COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

Coolbaugh Township Planning Commission
August 11, 2026, 6:30 p.m.
Regular Meeting Agenda

Roll Call: _____ Shincovich _____ Peterson ___ Kozen ___Schlegel

___Solicitor Michael Tuosto ___Township Engineer, Daren Martocci ___ Twp Secretary, Erin Masker

1. Approval of July 14, 2026 Meeting Minutes

2. Appointment of Planning Commission Secretary

3. Update - Landston Equities/Northampton Farms Land Development Plan (Rocco Caracciolo)

4. Review of the Following:
   - Review of Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan (566 Memorial Blvd)
   - Review of Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan (566 Memorial Blvd)

5. Review of Township Ordinance-Proposed Data Centers

6. Public Input

7. Adjournment

Current Land Development / Subdivision Plan Submission- Timelines

Project Name	Location	Plan Type	Acceptance Date	Expiration Date	BOS Approval Date
Pocono Mountain Corporate Center North Lot 1	566 Memorial Drive, Tobyhanna, PA	Final Land Development Plan	January 18, 2024	October 30, 2026	
Pocono Mountain Corporate Center North Lot 2	566 Memorial Blvd, Tobyhanna	Preliminary Land Development Plan	June 11, 2024	October 30, 2026	
1545 Prospect-Proposed Convenient Store	1545 Prospect St. Tobyhanna	Preliminary Land Development Plan		September 30, 2026	
Northampton Farms, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Major Subdivision Plan	May 9, 2022	June 30, 2026	Conditional Preliminary Approval 3/3/26
Landston Equities, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Land Development Plan	May 9, 2022	June 30, 2026	Conditional Preliminary Approval 3/3/26
Posh Hospitality Development, LLC.	2995 Route 940, Pocono Summit, PA	Land Development Plan	September 10, 2024	April 30, 2025	Withdrawn
Posh Hospitality Development, LLC.	2995 Route 940, Pocono Summit, PA	Subdivision Plan	October 18, 2024	April 30, 2025	Withdrawn
Haaretz, I.P.- Finish Line Auto Body	110 Summit Ave, Pocono Summit, PA	Land Development Plan	August 8, 2023	January 1, 2025	Cond Approved 11/4/2024
Pocono Mountain Corporate Center North	566 Memorial Drive, Tobyhanna, PA	Preliminary Land Development Plan	November 8, 2021	April 20, 2023	Cond Approved 4/18/2023
Rekha Tolani, LLC/ Tolani Plaza	970 Route 196, Tobyhanna, PA	Land Development Plan	July 11, 2022	March 21, 2023	Cond Approval 02/07/2023
Imperial Realty Property Group, LLC.	1180 Corporate Center Dr., Tobyhanna, PA	Minor Subdivision Plan	May 9, 2022	December 20, 2022	Approved by BOS
WGH Trucking	Route 196, Tobyhanna, PA	Land Development Plan	February 13, 2023	June 13, 2023	Cond Approval 6/6/2023
Imperial Realty Property Group, LLC.	1180 Corporate Center Dr., Tobyhanna, PA	Land Development Plan	May 9, 2022	July 7, 2023	Cond Approval 7/5/23
ABC Pocono Homes	Prospect Street/ Route 423, Tobyhanna, PA	Subdivision Plan	June 13, 2023	December 30, 2023	Withdrawn
PMI/MP Municipal Authority Act 537 Plan	Corporate Center Drive, Tobyhanna	Act 537 Plan	December 12, 2023	May 1, 2024	Approved by BOS
RCI Properties, LLC.	Lot 24 Pocono Mountain Business Park	Land Development Plan	August 10, 2020	March 31, 2023	Withdrawn
PA American Water- Summit Pointe	234 Pocono Road, Pocono Summit, PA	Land Development Plan	December 20, 2024	August 31, 2025	Granted Conditional Approval 5/2025

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Coolbaugh Township Planning Commission
July 14, 6:30 pm
Regular Meeting Minutes

The meeting was called to order by Chairman Ann Shincovich at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:
Ann Shincovich, Mike Peterson, David Pope, Bernard Kozen, and Michael Schlegel
Board Members absent:
None
Staff present:
Solicitor Michael Tuosto, Esquire, Township Engineer, Greg Haas, Township Engineer, Daren Martocci, Township Secretary, Erin Masker and Lourdes Aponte, Zoning Officer
Staff absent:
None

