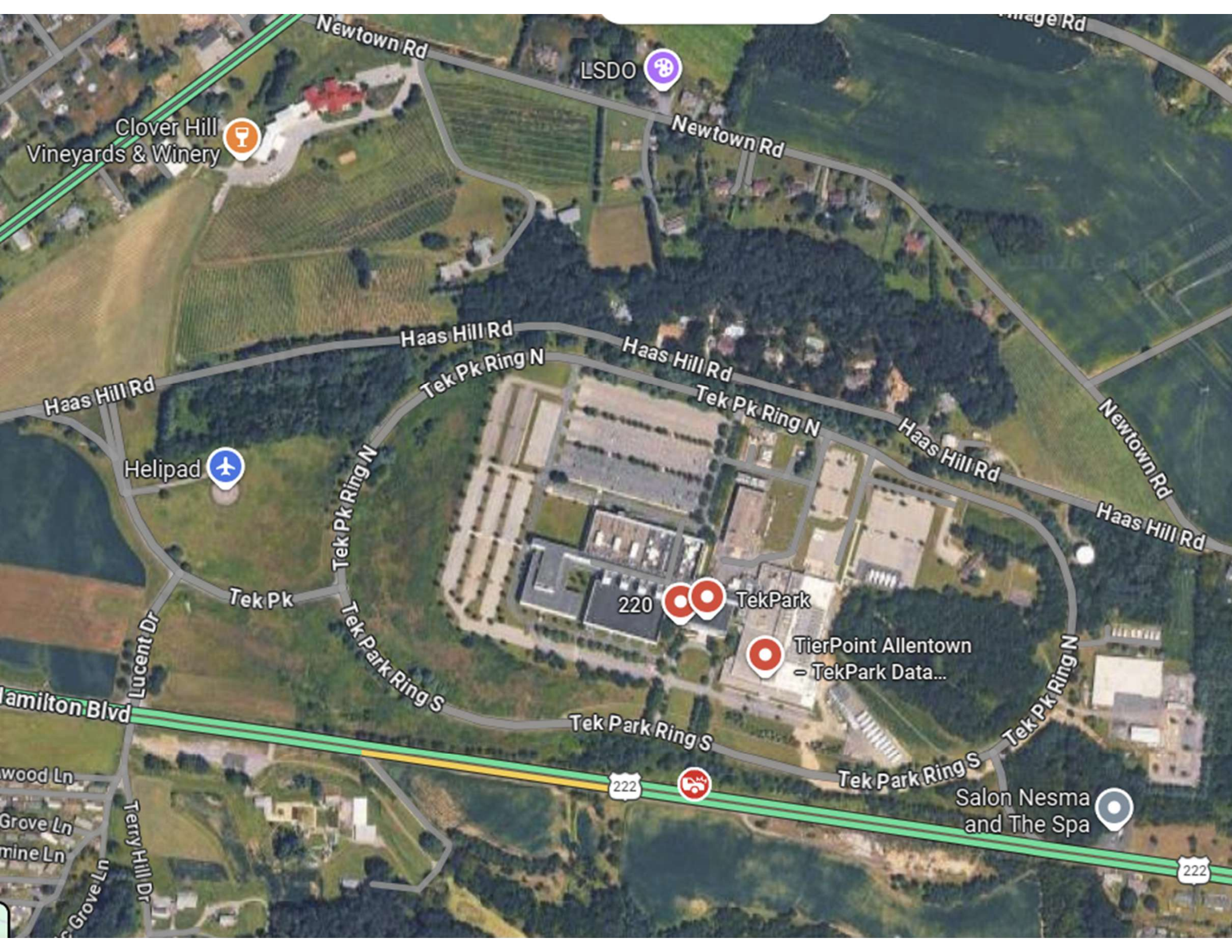
Pat McInerney, PC, Chair

Robert Hunt Jr., EAC, Chair

Kathy Knitter

The tour included stops in and around server areas on a raised floor, battery room (uninterrupted power source or UPS), cooling systems including evaporative and close looped, generator, and other areas.

The decibel reading outside the front entrance was under 50 decibels (I misplaced the actual number) with Route 222 traffic noise and bird noise appearing louder than the data center.



Clover Hill
Vineyards & Winery



LSDO



Newtown Rd

Haas Hill Rd

Tek Pk Ring N

Haas Hill Rd

Tek Pk Ring N

Haas Hill Rd

Newtown Rd

Haas Hill Rd

Helipad



Tek Pk

Tek Pk Ring N

Tek Pk Ring S

220



TekPark



TierPoint Allentown
- TekPark Data...

Tek Pk Ring S

Tek Pk Ring S

Tek Pk Ring N

Salon Nesma
and The Spa



222

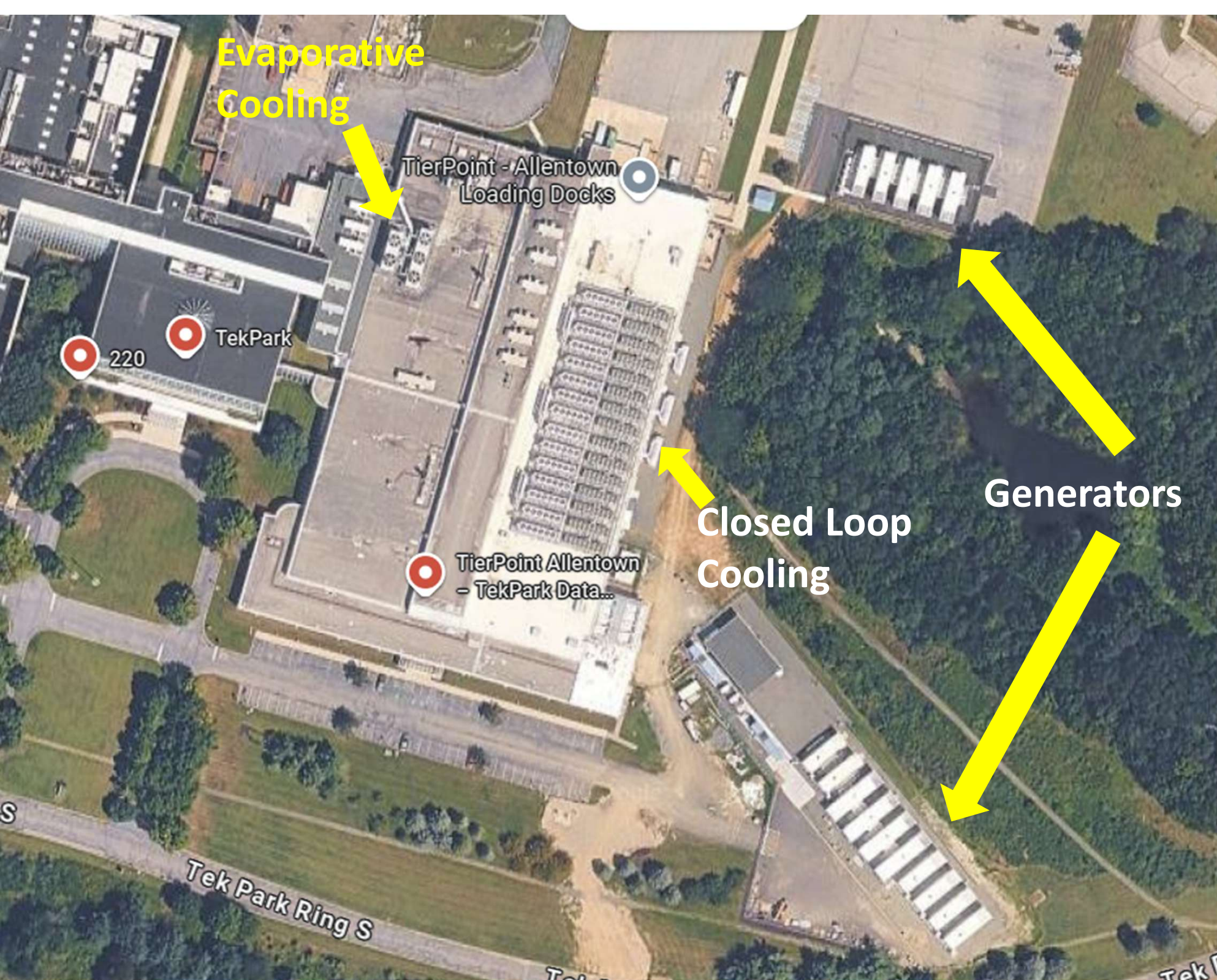


222

The third tour on September 1st was also at the Breinigsville Tier Point site. On this tour I took 12 individuals. Attending the tour were:

Raymond DiLione	Ken Brewer	Judy Ryno
Scott Bush	Bruce Smith, PC	Greg Shriver
Tom Herbert	Bill Richards, EAC	Mike Dilozenzo
John Mauser, BOS	Linda Messinger	Stephanie Keckeisen

The tour included the same elements as listed in the tour listed above. The Tier Point site is currently operating at 28 Mega Watts (MW) with plans to increase to 100 MW. For the expansion, Tier Point will require a 100 MW substation for which Tier Point will cover all costs. Tier Point serves two hospitals, a candy company, trucking companies, financial firms including banks among others. Some companies who go through a third party are unknown to Tier Point. The old portion of this data center was built in 1987 and uses an evaporative system which may use up to 3 million gallons of water per month from a public water source. The newer section has a closed loop system of cooling which was filled with 180,000 gallons of water and antifreeze.



