



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS' SPECIAL MEETING MINUTES
FRIDAY, JULY 24, 2026 – 7:00 PM

*This meeting was held in person and live streamed through the Upper Mount Bethel Township Facebook page and YouTube channel.

I.

Supervisor Bermingham called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

In attendance were Supervisor Bermingham, Supervisor Erler, Supervisor Eckman, Supervisor Albert, Supervisor Friedman, Township Solicitor Karasek, Township Engineer Coyle and Township Manager Graziano.

II.

APPROVE THE AGENDA

MOTION by Supervisor Friedman to approve the agenda, seconded by Supervisor Eckman. Vote: 5-0.

III.

PUBLIC COMMENT

Fran Visicaro, Township Resident, provided the BOS with a document on Data Centers.

Ron Angle, Township Resident, commented on the determination letter from the Zoning Officer, stating that the proposed data center is permitted by right. Ron commented on the meeting where Supervisor Friedman made the motion to support data centers. Ron commented on the Curative Amendment and the negotiations between Talen Energy and the Township.

Supervisor Friedman stated that this Board was never against data centers. What this ordinance will do is regulate data centers not to keep them out.

Mike Onufrak, Township Resident, commented on NDA's. Supervisor Bermingham stated that no one the Board signed an NDA with Talen but they did for AWS. Supervisor Eckman stated that when AWS was proposing a project, she was not asked to sign an NDA. Supervisor Erler stated that he will not sign any NDA. Why would any Supervisor sign an NDA?

Marty Pinter, Township Resident, commented on NDA's. How do residents learn of a meeting before it's made public? Supervisor Bermingham stated that he speaks to a lot of people.

Stacy Stone, Township Resident, commented on how a data center will affect the residents and will Warren County NJ residents be notified. Engineer Coyle stated that he doesn't feel it's a requirement, but we may want to as a courtesy.

Julie LaBella, Senior Vice President for External Affairs at Talen Energy. Julie read her public comment, which will be made part of the official record.

Stephanie Donnelly, Township Resident, commented on the Curative Amendment and the 180 days that follow. Data centers must require conditional use approval, applicant must obtain approval from the Delaware River Basin for water withdraws, an environmental impact study must be completed, Community Benefits Agreement to be negotiated in public, and the 180-day process must include two public community meetings.

Albert Spinelli, River Rd., commented on AI, it is here to stay. Local AI vs Cloud AI. Data Centers aren't for us here.

Tom Gilmour, Township Resident, commented the Curative Amendment. Tom stated that he has a model ordinance for the Board to use as a template.

Ray Higgins, Centerville Rd., commented on formatting a data center committee to go visit a data center and come back with facts. Listen to both sides.

Solicitor Karasek stated that all five Supervisors can go together as long as it is fact findings only, no deliberations but he does not recommend it.

Stavros Barbounis, Potomac St., commented on the Curative Amendment, to change something, without having a reason to change it. Data Centers have changed, what type are they planning on visiting, an old one or new one. Stavros disapproves of the Curative Amendment targeting data centers. Stavros is available anytime if any of the Supervisors have any questions.

Sharon Duffield, Potomac St., commented on NDA's. Know what you don't know. Do your research, visit a data center, plan ahead.

Judith Henckel, Robin Hood Rd., commented on trust, trusting each other.

Shane Svant, Stone Church, commented on the different types of data centers. Look at this as a full scope perspective.

Paul Taylor, Turkey Ridge Rd., commented on Data Centers. Paul stated that data centers do not use any water because the water usage is used for cooling the data center. Paul discussed cooler towers, sound and noise pollution.

Supervisor Friedman gave a brief overview of what and why they are doing. Supervisor Friedman stated that we have to let the data center in whether we like it or not, it's the law. There are some things that are not addressed in the text amendment. Data Centers present unique qualities.

IV.