Opening Statement and Resignation
Commissioner Dave Pope stated the following: "*I think most of you know me. I've been a resident of Coolbaugh Township probably for the better part of my life. On the June meeting, the Chairman of the Board of Supervisors threatened to incarcerate me. For that reason, I can no longer serve on this Commission. There's a lot of things going on with that Board that I don't agree with, and one of them is it's not very transparent. So, with that, I won't say any more. I'll just leave. I'm not going to be intimidated by anybody. Especially not after what I've been through. So, if he wants to intimidate somebody and put me in jail;, my lawyer said let him, we'll see what happens*." Mr. Pope left the meeting at 6:04pm.

1. Approval of Minutes and Notes – June 9, 2026 Meeting
Mr. Schlegel made a motion second by Mr. Kozen to approve the June 9, 2026 Planning Commission meeting minutes.
- Discussion: None
- Vote: 3-0-1, motion passes. (Mr. Peterson abstained)

2. PA American Water Company – Act 537 Sewage Facilities Planning, Module 1 (Component 4A)
Township Engineer, Greg Haas summarized that the underlying land development plan was approved in 2024 with DEP approval for holding tanks as the sewage-disposal method, which satisfied the Township ordinance at the time. He explained that PA American Water now proposes to install a sanitary sewer line and connect to the Mount Pocono sanitary sewer system, and that Component 4A represents the municipal planning agency review for this extension. He stated that he had reviewed the information, had no comments, and recommended that the Commission approve Component 4A and authorize him to sign the form to submit to Riley Associates so the DEP planning process could begin.

Mr. Peterson made a motion second by Mr. Schlegel to Approve the PA American Water Company Component 4A of the Sewage Facilities Planning Module and Authorizing Township Engineer, Greg Haas to sign the form..
- **Discussion:** Ms. Shincovich stated that connecting to public sanitary sewer would have less environmental impact than holding tanks and that holding tanks are typically treated as temporary.
  Ms. Kelly asked about the Land Development Plan improvements with Township Engineer, Greg Haas stating the 2024 land development plan had been approved but he did not believe the sanitary-line improvements had yet been constructed.
- **Vote:** All in favor, motion passes.

1. 3. Request to Table Review of the Following:
- Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan
- Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan

Mr. Kozen made a motion second by Mr. Peterson to table review of the Pocono Corporate Center North Lot 1 Final Land Development Plan and Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan.

- **Discussion:** Mr. Peterson asked when the plans were last before the Planning Commission or Board of Supervisors and whether more than six months had elapsed since the last appearance.
- **Vote:** All in favor, motion passes.

4. Review of Proposed Township Ordinance – Data Center Standards (Discussion Only)
Ms. Shincovich stated she had begun reading the ordinance but had stopped at page 10 and asked the Township Engineer to summarize the key provisions he had added based on the Allegheny County example previously referenced by the Commission. The Commissioners had a discussion along with the township Solicitor and Township Engineers about multiple sections of the ordinance and will continue working through this document to be sure that there a no loopholes. No formal motion or vote on the ordinance was taken during this portion of the meeting.

5. Adjournment
There being no further business, Mr. Peterson made a motion second by Mr. Kozen to adjourn at 7:26pm.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

Next Regular Commission Meeting: Tuesday, August 11, 2026 at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

Submitted by: _____ **Date:** _____
Mike Peterson, Vice-Chair

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____ **Date:** _____
Ann Shincovich, Planning Commission Chair

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July 9, 2026

Erin Masker
Township Secretary/Administrative Assistant
5520 Municipal Drive
Tobyhanna, PA 18466

Re: Proposed 611 Industrial Center
Veterans Drive, Coolbaugh Township, Monroe County

Dear Ms. Masker:

Enclosed please find 2 full size prints of our progress plan with the on-lot septic design testing with the PaDEP and the Township SEO for this project. As discussed, this is for distribution to the Planning Commission prior to my appearance at the August 11th meeting. I have also sent you an email with an electronic copy for distribution as needed.

