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Archbald Borough Special Meeting

Archbald 1, LLC Conditional Use Application

Friday, March 27, 2026

Archbald Borough Council held a special meeting on Friday, March 27, 2026. The meeting was called to order at 1:00 PM by President Louis Rapoch. The Pledge of Allegiance was recited. Roll call, the following members were present: Joseph Altier III, Marie Andreoli, Erin Owen, Mayor Barrett. Tom Aniska present- Via Phone. Dave Moran and Richard Guman were absent.

**President Rapoch-** Announced there was an Executive Session before the meeting today.

**Public Comment Agenda & General Items- (5-minute time limit)**

**Mary Therese McKane-907 Old Ridge Road Archbald, Pa 18403-** Mary Therese addressed council on her concerns of the proposed Data Centers and the effects it will have on the health of the residents.

**Janessa Bednash 309 Washington Ave Jermyn, Pa 18433-** Janessa addressed council and asked that council vote to deny the conditional use application.

**John Kura 390 Washington Ave Jermyn, Pa 18433-** John addressed council on his concerns of the proposed Data Centers and the Health and Safety of the public. John asked that council vote to deny the conditional use application.

**Meg Nudleman 295 Foxtail Circle Archbald, Pa 18403-** Meg addressed council on her concerns of the proposed Data Centers and the health impact. Meg feels that the developers and end users allocate funds now for the legal actions on the potential health effects.

**Debi Calpin 430 Wildcat Road Olyphant pa 18447-** Debi addressed council on her concerns on the proposed Data Centers. Debi asked that council vote to deny the conditional use application.

**Larry West 209 Laurel Street Archbald, Pa 18403-** Larry addressed council on his concerns of the proposed Data Centers. Larry spoke on R1 and R2 commercial and residential areas where he proposed if a Data Center is to be built, they should not be built in residential.

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**Kim Nudleman 295 Foxtail Circle Archbald, Pa 18403**- Kim addressed council on her concerns of the proposed Data Centers. Kim spoke on the impact from the generators, environmental damage, stormwater problems and property value. Kim feels the applicant did not meet their burden of proof and should be denied.

**Commissioner Bill Gaughan- Lackawanna County** Commissioner Bill Gaughan attended the conditional use application special meeting. He spoke on the proposed Data Centers, and on water usage, electricity, and the acreage of land that will never be used to build homes or playgrounds. Commissioner Gaughan wrote to Governor Josh Shapiro he asked for a three-year moratorium on large scale data centers across the commonwealth of Pennsylvania. Commissioner Gaughan Quoted Leo Tolstoy famous short story and moral parable "How Much Land Does a Man Need" The final answer being that a man only needs enough land for his own grave.

**Karen Timmons 260 Foxtail Circle Archbald, Pa 18403**- Karen addressed council on her concerns of the proposed Data Centers and the toxic air pollution. Karen has concerns on chronic health issues. Karen asked the developer to investigate Tier-4 final.

**Madonna Munley 139 Cemetery Street Archbald, Pa 18403**- Madonna addressed council she wanted to acknowledge council members Altier, Aniska, Owen, and Rapoch are not to blame for the current situation our town is in. Madonna said she feels what has happened in our borough is the responsibilities of all local officials. To the developers we are not going away.

**Angela Weller 104 Pierce Street Eynon, Pa 18403**- Angela addressed council and said the previous residents had spoken on what she was going to touch on today. Angela thanked council for giving her the ability to post something positive for our leadership coming together.

**Tammy Healy 241 N. Main Street Archbald, Pa 18403**- Tammy addressed council and said thank you for the change in leadership. Previously the residences were denied chairs, and now the 3<sup>rd</sup> floor is open and cleaned out. A small gesture means a lot. Tammy spoke on Archbald 1 LLC, newspaper error and feels the applicant did not meet their burden of proof they can legally be denied. Tammy read off a list of non-compliance from the applicant.

## **Motions**

- 1.** Motion by Owen, second by Altier To deny Archbald 1, LLC Conditional Use Application. Roll call vote, Altier yes, Aniska yes, Andreoli yes, Owen yes, Rapoch yes. Motion passes 5-0.

Councilman Aniska has announced his resignation from the Archbald Borough Council, effective immediately.

- 2. Motion by Owen, second by Altier to Add a Motion to Accept the Resignation of Tom Aniska from Archbald Borough Council as of 3/27/2026. With regret Roll call vote, Altier yes, Andreoli yes, Owen yes, Rapoch no, Motion passes 3-1.
- 3. Motion by Owen, second by Altier to Accept the Resignation of Tom Aniska from Archbald Borough Council as of 3/27/2026. With regret Altier yes, Andreoli yes, Owen yes, Rapoch no. Motion passes 3-1.

**Solicitor Jay O'Connor-**

After Motion #1- for Archbald 1, LLC Conditional Use Application was denied there will be written decision at the end of day today.

- 4. Adjournment- Motion by Owen, second by Andreoli to Adjourn. All in favor. Motion carried.

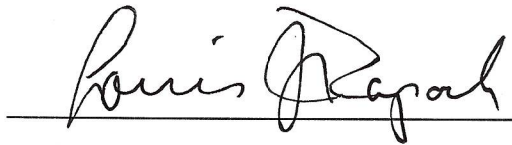
Archbald Borough Secretary:

Mary Loff:

  
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Archbald Borough President of Council:

Louis Rapoch:

  
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