UPPER NAZARETH TOWNSHIP
PLANNING COMMISSION
100 NEWPORT AVENUE
NAZARETH, PA 18064

Minutes of April 9, 2026

The meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 PM. on Thursday, April 9, 2026, in the Township Building.

ROLL CALL

The following members were present: Jay Benfield, Pamela Berlew, Scott Sylvainus, Robert Williams, Recording Secretary Deanne Werkheiser, and Township Engineer Jim Horwath. James Campana and Zoning Officer Angela Strohl were absent.

APPROVAL OF AGENDA

Motion was made by Robert Williams, seconded by Jay Benfield, to approve the April 9, 2026, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Robert Williams, seconded by Pamela Berlew, to approve the March 12, 2026, meeting minutes. Motion approved unanimously.

NEW BUSINESS

SALDO Ordinance

Jim Horwath stated they worked with Angela Strohl and Gary Asteak to review for any updates. Gary sent the ordinance to LVPC and Nazareth COG for review. The Planning Commission is now reviewing for final recommendations. He stated they have the final clean draft (version 4, dated April 3, 2026). Scott Sylvainus asked what changes have been made. Jim replied that information regarding street signs was added per Public Works. Spelling errors were corrected. Gary okayed only one plan for a property at a time. Comments were taken and added and changes were made. The LVPC has 30 days to respond.

Motion was made by Jay Benfield, seconded by Robert Williams, to recommend that the Board of Supervisors adopt the SALDO Ordinance. Motion approved unanimously.

Data Centers Ordinance

Scott Sylvainus stated that Angela has updated the ordinance. Angela submitted a review letter dated March 31, 2026. Deanne stated that Angela had several items on the letter that needed to be addressed. Additions to definitions, minimum lot size, and several sections from Lowhill's Ordinance that were of note.

Per Angela's letter- I would like to address is a minimum lot size. I took out the table that was initially in the draft which addressed this, but after looking it over again, I do not see a minimum lot size for data centers. For TD-11, the minimum lot size is currently 1 acre. I know we discussed what sizes to apply to data centers, but I'm not seeing anything in our notes regarding what we ended up deciding. A lot of municipalities are doing 50 acres; Lower Nazareth Township has theirs separated out as follows:

Less than 100,000 square feet – 20 acres
100,000 square feet to 249,999 square feet - 30 acres
More than 250,000 square feet – 50 acres

I think this is a good idea to incorporate into ours; it keeps it even across our multi municipal zoning effort, and allows some flexibility for developers.

Jim stated this seems to be the standard that most people are going with. This allows for the buffers that are being required, 300 to 500 for less than 1000,000 square feet. A brief discussion ensued about facilities in Palmer Township. Scott asked if it makes sense to have these amounts in an industrial zone. Is that the best use of the land. Data centers are not bad if they are regulated. If properly regulated for noise, vibration, electric and water use they aren't a nuisance. Pam stated the larger lots give extra space for meeting requirements. Brief discussion ensued on how noncompliance of regulations is handled. Pam stated everyone has different sensitivities to sound, vibration, etc. who decides. Scott replied that studies have to be done for sound during building, as builts, post construction, and upon request thereafter. Jay stated that the same is required for vibration. Jim asked if a frequency is listed since different ages hear differently. The ordinance references 27.505 in the Zoning Ordinance, 65 db(A) day and 55 db(A) night. Scott suggested going with 55db(a) as LVPC suggested to Lowhill. Anything that references 27.505 should just be 55 db(a). Jim suggested regulating the noise generated from generators when being tested or running. They should stay below the 55 level as well. Pam stated that TD11 is in the West Side, near residential areas. Brief discussion of possible building and lot sizes and how they would fit ensued. Scott stated he thinks there should be one more level below 100,000. Less than 50,000 square feet- 10 acres; 50,000 square feet to 100,000 square feet-20 acres, etc.

Per Angela's letter- from Lowhill Townships ordinance- 986.04-Backup Power Generation and Fuel Storage. We are requiring an entire safety plan which I believe is more intensive than what they have listed, but if it is something we would like to see at the application stage, it can be added to ours.

986.06 refers to Closed-Loop Cooling Operational System Standards. We reference the best available cooling technology, but since this is the first ordinance I have come across to reference Closed-Loop systems specifically, it is worth a read through. I believe that our regulations regarding cooling are more than sufficient.

986.18.a and b. references an Electrical Utility Impact Study. This is a bit more in depth than what we have, however we do require written verification from the utility provider covering most of what is covered in this section.

986.19 references Fiber and Telecommunications Infrastructure Disclosures. We do not reference anything similar in our draft ordinance. I believe this may be prudent to add to ours.

Pam stated she likes 986.11 c in Lowhill's ordinance, encroachments of buffer strips. Scott replied he feels it is covered in ours by having no impervious surfaces. The Planning Commission agrees with Angela on her review and wants to add Fiber and Telecommunications Infrastructure Disclosures to the ordinance.

Per Angela's letter- In Lowhill Townships definitions, they define a Digital Infrastructure Facility is similar with the exception as follows: This term shall include all types of data centers and shall not include:

1. Customary office uses where data processing is incidental to administrative functions;
2. Personal or consumer telecommunications equipment accessory to residential or commercial uses;
3. Facilities regulated as public utilities under Pennsylvania law; or
4. Wireless communications facilities regulated under federal telecommunications laws for commercial uses.

I think including this will help with the dilemma of how small do we want to start regulating these, it will

exclude the micro data centers, such as the one in the Township building basement.
Planning Commission agreed with adding these definitions.

Section 4 h, a- remove underlying.
H, c- is the minimum 1 space per employee for total employees? Per shift? Brief discussion ensued regarding parking. 1.5 parking spaces per largest shift was suggested.
H, d-27-505 to be updated to 55 db(A).
Scott stated he likes all of p regarding fire.
Q, d- remediation should be the same as 0- noise control

The suggested changes to the ordinance were reviewed- adding definitions, adding fiber and telecommunications infrastructure, 27-505 references to be replaced with 55 db (A) 24/7, minimum lot size Less than 50,000 square feet- 10 acres 50,000 to 100,000 square feet – 20 acres 100,000 square feet to 250,000 square feet - 30 acres 250,000 square feet and more – 50 acres, vibrations remediation verbiage to be the same as noise, 1.5 parking spaces per largest shift.

Motion was made by Scott Sylvainus, seconded by Robert Williams, to recommend making the suggested changes and sending to the Board of Supervisors for their review. Motion approved unanimously.

OLD BUSINESS

Nothing at this time.

COURTESY OF THE FLOOR

Nothing at this time.

ADJOURNMENT

Motion was made by Jay Benfield, seconded by Robert Williams, to adjourn the meeting at 8:40 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser
Recording Secretary