Evaporative
Cooling

TierPoint - Allentown
Loading Docks

220

TekPark

TierPoint Allentown
- TekPark Data...

Closed Loop
Cooling

Generators

Tek Park Ring S

Tek P

Only about 20 gallons of solution are added to the system per month due to changing filters. We were told the cooling fluid will never need to be changed. Originally, lithium batteries were installed but Tier Point is switching to lead acid batteries for the UPS. The UPS must supply power for 7 minutes until the generators start up. Seven rooms for the servers are sized at 12,000 square feet each. On site, there are 15 generators at 2.5 MW and 8 redundant generators at 2.0 MW. The generators are tested every 2 weeks for 20 minutes with no load. Every month the generators are run for 45 minutes with load. Land area is 137 acres with over 122,000 square feet of data center space. The height of the building is 24 feet.

I asked Julie LaBella, Talen Energy, for information on sites which would have similar features as a data center that might be planned for LMBT. LaBella recommended I visit Loudoun County in northern Virginia close to Washington DC and she provided contact information for ASG Team. I arranged a tour for September 10th and the four participants were:

Bruce Smith, PC Judy & Kevin Ryno John Mauser, BOS

The tours were led by Chris Kimm, Sr. VP Client & Solutions Management, and Scott Jones, VP of Business Development. The tour included driving by at least 15 data centers, a stop at Amazon Web Service (AWS) site with a Loudoun County walking trail located about 100 feet away, and a tour inside a Equinix data center. However, probably the most important part of the trip was sitting down with the staff of ASG Team and two supervisors from Loudoun County. Supervisor Laura Tekrony (presented the con), Supervisor Kristen Umstattd (presented the pro), and ASG Dan Golding, Chief Technology Officer and

"Data Center Alley" Driving Tour

Start: AWS

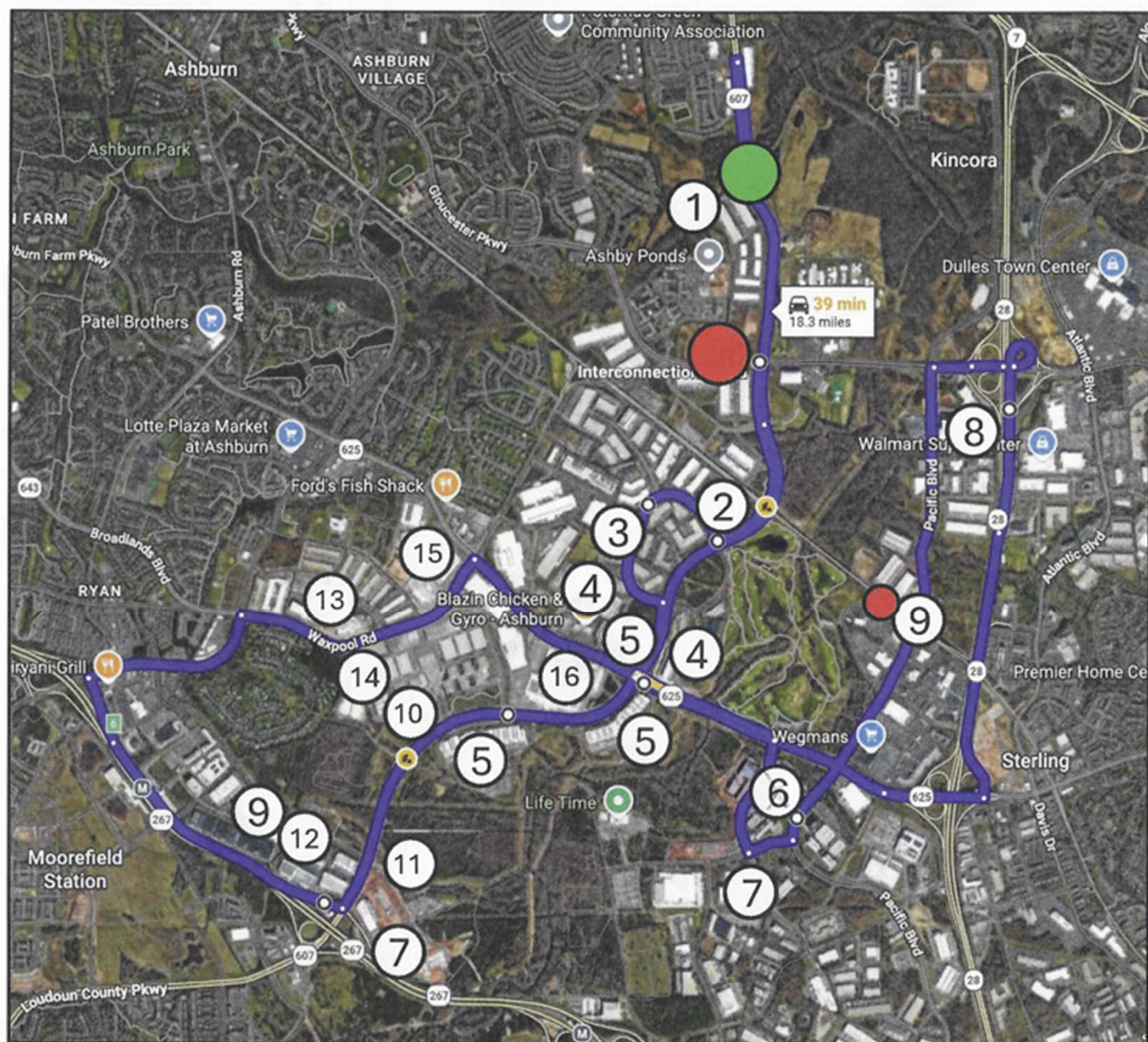
1. AWS
2. Powerhouse ABX
3. Cologix
4. Equinix
5. Digital Realty
6. Powerhouse Pacific
7. QTS
8. CyrusOne
9. AWS



Walking Stop

10. Powerhouse
11. CloudHQ
12. Digital Realty
13. Sabey Data Centers
14. Aligned
15. NTT
16. CloudHQ

Stop: Equinix



ASG

GREAT BUSINESS OUTCOMES.

Partner, provided a dynamic discussion on the pros and cons of data centers. All parties agreed that there are good data centers and bad data centers. The bad data centers are a problem for the county, residents, and other data center developers.

Also, all parties were in agreement that there are significant financial benefits for the community. It should be noted that in Virginia the tax base is county wide rather than smaller units such as cities, towns, and townships. Counties use a real estate tax and a personal property tax (PA does not provide this option) of a data center or other business. In Loudoun County, the tax on servers and other data center hardware is \$4 on every \$100 dollars of assessed value. Two thirds of the data center revenue paid to the county comes from this source with a total of \$1.4 billion for county schools. Remaining revenue is targeted toward parks, and roads. A Community Benefit Agreement should be negotiated but there still is some uncertainty about the amount of dollars coming into the community. All parties agreed the municipality must ask for the benefits they want and also require that all access roads are fixed and improved.

Colocation – 200,000 sq. ft.