ACTION ITEM

1. Curative Amendment-Solicitor Karasek explained what a Curative Amendment is and what it does. The Township could say the Ordinance is invalid because we do not have regulations with respect to Data Centers. There is no definition of the word "Data Center", there are no performance standards of a "Data Center". The Curative Amendment would give the Township 180 days to amend the ordinance. Solicitor Karasek stated that as of yesterday, July 23rd, a Validity Challenge was filed by Slate Belt Holdings, so passing a Curative Amendment will have no bearing on the Pektor property. Solicitor Karasek still recommends passing the Curative Amendment because there are large swaths of land in the township, and a farmer may come in and want to put a data center on their land. Supervisor Albert and Supervisor Eckman state what is the rush. Supervisor Birmingham's thought is to pass the Curative Amendment, to give ourselves 180 days to get everything in order. Supervisor Erler suggested amending the current text amendment. Shawn Reynoso commented on a PA Bill to allow Townships to enact a temporary moratorium. Supervisor Erler stated that the meetings he attended with Talen, there were discussions about amending the text amendment. There was a discussion on knowing the end user. Supervisor Birmingham stated we believe it is a data center, if had his last dollar, he would bet it would be a data center coming in. Solicitor Karasek stated that he spoke with the Slate Belt Holdings attorney today and he said that he had to file the Validity Challenge to protect his clients and that they hope to continue to work with the Township. Engineer Coyle agrees with Solicitor Karasek, the current Ordinance/Text Amendment does not speak specifically to a "Data Center". His recommendation is to have reasonable safeguards/regulations in place specific to a data center. Marty Pinter, with the actions that Slate Belt Holdings took, what happens with the CBA. Solicitor Karasek stated he was not part of those discussions, he does not know whether that would come off the table. Marty feels

the quickest way to do this to protect the town is by doing it through the text amendment. Solicitor Karasek stated that if we amend the zoning ordinance to say that data centers belong in the I2 and I3 zones. Supervisor Erler stated that if we amend the text amendment that has been discussed in the Slate Belt Holding meetings, would that void their validity challenge. Solicitor Karasek responded, only if they agreed. Engineer Coyle is in agreement to amend the text amendment to include data centers and performance standards. **MOTION** by Supervisor Birmingham to amend the text amendment to include data centers in the I2-I3 zones and high-performance standards as recommended by Engineer Coyle, seconded by Supervisor Eckman. There was a discussion on whether to include high-performance standards when we don't know what type of data center is coming. Engineer Coyle stated that he will be working with Solicitor Karasek on the amendment of the text amendment. Vote: 5-0. Judy Henckel, fast and easy, doesn't sound like the residents will like that. Keep the public involved.

V.

ADJOURNMENT

MOTION by Supervisor Erler to adjourn the meeting at 9:05 pm, seconded by Supervisor Friedman. Vote: 5-0.

Respectfully Submitted by Cindy Beck, Recording Secretary

Hello, my name is Julie LaBella and I am Senior Vice President for External Affairs at Talen Energy. Talen is a partner in Slate Belt Holdings, which owns the industrial property near the site of the former coal plant.

For those who aren't familiar with Talen, we are the second largest energy generator in Pennsylvania. We own and operate power plants across the state, including the Martins Creek and Lower Mount Bethel plants, and employ approximately 1,400 individuals here in PA.

Our team members live in the communities where we operate, and Talen works to be a good neighbor by supporting local organizations, first responders, teams and schools.

Since becoming a partner on this development effort in Upper Mount Bethel, our goal has been to work collaboratively with township leaders and community members to set responsible, thoughtful performance standards for a potential data center project on our property in the existing industrial park.

In order to clarify zoning guidelines for the industrial zone, we have submitted a filing to the zoning hearing board to start a transparent, timely process for specifically including data centers in the ordinance.

We remain committed to engaging with township officials and the community to find a path forward that works for all parties so we can bring investment in a responsible way that will generate significant benefits to the township while addressing local priorities and concerns.

We are also open to working with the township toward a community benefits agreement that will help strengthen township services and infrastructure above in addition to significant real estate tax revenue.

Talen wants to work through these issues constructively, transparently and in good faith. We look forward to being an upstanding member of the Upper Mount Bethel community for years to come, and we intend to reaffirm that commitment through ongoing communication and collaboration.

I thank the board and everyone here tonight for your time and consideration.

Julie LaBella