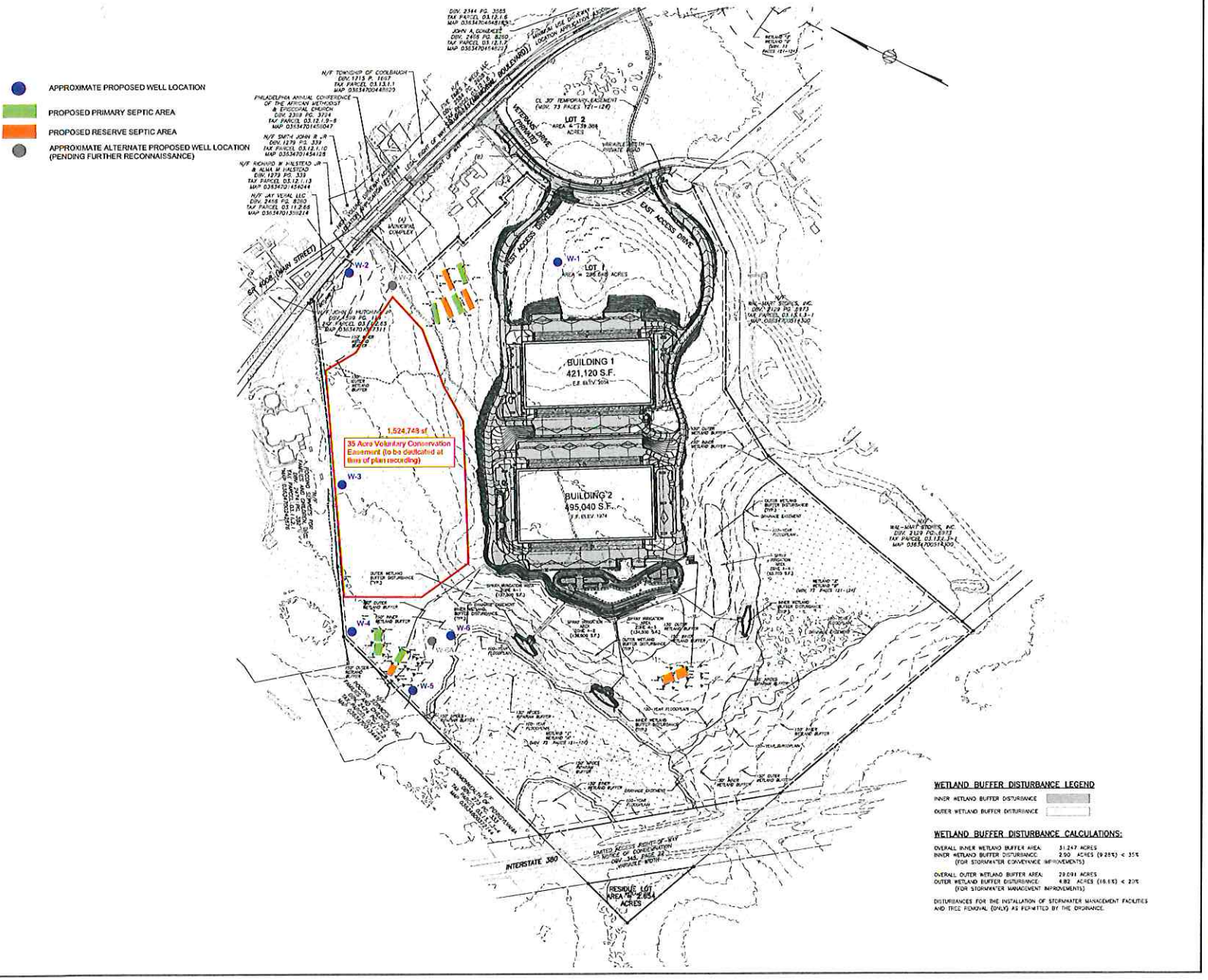
Please put me on the agenda for the August 11th meeting so I can give an update to the Planning Commission on our progress.

If you have any questions, or require anything else, please do not hesitate to contact me.