Amazon AWS
us-east-1

Ashley Pond
Senior Living

Trail

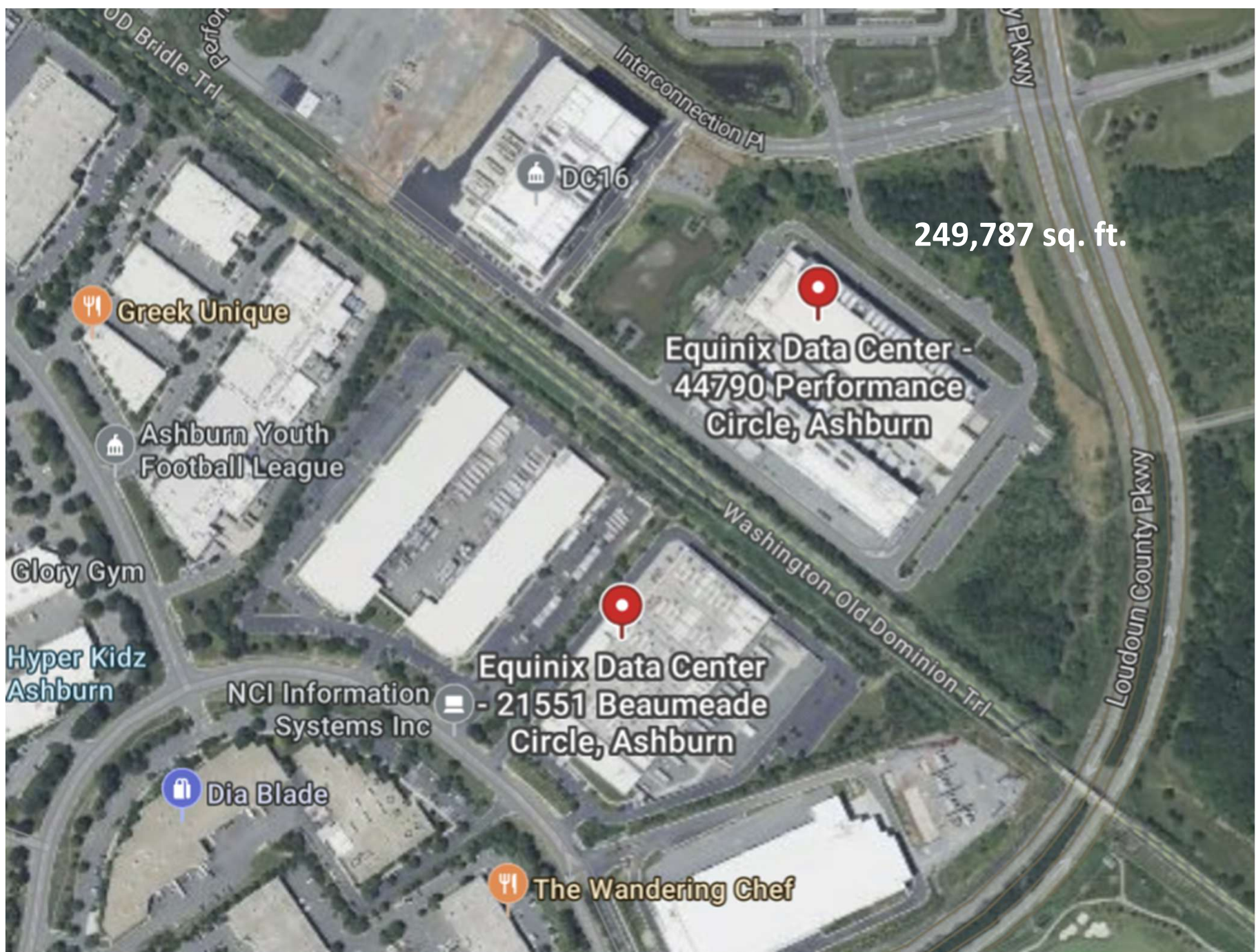
Hampshire Park

Washington & Old
Dominion Railroad...

Dominion Energy
- Beaumeade...

All parties seemed to agree that data centers should not be “by right” but be conditional so as to better protect the community. The protections include avoiding residential areas if possible. If a data center is to be built, a location near a power plant is recommended. When near a residential area, the aesthetic features are very important with a setback of 500+ feet with heavier landscaping than normal in the buffer or berm features. The landscaping should include a high percentage of native trees and plants which provide habitat for pollinators. The design of facility exteriors should follow high end corporate campuses or class A offices with 30% window like appearance. If a data center is located near residential areas, screening of roof structures maybe considered but is problematic.

They recommended a 55 dBA limit at the property line. With sound meters being relatively inexpensive, multiple meters should be placed at strategic locations. Fines for violating the dBA requirements would be paid by the owner of the data center and cannot be passed on to clients. Progressive fines were recommended to enforce compliance with noise, vibration, and air emissions. Generators and cooling



470 Data Centers Located within 50 miles of this site

equipment should be located strategically to minimize impact upon neighboring properties. The generators which provide back-up power will need to be tested on a regular basis. In Loudoun County, generators are tested once a month without load and once a quarter with load. The run time for testing over the year totals about 10 hours per unit. The township should determine the best testing time perhaps a week day such as Wednesday and hours for the actual test. The battery backup system, which provide power prior to the generators kicking in, should have the ability to provide power for 25 minutes.

Other items discussed included lighting which should be dark sky and pointed downward and parking. The security lighting should use the minimum number of lumens. The parking area should use regular asphalt for the average number of workers expected with permeable parking areas available for any over flow. As a final point with the Loudoun County tour, all parties including the two Loudoun County supervisors stressed the importance of talking with the data center developers prior to submission of a plan.

Picture by Bruce Smith



Norfolk Southern is working on the rail trestle leading to the Talen site.

Contact with Julie LaBella, Talen

- I had a phone conversation to set up a meeting to address:
- 1. Noise complaints expressed by LMBT residents located near Talen Energy plants
- 2. Work on Norfolk Southern trestle bridge to Talen Energy site.
- 3. Verify information on Talen Energy facilities I presented to BOS
- 4. Questions on transmission lines going to UMBT for proposed data center project.
- 5. Explore possible tour of Talen Energy for township officials.
- Along with the manager and zoning officer, I had a meeting with Julie LaBella on October 15 at the LMBT office. We did not discuss the data center project or rezoning issues.

From: LaBella, Julie D <Julie.LaBella@talenenergy.com>

Sent: Monday, October 19, 2026 10:11 AM

To: John Mauser <johnmauser@lowermtbethel.org>

Cc: Melissa Mastrogiovanni <manager@lowermtbethel.org>; Anthony DiSante <zoning@lowermtbethel.org>

Attached is an updated document. I've highlighted in yellow what we've updated.

Also, below is the transmission picture you requested.

Finally, the Norfolk Southern line work is being done for Talen's needs. Talen is paying for the repairs (~\$5M) that Norfolk Southern needed to make to the rail line so it can be used to bring oil in for Martins Creek. The project is expected to be complete in the November time frame. Once completed, it will allow us to not have to truck oil in to fill the storage tanks on site. Our Plant Manager, Hank Tripp, was communicating with Megan about the project earlier this year. I'm happy to send any of those emails over to you if that would be helpful.

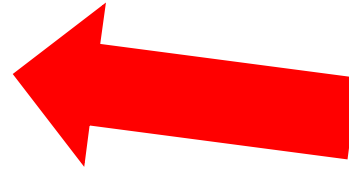
Please let me know if you have any further questions or need any additional information.

From: Tripp, Hank

Sent: Thursday, September 11, 2025 1:08 PM

To: johnmauser@lowermtbethel.org

Subject: Martins Creek Power Plant Rail Bridge



OOPS!

Norfolk Southern will be repairing the rail bridge over the river adjacent to the boat launch. Norfolk Southern is having a pre bid meeting on 9/23/2025 at the boat launch. Timing of the work will be spring / summer 2026. Norfolk Southern and the plant discussed the importance of keeping the boat launch open and accessible for the community. Norfolk Southern understand this. We will let you know when we have a clearer picture as to when construction will start. Please let me know if you have any questions.

