Approved **LOWER MOUNT BETHEL TOWNSHIP**

PLANNING COMMISSION MINUTES TUESDAY, JUNE 16, 2026 AT 6:30 P.M.

Centerfield Building – 6984 S. Delaware Dr. Martins Creek

CALL TO ORDER CALL TO ORDER - The June 16, 2026 meeting of the Lower Mount Bethel Township Planning Commission meeting was called to order by Patrick Mc Inerney at 6:30 p.m. in person at the Centerfield Building – 6984 S. Delaware Dr. Martins Creek. Also in attendance were B. Rush, Bruce Smith, T. Resh, J. Coyle - Twp. Engineer, K.Biggs Sebia – Twp. Solicitor, Megan Hart, and M. Mastrogiovanni. There were approximately 30 people in the audience. The Pledge of Allegiance was recited.

APPROVE MINUTES – DECEMBER 16, 2025. MOTION by P. McInerney, second by T. Resh to approve the minutes as submitted. Vote: 4-0.

RE-ORGANIZATION

a. Appoint Chairman – MOTION by B. Rush, second by T. Resh to appoint P. McInerney as Chairman. Vote:4-0.

b. Appoint Vice-Chairman – MOTION by P. McInerney, second by B. Smith to appoint B. Rush as Vice – Chairman. Vote: 4-0.

P. McInerny opened up the agenda to add resignation of B. Kiefer on the Planning Commission. P. McInerney indicated he talked to B. Kiefer and due to his busy schedule in his personal life, he has decided to resign. MOTION by P. McInerney, second by B. Rush to accept B. Kiefer's resignation on the Planning Commission. B. Rush noted how hard B. Kiefer worked for the citizens of the Township. Vote: 4-0. P. McInerney thanked B. Kiefer for his many years serving on the Planning Commission.

OLD BUSINESS – None.

SUBDIVISIONS – None.

NEW BUSINESS

Data Center Ordinance – P. McInerney gave his opening remarks. P. McInerney indicated Lowhill Township's Ordinance for Digital Infrastructure Facilities (Data Center) is very similar to ours. There was discussion if they should proceed with a stand-alone ordinance or amend our current Zoning Ordinance to incorporate Data Centers; J. Coyle and K. Biggs – Sebia both agreed your can do it either way, but a stand-alone ordinance would move more efficiently. The Planning Commission reviewed the Lowhill Township Ordinance and suggested the following changes (highlighted in yellow and green) attached proposed draft ordinance. J. Coyle and K. Biggs- Sebia agreed the Lowhill Township Ordinance is very good and thorough. T. Resh recommended looking at Moore Township's Data Center Ordinance.

Public Comment by T. Rehrig – Todd mentioned sensitive receptors in recreation and Delaware River areas. Public Comment by S. Newman – Sandra also mentioned her concern being the Delaware Valley Scenic Byway.

P. McInerney noted the definitions are very good and can be put right into the stand-alone ordinance.

J. Coyle noted the section regarding the hydrogeological study is very vague and should include a certified, qualified, independent hydrogeological study approved by the Township Engineer. Public Comment by B. Hart – Bob mentioned a sound study before the baseline, then do another study in 6 months after build out from any auxiliary generators. There was discussion about noise and enforcement, the township does not have a noise ordinance.

P. McInerney reviewed with the Planning Commission the Data Center Ordinance Guide prepared by Chester & Montgomery County Planning Commission

Public Comment - The public thanked P. McInerney for moving forward in getting the Draft Data Center Ordinance completed. Legal and Engineering will review the changes for the next meeting on July 7th.

ADJOURNMENT - MOTION by T. Resh, second by P. McInerney to adjourn the Planning Commission Meeting at 9:15 p.m.

Respectfully submitted
Melissa Mastrogiovanni, Township Secretary / Planning Administrator