Sincerely,

Jaindl Land Company

Rocco Caracciolo



THE PIDCOCK COMPANY

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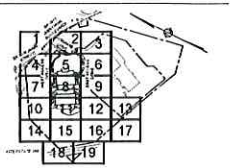
PROFESSIONAL SEAL



NOTES:

1. THIS PLAN HAS BEEN PREPARED IN CONJUNCTION WITH VARIOUS FEDERAL, STATE AND LOCAL ORDINANCES RELATED TO LAND USAGE AND DEVELOPMENT. ALL PROVISIONS OF SUCH ORDINANCES, WHETHER OR NOT SHOWN OR NOTED ON THIS PLAN, SHALL BE COMPLIED WITH AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE OWNER, INCLUDING BUT NOT LIMITED TO, HIS AGENTS, CONTRACTORS, SUBCONTRACTORS, EMPLOYEES AND REPRESENTATIVES, AND ANY AND ALL SOCIAL ENTITIES OR OTHER SUCH ENTITIES HAVING ANY EFFECT THE MAINTENANCE OF THE LAND, THE PROTECTION OF WATER QUALITY, EROSION CONTROL, STORMWATER MANAGEMENT, AND/OR ANY OF THE ISSUES AND THE PURPOSES ADDRESSED BY QUALIFIED PROFESSIONALS DESCRIBED IN THE APPLICABLE PIECES OF LEGISLATION.
2. THESE DOCUMENTS ARE PREPARED FOR REGULATORY REVIEW AND APPROVAL AND ARE NOT TO BE UTILIZED FOR ANY OTHER PURPOSE. THE DOCUMENTS ARE NOTE INTENDED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED AS SUCH ON SUCH.

REFER TO THE GENERAL NOTES ON SHEET 3 OF 116 FOR ALL PLAN NOTES.

CONTRACTOR'S OBLIGATION REGARDING COORDINATION OF DOCUMENTS AND FIELD CONDITIONS

THE CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE AND SOLE RESPONSIBILITY OF THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL PLANS, SPECIFICATIONS, ADDENDA, CONSTRUCTION SEQUENCES AND OTHER CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION. SIMILARLY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW FIELD CONDITIONS, INCLUDING COORDINATION OF ALL UTILITIES. THE CONTRACTOR SHALL COMPLETE AND TEST EXCAVATIONS TO LOCATE ALL TYPES OF UTILITIES WITH SUFFICIENT TIME PRIOR TO CONSTRUCTION IN ANY AREA OF UTILITY CONFLICT. IF, IN THE OPINION OF THE CONTRACTOR, THERE IS AN AMBIGUITY, DISCREPANCY OR INSUFFICIENCY IN THE DOCUMENTS OR AN APPARENT CONFLICT IN THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL BRING THE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING BEFORE PROCEEDING WITH CONSTRUCTION IN THE AREA SO AFFECTED. THE ENGINEER MAY BE WRITTEN NOTES AND/OR SKETCHES TO CLARIFY THE INTENT OF THE DOCUMENTS THAT MAY BE NECESSARY FOR THE PROPER EXECUTION OR COMPLETION OF ANY PART OF THE WORK. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR ANY WORK PERFORMED IN CONNECTION WITH ANY SUCH DISCREPANCY OR AMBIGUITY OR OTHER OMISSION WHICH SHOULD HAVE BEEN REPORTED.

5	OCTOBER 21, 2025	REVISED PER TOWNSHIP ENGINEER COMMENTS
4	JULY 22, 2025	REVISED PER TOWNSHIP ENGINEER COMMENTS
3	APRIL 22, 2025	GENERAL REVISIONS
2	APRIL 22, 2025	GENERAL REVISIONS
1	AUGUST 20, 2024	REVISED PER TWP COMMENTS
	APRIL 5, 2024	GENERAL REVISIONS TO ADDRESS TWP COMMENTS
	DATE	DESCRIPTION

REVISIONS

PRELIMINARY PLAN SUBMISSION

SCALE: 1"=300'
DATE: APRIL 5, 2024
CHECKED BY: BCT, JWM
DRAWN BY: KDH, JGM
CAD FILE: OVERALL-GRAD.dwg
PROJECT NUMBER: 419.2311

811 Know what's below. Call before you dig.

SEE SHEET 2

GRAPHIC SCALE
300' 150' 0 300' 600'