Hank Tripp

Plant Manager | Talen Energy



Talen's (formerly PPL) Martins Creek and LMBT Power Plants

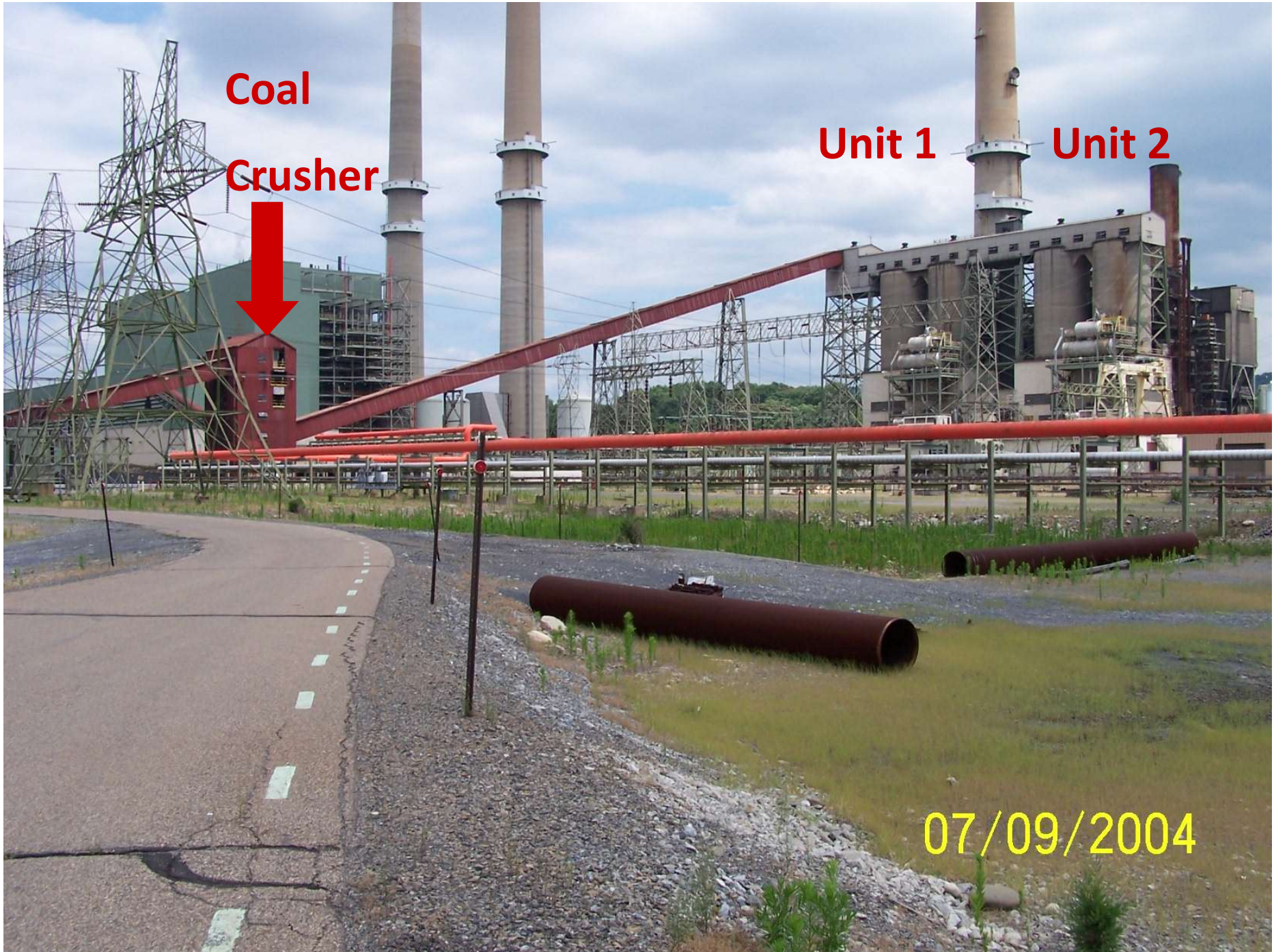
The power plants are sited along the banks of the Delaware River which is the longest un-dammed river east of the Mississippi, 330 miles long, a source of water for 14,200,000 people, and drains 13,539 square miles.



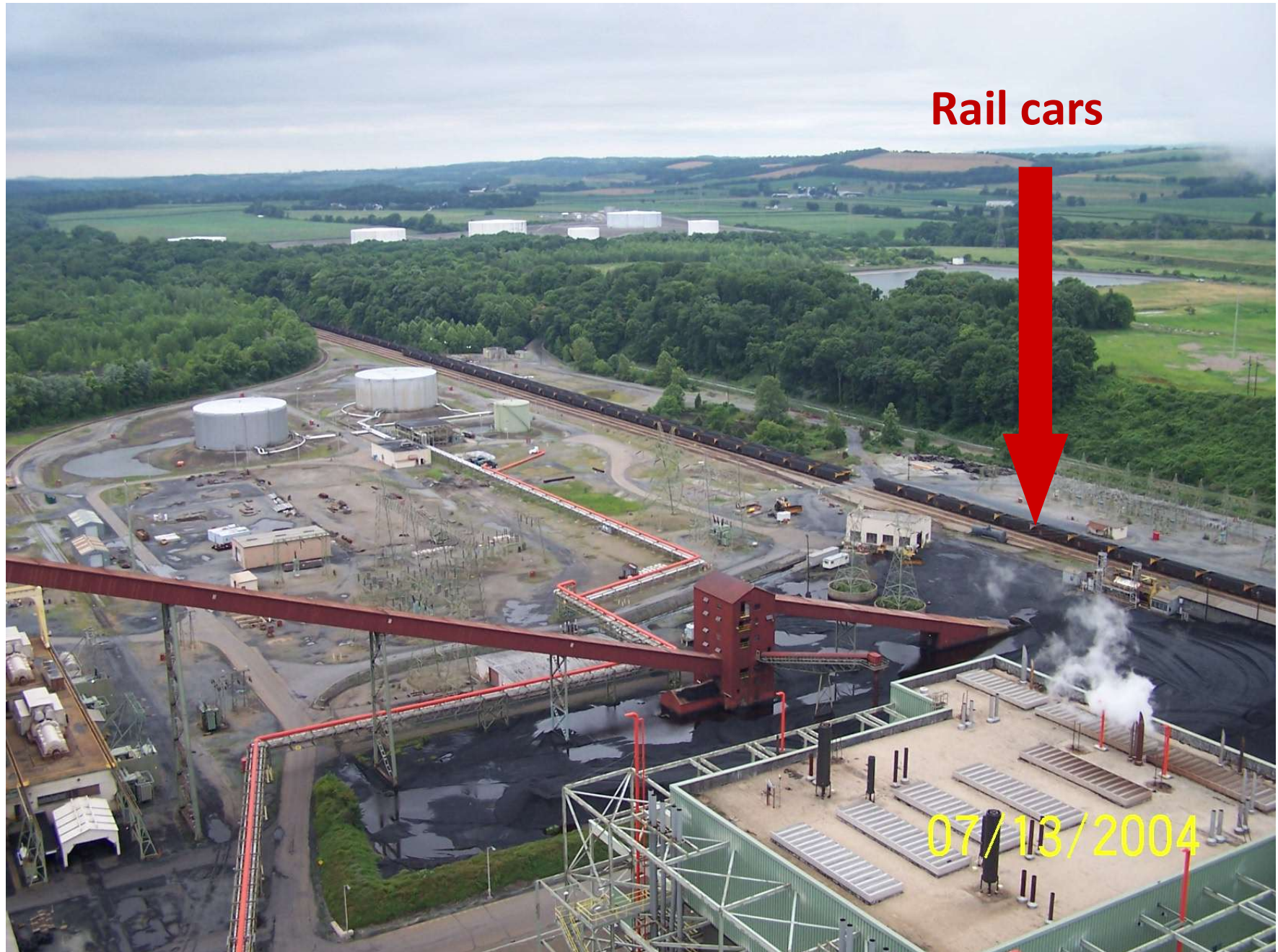
Units 1 and 2 came on line in the mid 1950's.



Martins Creek Units 1 and 2 were designed to burn coal and were dismantled and shipped to another state.



Unit 1 and Unit 2 were each capable of burning up to 70 to 80 tons of bituminous coal per hour. Each unit was able to produce 150,000 kilowatts. Coal arrived by train with each car carrying 100 tons.





Units 3 and 4 came on line in the 1975 and 1977.

Units 3 and 4 were designed to primarily burn oil. Currently, the plants primarily burn natural gas. Oil is burned during peak demand or extreme winter cold.



Units 3 and 4 can burn as much as 956 gallons of oil per minute and each unit has a capacity of 850,000 kilowatts. Oil is received via truck and rail car. Natural gas is sourced from three different regional gas system, Transco, Columbia and TETCO pipelines.





The two structures are cooling towers. The white cloud is water vapor.



Each cooling tower is 414 feet tall and is able to circulate 280,000 gallons per minute of water. Depending upon atmospheric conditions, as much as 7200 gallons per minute may evaporate. This is equivalent to all the water in a circular pool 18 feet in diameter and 4 feet deep.



The newest power plant to come on line is the Lower Mount Bethel Energy plant which is adjacent to the Martins Creek plant . The capacity is 600,000 kilowatts or 600 megawatts. The state-of-the-art combined cycle plant burns natural gas.

Total Electric Generation

Martins Creek

Unit 3	850 megawatts
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Unit 4	850 megawatts
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Lower Mount Bethel Energy	<u>600 megawatts</u>
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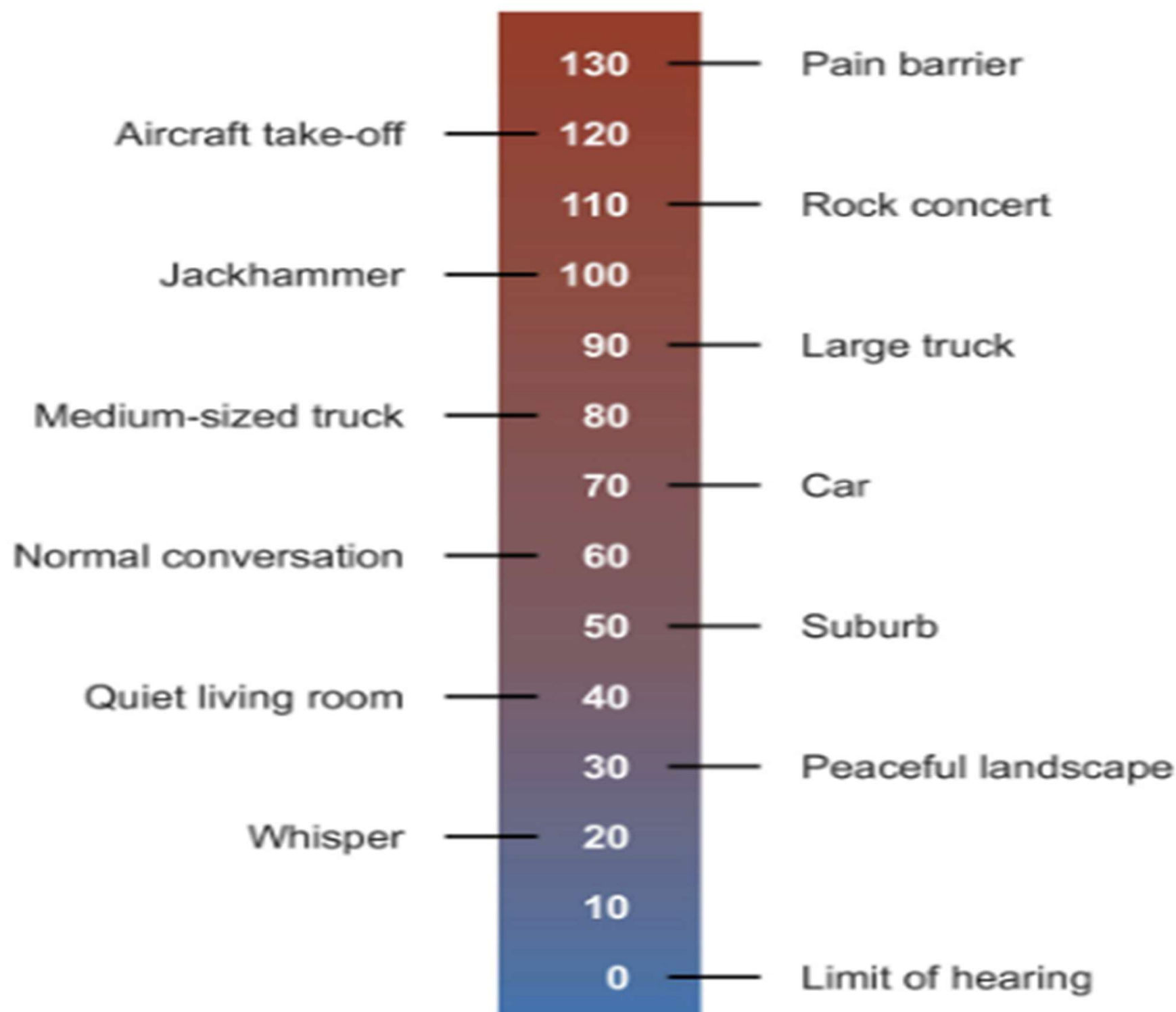
Total-----	2,300 megawatts
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or	2.3 gigawatts
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1 megawatt can power 1000 homes

2,300 megawatts could power 2,300,000 homes

Decibel scale (dBA)



Developers of proposed power plant file land-use appeal ** Lower Mount Bethel Township zoners set many conditions for approval; a main one deals with noise.

By MORNING CALL

PUBLISHED: April 12, 2001 at 4:00 AM EDT | UPDATED: October 4, 2021 at 6:37 PM EDT

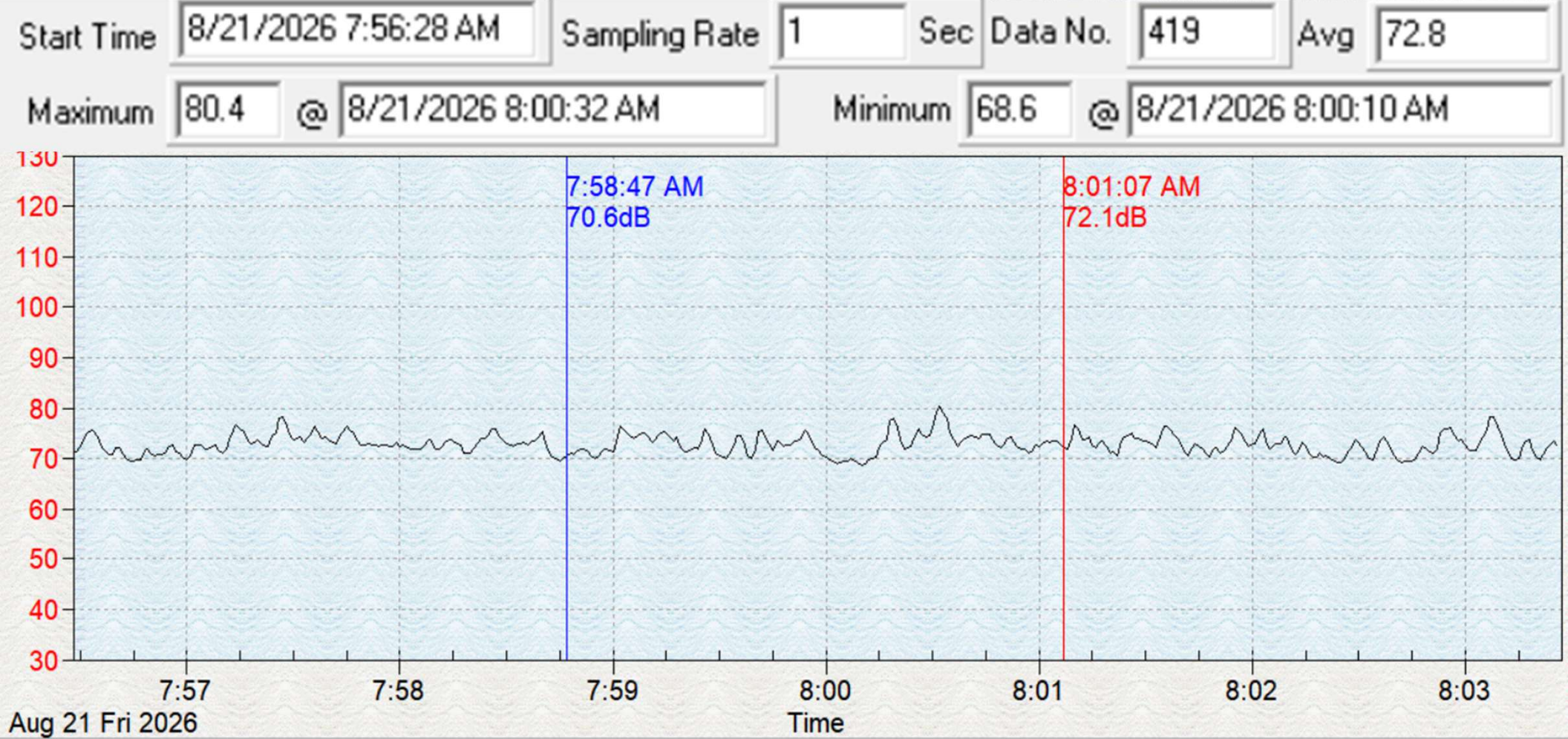
Developers of a proposed power plant want a Northampton County judge to settle a dispute over restrictions imposed by Lower Mount Bethel Township officials.

PPL Martins Creek LLC and Lower Mount Bethel Energy LLC filed a land-use appeal Wednesday in county court. Lower Mount Bethel Energy holds an option to buy 24.9 acres to construct a 600-megawatt combined cycle combustion-turbine gas-fired plant.

Attorney Malcolm Gross, who represents the developers, filed the appeal, saying the board made numerous errors. He wants a judge to reverse the zoning board's conditions dealing with noise.

Sound at the plant, the board ruled, may not exceed 40 decibels at the property line. The developers' plan shows that noise levels would range from 55 to 70 decibels at the property line.

Site 2 - DePues Ferry & Foul Rift
Range – 80.4 to 68.6
Average – 72.8
8/21 7:59 AM