LANDSTON EQUITIES, LLC

611 INDUSTRIAL DEVELOPMENT

COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

OVERALL GRADING PLAN

FILE NUMBER
S-12374

SHEET NUMBER
32 OF 116

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KEYSTONE CONSULTING ENGINEERS

CIVIL ENGINEERS & SURVEYORS

205 Rodenbach Lane, Brodheadsville, 18322 • Phone 610-681-5233 • Fax 610-681-5248
East Office: Bethlehem, ***West Office***: Allentown, ***North Office***: Brodheadsville

COOL-25-010

August 6, 2026

Coolbaugh Township Planning Commission (via email to Meredith Eilber)

RE: DATA CENTER ORDINANCE AMENDMENTS

Dear Planners,

Based on input at the July Planning Commission Meeting we have reviewed and provided recommendations for the following:

- Sensitive Receptors
- Screening, Landscaping, Buffering, and Fencing
- Noise and Vibration Standards

For the purpose of discussion, we have provided either recommendations or updates to the aforementioned sections below in an attempt to continue work towards an updated ordinance that is consistent with PA Regulations but also protects the township's resources, sensitive areas and eliminates potential land use conflicts.

Sensitive Receptors:

Option A (detailed list)

Sensitive Receptor. A land use, facility, outdoor activity area, or occupied structure where individuals are likely to be present and may be more susceptible than the general population to potential adverse effects associated with noise, vibration, lighting, air emissions, emergency generator operation, utility infrastructure, construction activities, or other impacts associated with a Data Center or related use.

Sensitive Receptors shall include, but are not limited to:

1. Residential dwellings, including single-family homes, multifamily dwellings, apartments, townhouses, condominiums, mobile homes, and residential care facilities;
2. Educational facilities, including public and private schools, preschools, daycare centers, childcare facilities, colleges, universities, playgrounds, and associated outdoor activity areas;
3. Healthcare facilities, including hospitals, medical clinics, nursing homes, assisted living facilities, rehabilitation centers, hospices, and similar facilities;

4. Facilities serving vulnerable populations, including senior centers, retirement communities, community living arrangements, and facilities providing long-term care;
5. Public parks, recreation areas, athletic fields, trails, and other publicly accessible outdoor gathering areas;
6. Houses of worship and related gathering facilities;
7. Libraries, community centers, and similar public assembly facilities; and
8. Any other use determined by the Zoning Officer to regularly accommodate populations particularly sensitive to environmental, noise, lighting, or air-quality impacts.

Option B (definition tied directly to performance standards)

Sensitive Receptor. A protected land use against which compliance with noise, vibration, lighting, air quality, and emergency generator performance standards shall be measured.

Recommendation: Option B. This approach gives the municipality stronger authority to regulate data center impacts while avoiding disputes over whether a receptor qualifies for protection. The categories above are consistent with common land-use and environmental-planning definitions that identify schools, hospitals, healthcare facilities, retirement homes, and residences as locations where sensitive populations are typically present.

Screening, Landscaping, Buffering, and Fencing

A. Purpose. The purpose of this section is to preserve rural character, protect scenic resources, maintain existing forested landscapes, reduce visual impacts associated with data centers and accessory facilities, and provide year-round screening of buildings, equipment, substations, generators, utility infrastructure, loading areas, and parking areas from adjacent properties, roadways, and sensitive receptors.

B. Preservation of Existing Forests and Woodlands

1. Existing mature forests, woodlands, and significant tree stands shall be preserved to the maximum extent practicable and incorporated into required buffer areas.
2. Existing forested areas located within required setbacks and buffers shall be credited toward landscape screening requirements where the existing vegetation provides equivalent or greater visual screening than required under this Ordinance.
3. Clearing of existing woodland within required buffer areas shall be prohibited except for:
    - Necessary access drives;
    - Emergency access;
    - Utility crossings;
    - Stormwater management facilities; or
    - The removal of invasive, diseased, dead, or hazardous vegetation.
4. Where forest clearing occurs, all disturbed portions of the buffer shall be reforested in accordance with the requirements of this section.