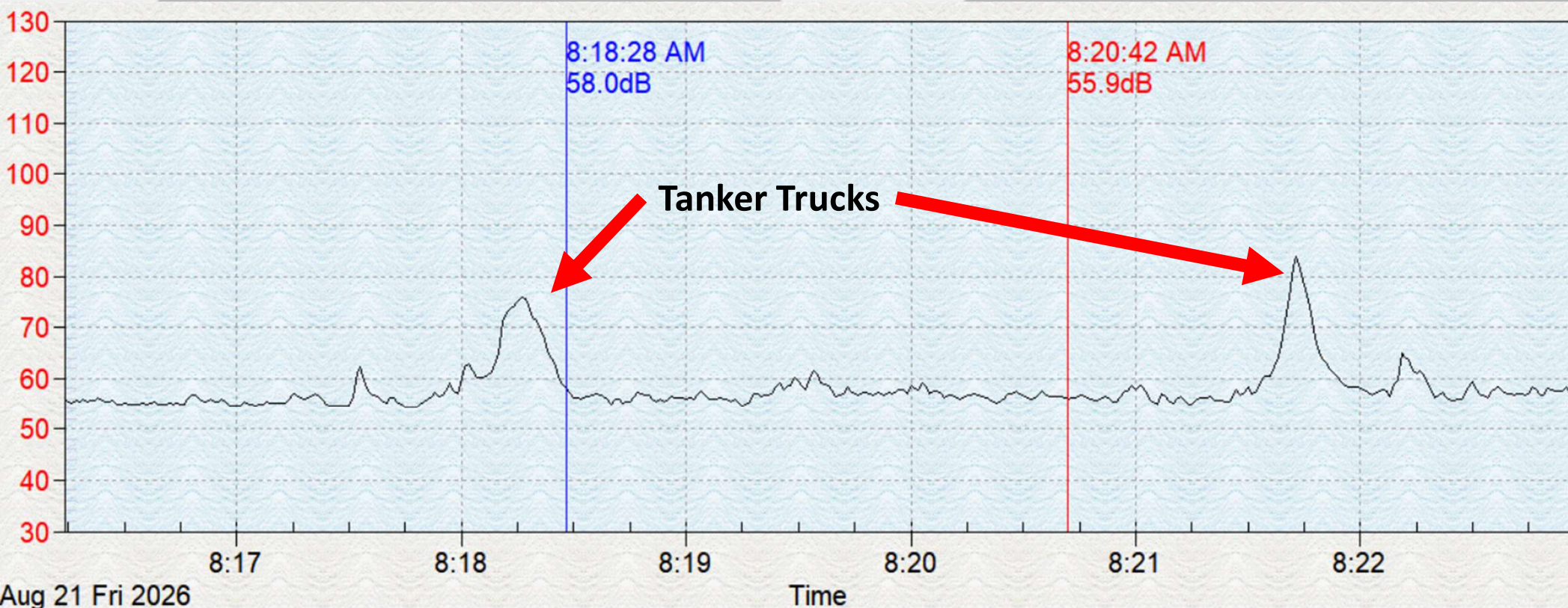


Location	Distance	Max dBA	Min dBA	Avg dBA	Level	Date
Reed Data Logger R8080 – Minimum of 10 minutes of data per site –Meter calibrated prior to use						
7751 Depues Ferry Road	600 feet	60.5	50.2	53.3	Normal	18-Aug
7751 Depues Ferry Road	600 feet	70.2	58.6	62.7	High	21-Aug
Depues Ferry & Foul Rift Roads	0 feet	80.4	68.6	72.8	High	21-Aug
Depues Ferry & Foul Rift Roads	0 feet	65.1	60.3	62.5	Normal	21-Aug
Tekening Parking Area	0 feet+	67.7	62	63.6	High	21-Aug
Depues Ferry & Depues Roads		83.9	54.3	57.9	High	21-Aug
Del Haven & Depues Roads		81.4	43	51.3	H to Nor	21-Aug
Del Haven & Depues Roads		79.7	45	49.5	Normal	29-Aug
Martins Creek/Belvidere Hwy		73.3	43.7	53.2	Normal	29-Aug
Richmond Road/stream +cicada		69.2	48.7	51.6	Normal	29-Aug
Martins Creek Front St.		86.4	44.4	60.6	No Rel	21-Aug
LMBT Office		57.1	44.5	48.1	No Rel	21-Aug
Totowa, NJ Brief recording	280 feet	48.4	46.4	46.7		23-Aug

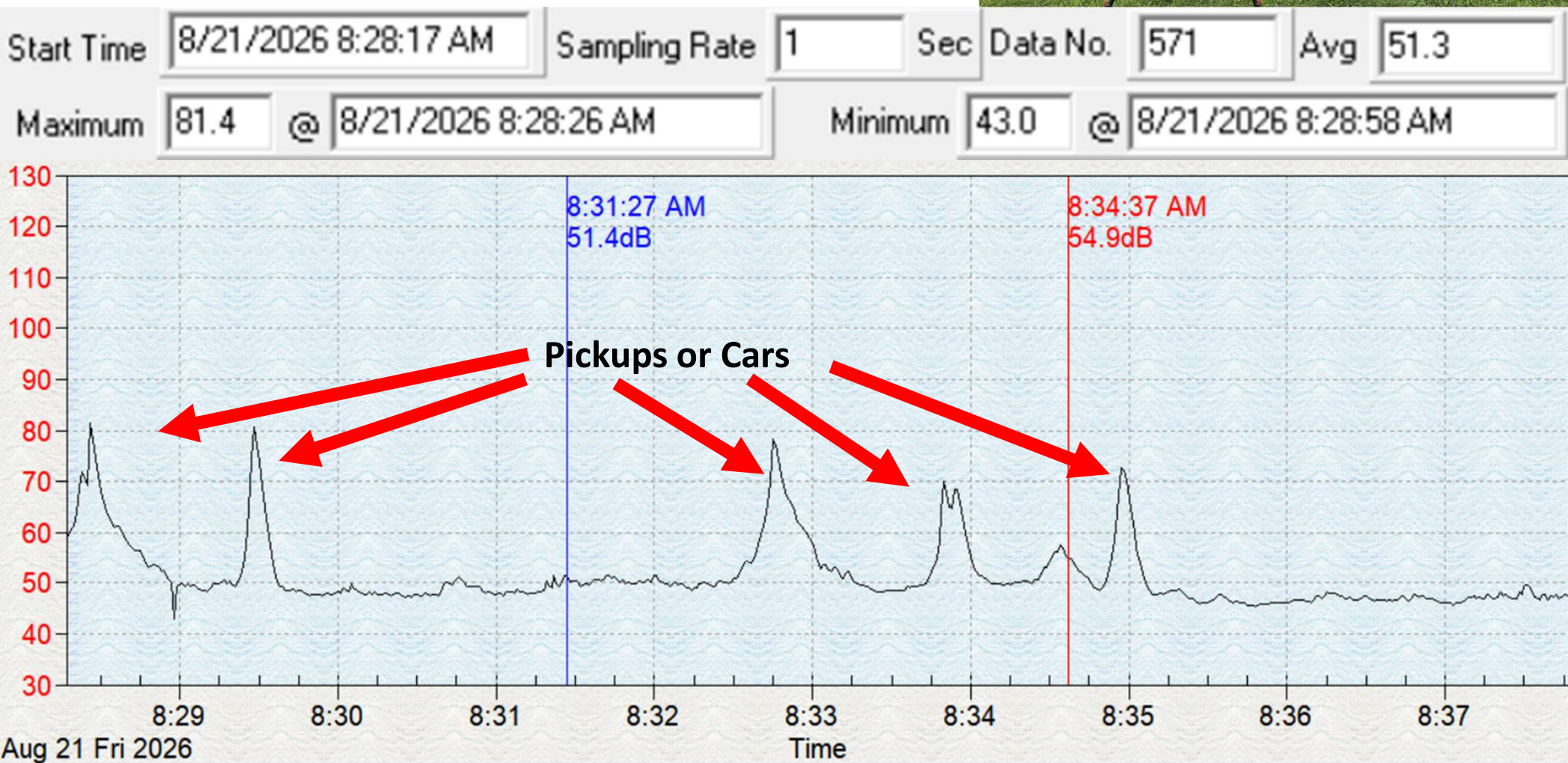
Site 4 – DePues Ferry & DePues
Range – 83.9 to 54.3
Average – 57.9
8/21 8:19 AM



Start Time	8/21/2026 8:16:14 AM	Sampling Rate	1	Sec	Data No.	403	Avg	57.9
Maximum	83.9	@	8/21/2026 8:21:43 AM		Minimum	54.3	@	8/21/2026 8:17:45 AM