C. Reforestation Buffer Requirements

1. In addition to any setback requirements, all data center developments shall establish and maintain a continuous reforestation buffer along all property boundaries adjoining:
    - Residential zoning districts;
    - Agricultural zoning districts;
    - Public roads;
    - Parks, trails, conserved lands, and open space;
    - Sensitive receptors.
2. Reforestation buffers shall have a minimum width of:
    - One hundred (100) feet adjoining residential, agricultural, or conservation uses; and
    - Seventy-five (75) feet along all public road frontages.
3. Reforestation buffers shall contain a diverse mix of native canopy trees, understory trees, evergreen trees, and native shrubs designed to create a natural woodland appearance consistent with existing regional forest conditions.
4. A minimum of seventy percent (70%) of all plantings within reforestation buffers shall consist of native evergreen species to provide year-round screening.
5. Reforestation areas shall be designed to achieve complete visual opacity within ten (10) years of installation.
6. Naturalized woodland plantings shall be arranged in irregular clusters and varying densities to replicate native forest conditions and avoid linear or ornamental landscaping patterns.

D. Enhanced Landscape Berm Requirements

1. Earthen landscape berms shall be required wherever a data center building, generator yard, substation, cooling equipment, loading area, parking area, or mechanical equipment area is visible from:
    - Public roads;
    - Residentially occupied properties;
    - Agricultural properties;
    - Parks, trails, open-space lands; or
    - Sensitive receptors.
2. Berms shall consist of naturalistic undulating landforms and shall not be constructed as straight or uniformly graded embankments.
3. Berm heights shall vary along their length to create a natural topographic appearance.
4. The minimum berm height shall be twelve (12) feet.
5. The maximum berm height shall be sufficient to accomplish complete visual screening.
6. Where necessary to achieve visual screening, berms and associated vegetation shall collectively exceed the height of the proposed structure, including rooftop mechanical equipment, generators, cooling equipment, and accessory facilities.
7. The applicant shall submit line-of-sight analysis, cross-sections, photographic simulations, and visual impact studies demonstrating that the berm and vegetation

combination will substantially obscure views of the facility year-round from adjacent roads and sensitive receptors.

8. Berm slopes shall not exceed a ratio of 3:1 unless stabilized through engineered design.
9. All berms shall be planted with native canopy trees, evergreen trees, understory trees, and shrubs designed to create a mature woodland appearance.

E. Visual Screening Requirements

1. Buildings, loading areas, substations, emergency generators, transformers, fuel storage areas, cooling equipment, switchgear, utility infrastructure, and parking areas shall be screened from view from public roads and sensitive receptors.
2. Screening shall consist of a combination of:
    - Existing preserved forest;
    - Reforestation areas;
    - Naturalized woodland plantings;
    - Undulating berms; and
    - Architectural screening elements where necessary.
3. Screening shall be designed to create a natural forest edge appearance consistent with the municipality's rural and wooded character.
4. Monoculture evergreen rows shall not constitute sufficient screening.
5. Screening effectiveness shall be measured year-round and shall not rely solely on deciduous vegetation.
6. The Zoning Hearing Board, Planning Commission, or governing body may require additional screening where visual impacts remain significant after application of minimum standards.

F. Fencing

1. Security fencing shall be required around all data center compounds, substations, generator yards, fuel storage areas, and mechanical equipment areas.
2. Fencing shall be located behind required landscape buffers wherever possible.
3. Chain-link fencing visible from a public roadway or adjacent residential property shall be screened by berms, preserved woodland, reforestation plantings, or architectural fencing treatments.
4. Fencing located along perimeter property boundaries shall be dark earth-tone, dark green, black-vinyl-coated, weathered steel, composite, wood, or other non-reflective materials.
5. Razor wire, barbed wire, concertina wire, and similar security features shall not be visible from any public roadway or residential property and shall be located within the interior secured compound.
6. Security fencing shall not substitute for required landscaping, berms, or reforestation buffers.

Noise and Vibration Standards

1. Noise Performance Standards.
    a. The applicant shall demonstrate through an acoustical analysis prepared by a qualified acoustical engineer that noise generated by the Data Center and all Data Center Accessory Uses, including but not limited to cooling equipment, chillers, rooftop equipment, transformers, substations, mechanical equipment, loading operations, and emergency generators, shall comply with the following standards when measured at any property line of the Data Center tract:

Time Period	Maximum Sound Level
Daytime (7:00 a.m. to 10:00 p.m.)	55 dBA
Nighttime (10:00 p.m. to 7:00 a.m.)	45 dBA

    b. Measurements shall be based upon the equivalent continuous sound level (Leq) over a one-hour period and shall be obtained using instrumentation meeting the requirements of ANSI S1.4 or its successor standard.
    c. Measurements shall be based upon the equivalent continuous sound level (Leq) over a one-hour period and shall be obtained using instrumentation meeting the requirements of ANSI S1.4 or its successor standard.
2. Low-Frequency Noise Standard
    a. In addition to the maximum sound levels specified above, noise generated by the facility shall not produce excessive low-frequency sound.
    b. The difference between the C-weighted sound level (dBC) and the A-weighted sound level (dBA), measured simultaneously at any property line, shall not exceed:

$$dBC - dBA \leq 15 \text{ decibels}$$

    c. A difference greater than fifteen (15) decibels shall be considered evidence of excessive low-frequency noise and a violation of this Ordinance.
3. Tonal Noise
    a. The operation of any equipment producing a distinct audible tonal sound, hum, whine, buzzing, or pure-tone frequency that is plainly audible at a property line shall be prohibited unless the applicant demonstrates through acoustical analysis that such tonal characteristics have been mitigated through engineering controls.
4. Sound Studies Required
    a. The applicant shall submit acoustical studies prepared by a qualified acoustical engineer at the following stages:
        i. Preliminary Acoustical Study. A preliminary acoustical study shall be submitted during the Conditional use, Special Exception, or Land Development review process.

1. The study shall:

    - Identify all proposed noise sources;
    - Model expected operational noise levels;
    - Evaluate cumulative noise impacts;
    - Analyze low-frequency noise impacts;
    - Evaluate emergency generator operations;
    - Identify necessary mitigation measures; and
    - Demonstrate compliance with all provisions of this section.

ii. Final Design Acoustical Study. Prior to issuance of building permits, the applicant shall submit a final acoustical study based upon the final building design, equipment specifications, site layout, and mitigation systems. Any noise mitigation measures identified in the study shall be incorporated into the approved construction plans.

b. Post-Construction Compliance Testing
    i. Within six (6) months following issuance of a Certificate of Occupancy, the applicant shall provide a post-construction acoustical compliance study demonstrating compliance with all ordinance requirements.
    ii. The Township may require additional acoustical testing whenever there is reasonable evidence of noncompliance or upon receipt of documented noise complaints.
    iii. Failure to comply with the noise limits established herein shall constitute a violation of this Ordinance.

5. Emergency Generator Testing
    a. Emergency generators shall be included in all acoustical studies.
    b. Routine generator testing shall be limited to the hours of:

9:00 a.m. to 5:00 p.m., Monday through Friday, excluding federal holidays. No routine testing, load-bank testing, maintenance testing, or non-emergency operation of emergency generators shall occur on Saturdays, Sundays, or legal holidays.

6. Utility Outages and Emergency Operations
    a. The sound limits established herein shall not apply during a verified utility power outage or emergency event requiring operation of backup generation equipment.
    b. However, all sound studies shall evaluate and disclose the anticipated noise levels associated with simultaneous operation of all emergency generators and related equipment.
7. Vibration Standards

a. The applicant shall submit a vibration analysis prepared by a qualified engineer demonstrating that operation of the Data Center and all Data Center Accessory Uses will not create vibration that is detectable beyond the property boundary.
b. Vibration shall not exceed the threshold of human perception at any property line and shall not create conditions that:

    - Cause discomfort to persons;
    - Damage structures;
    - Interfere with the use or enjoyment of neighboring properties; or
    - Adversely affects sensitive receptors.

c. The Township may require post-construction vibration testing whenever complaints are received or if evidence of vibration impacts exists.

Thank you, we look forward to the Commission review and recommendations on the proposed amendment.

Sincerely,
KEYSTONE CONSULTING ENGINEERS, INC.

Daren J. Martocci
Vice President

c.c. (all via email): Patrick Armstrong, Esquire
Michael Tuosto, Esquire
Tomas Keane, Director of Codes & Zoning