Site 5 – Del Haven Road
Range – 81.4 to 43.0
Average – 51.3
8/21 8:32 AM

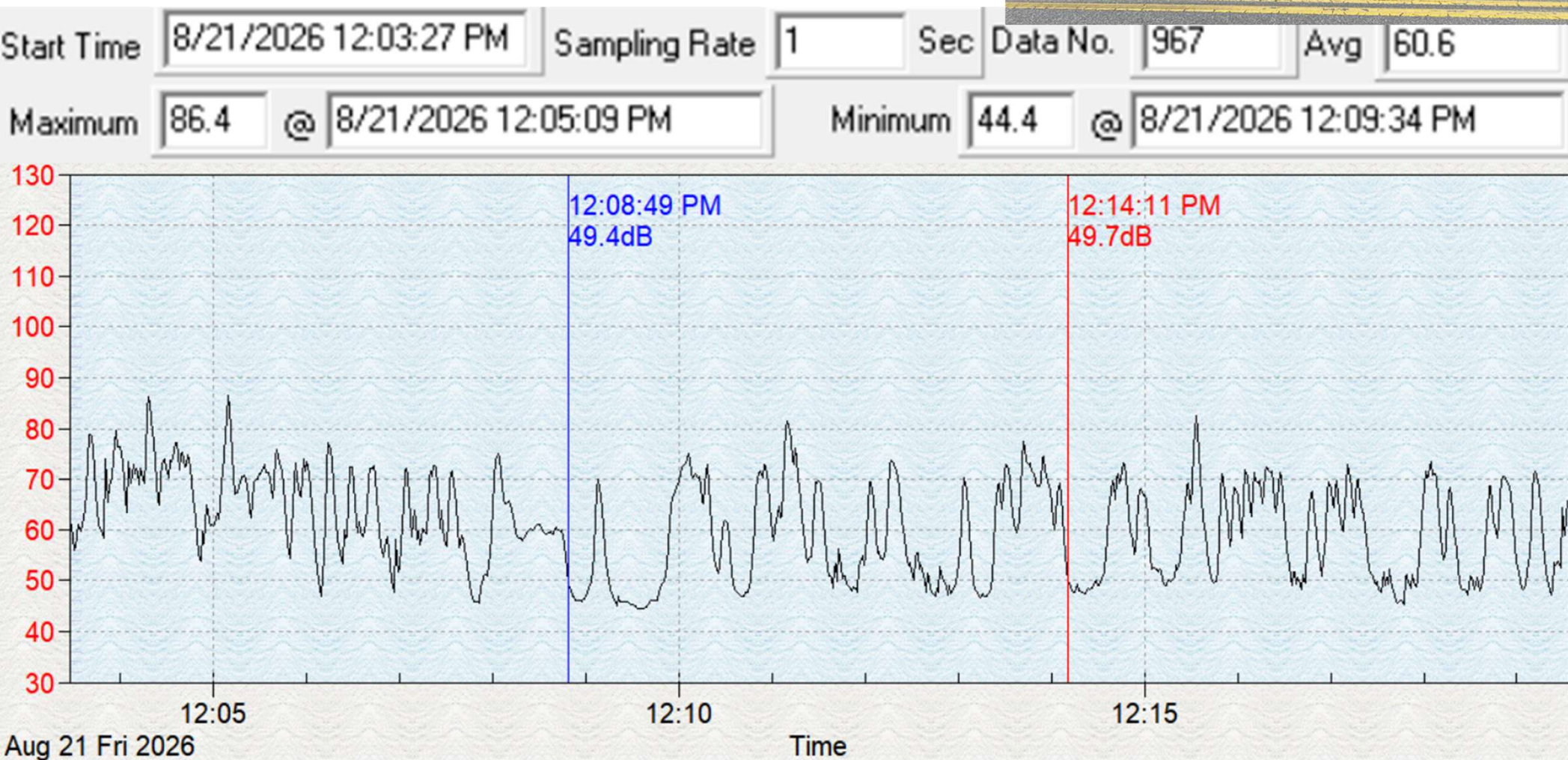


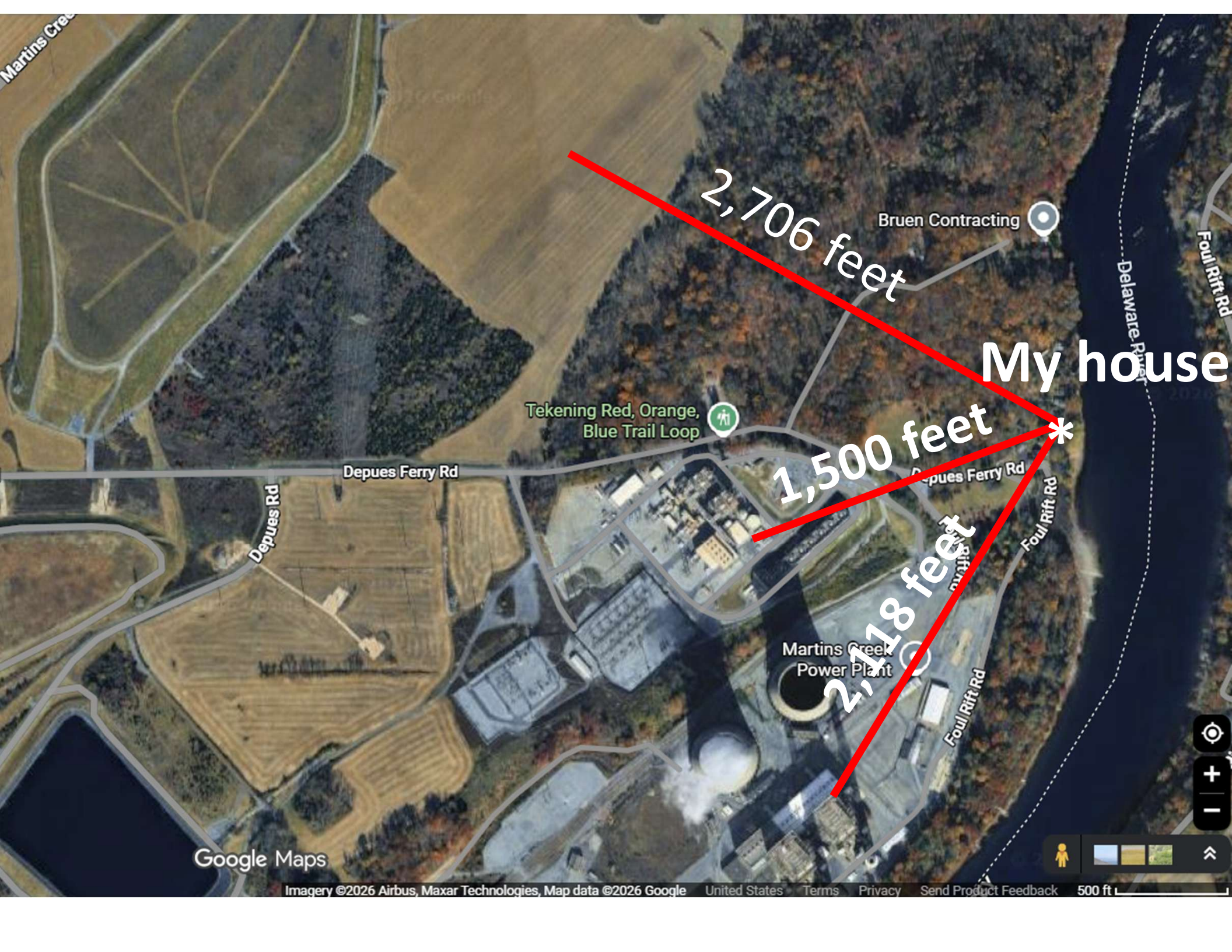
Site 6 – Martins Creek Front St

Range – 86.4 to 44.4

Average – 60.6

8/21 12.11 PM





Martins Creek

2,706 feet

Bruen Contracting

My house

Tekening Red, Orange, Blue Trail Loop

1,500 feet

2,118 feet

Martins Creek Power Plant

Google Maps

These Pa. projects could double state's power capacity. Will they happen?



By Anya Litvak
Pittsburgh Post-Gazette

Heeding the call to put more power onto the grid, energy developers are proposing to build 10 natural gas power plants in southwestern Pennsylvania over the next five years and enough battery storage to match the capacity of three nuclear reactors.

Mon 10/19/2026 2:14 PM

John Mauser

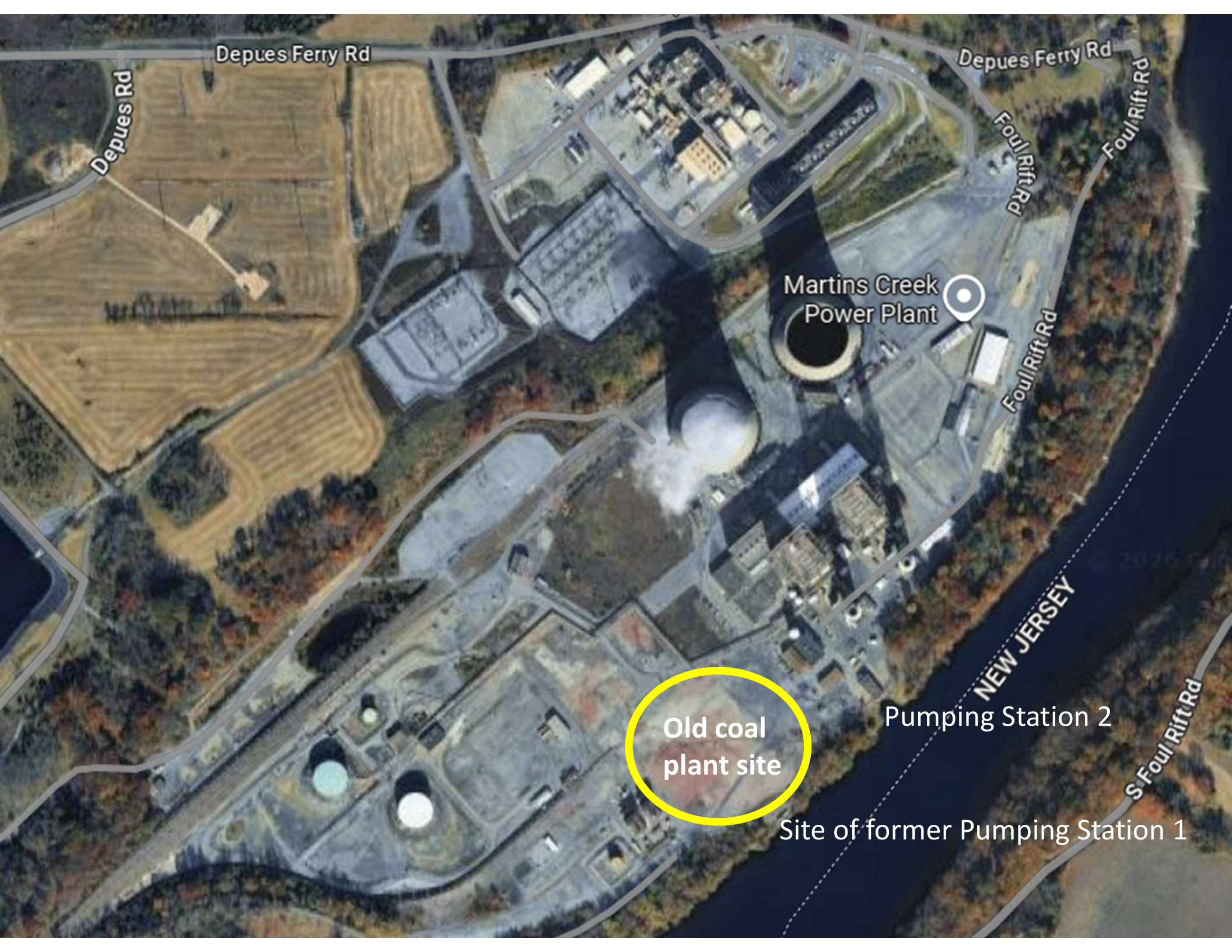
To: LaBella, Julie D <Julie.LaBella@talenenergy.com>

Cc: ☒ Melissa Mastrogiovanni; ☒ Anthony DiSante

Julie,

Thank you for the prompt response. When possible, please forward all e-mails regarding the proposed peaker plant so I may have information to pass on to the Board of Supervisors. Also, at what capacity do both facilities operate at during winter, spring, summer, and fall? Would I be correct in stating that Talen has promised 1 gigawatt of power to the UMBT data center project?

John Mauser - Supervisor
Lower Mount Bethel Township
P.O. Box 257 - 2004 Hutchison Ave.
Martins Creek, PA 18063



Depues Ferry Rd

Depues Ferry Rd

Depues Rd

Foul Rift Rd

Foul Rift Rd

Martins Creek
Power Plant

Foul Rift Rd

Old coal
plant site

Pumping Station 2

Site of former Pumping Station 1

NEW JERSEY

S Foul Rift Rd

Mon 10/19/2026 3:56 PM

LaBella, Julie D <Julie.LaBella@talenenergy.com>

To: ☒ John Mauser

Cc: ☒ Melissa Mastrogiovanni; ☒ Anthony DiSante

The annual capacity factor for MC is ~28% and for LMBT it's ~85%. These are annual numbers as that's how this factor is typically calculated and reported.

Talen would look to sell power to whichever customer comes into a data center campus. Whether that power comes directly from those plants, our broader PA-based generation portfolio, new generation or a combination of all of these, has not yet been determined

Mon 10/19/2026 4:30 PM

John Mauser



To: LaBella, Julie D <Julie.LaBella@talenenergy.com>; ☒ Melissa Mastrogiovanni; +1 other

Cc: hanktripp@talenenergy.com

Julie & Hank,
My apologies to Hank, I completely forgot about the e-mails from 2025 on the railroad bridge work. Any e-mails available for peaker plant notice to the township? No rush.

Also, would I contact Hank direct for a possible tour of Martins Creek facility for township officials?

LaBella, Julie D <Julie.LaBella@talenenergy.com>

Mon 10/19/2026 6:04 PM

To: ☒ John Mauser; ☒ Melissa Mastrogiovanni; ☒ Anthony DiSante

Cc: Tripp, Hank <Hank.Tripp@talenenergy.com>

No problem. It was a while ago and you had rolled off the Board of Supervisors in the middle so it's completely understandable.

Regarding emails for the peaker plant, what specific topic are you looking for on that? Apologies, I don't recall specifically.

I am working with Hank and Bill, the Plant Manager for LMBT, on the tours. So, we're good for that. However, on specific plant concerns or questions you are welcome to reach out Hank or myself, and we'll coordinate on getting a response back to you.

US to give PPL up to \$71.5M

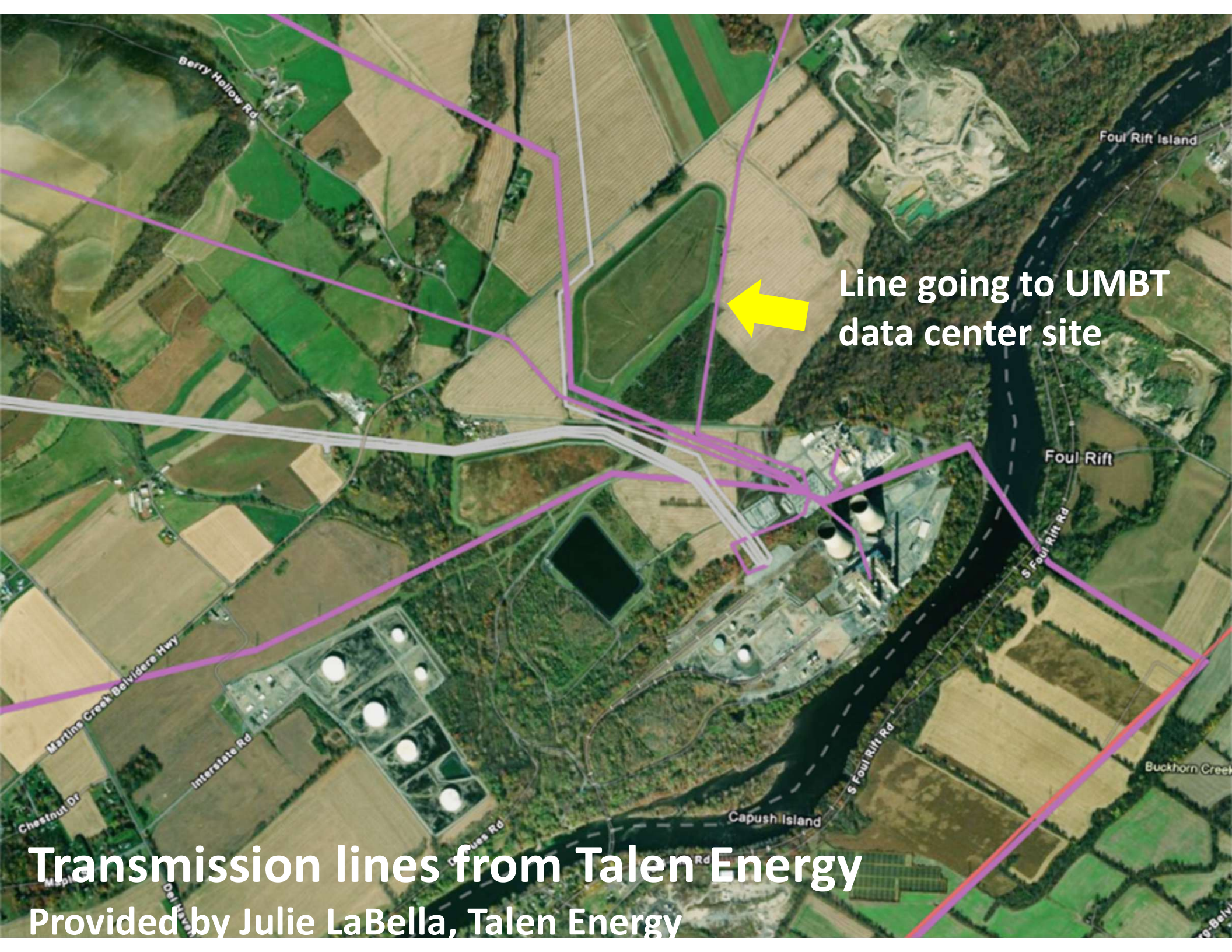
Grant to boost grid, avoid AI-related blackouts

By Evan Jones
The Morning Call

PPL will receive tens of millions of dollars in federal funds to upgrade an important transmission line, a move that a high-ranking U.S. official and the utility president said could lower rates for customers.

U.S. Energy Secretary Chris Wright was in the Lehigh Valley on Thursday morning to announce the federal grant.

The Allentown utility will receive up to \$71.5 million to modernize a 29-mile corridor in Pennsylvania with the Montour Grid Resilience and Advanced Reconductoring Project.



Line going to UMBT
data center site

Transmission lines from Talen Energy
Provided by Julie LaBella, Talen Energy