COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
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Coolbaugh Township Planning Commission
October 13, 2026, 6:30 p.m.
Regular Meeting Agenda

Roll Call: _____ Shincovich _____ Peterson ___ Kozen ___Schlegel ___ Washenik

___Solicitor, Will Oetinger ___Township Engineer, Daren Martocci ___ Twp Secretary, Erin Masker

1. Approval of September 8, 2026 Meeting Minutes

2. Request to Table the 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)

3. Review of Township Ordinance-Proposed Data Centers

4. Public Input

5. 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	January 30, 2027	
Pocono Mountain Corporate Center North Lot 2	566 Memorial Blvd, Tobyhanna	Preliminary Land Development Plan	June 11, 2024	January 30, 2027	
1545 Prospect-Proposed Convenient Store	1545 Prospect St. Tobyhanna	Preliminary Land Development Plan		September 30, 2026	Conditional Plan Approval Granted by BOS
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Hospitality Development, LLC.	2995 Route 940, Pocono Summit, PA	Land Development Plan	September 10, 2024	April 30, 2025	Withdrawn
Posh Hospitality Development, LLC.	2995 Route 940, Pocono Summit, PA	Subdivision Plan	October 18, 2024	April 30, 2025	Withdrawn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, l.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

1

Coolbaugh Township Planning Commission
September 8, 2026, 6:30 pm
Regular Meeting Minutes

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

Board Members present:
Mike Peterson, Bernard Kozen, and Michael Schlegel
Board Members absent:
Ann Shincovich
Staff present:
Solicitor Michael Tuosto, Esquire, Township Engineer, Daren Martocci, and Lourdes Aponte, Zoning Officer
Staff absent:
Township Secretary, Erin Masker

1. Approval of Minutes – August 11, 2026 Meeting
Mr. Peterson made a motion second by Mr. Washenik to approve the August 11, 2026 Planning Commission meeting minutes.

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

2. 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 .Peterson made a motion second by Ms. Shincovich to table Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan and Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan.

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

3. PA American Water – Request for Letter if Project Compliance with Local Land Use & Agricultural Preservation for PENNVEST Funding Application
The Commission reviewed PA American Water's request for a letter of project compliance with local land use and agricultural preservation requirements for a PENNVEST funding application. No concerns were raised.
Mr. Peterson made a motion second by Ms. Shincovich to issue a letter of compliance for the PENNVEST Funding Application being submitted by PA American Water.

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

4. Review/Recommendation- Zoning Hearing Board Variance Applications for Roof Mount Solar Panels:

- **1180 Corporate Center Drive East**
- **2086 Corporate Center Drive West**

The Commission reviewed applications for roof-mounted solar panels associated with the new warehouse being constructed near the airport and the property at 2086 Corporate Center Drive West. The applicants are seeking zoning relief, including a variance, zoning interpretation/accessory-use determination, and/or special exception. Ms. Shincovich expressed her concern about the reflective glare concerns, particularly in relation to the airport overlay district and aircraft operations. D. Martoccia, Township Engineer stated that the industry standards require anti-reflective film on the panels, but it would not hurt to call it out to ensure that is the case. The Commission was generally supportive of the roof-mounted solar installations and agreed that the potential for glare affecting the airport should be reviewed.

Ms. Shincovich made a motion second by Mr. Peterson to issue a issue a letter supporting the application while recommending that the glare review be completed with particular attention to the airport overlay district.

- **Discussion:** Ms. Masker stated that she will draft a letter and send it out first thing in the morning for review. The ZHB hearing will be held tomorrow September 9th.
- **Vote:** All in favor, motion passes.

5. Review of Proposed Township Ordinance – Data Centers

The Commission continued its detailed review of proposed amendments to the Township's zoning regulations for data centers. Discussion included creating separate classifications for micro/edge, small, large, and hyperscale data centers; defining where each classification may be permitted; excluding portable or accessory data centers from residential and mixed-use districts; and ensuring that accessory structures, generators, cooling equipment, and related infrastructure remain subject to applicable setbacks and other requirements. D. Martocci, Township Engineer discussed sensitive-receptor standards and the need for pre-development and post-development acoustical analysis, including consideration of ambient conditions. Ms. Shincovich discussed air-quality and thermal-impact studies, generator operation and testing, defining an emergency for purposes of generator use, equipment specifications and replacement procedures, and potential escrow or other financial protections for Township professional services and complaint-related costs. Additional discussion addressed public-water requirements, closed-loop cooling systems, onsite power and energy generation, height limitations, setbacks, screening, berms and vegetation, grading and terracing, security fencing and the use of razor wire, and the potential for preemption where federal security requirements may apply. D. Martocci discussed the importance of protective covenants or similar conditions of approval to preserve approved operating characteristics, including sound limits, cooling systems, generator use and testing. Ms. Shincovich expressed her concerns with the abandonment and decommissioning requirements and the need for an appropriate future-use or reclamation plan. Mr. Peterson asked how the ordinance should

address changes of use in existing commercial or industrial buildings and whether Planning Commission review should be incorporated into the conditional-use process.

- Discussion: Ms. Kelly asked about the section relating to the building height and asking that it be changed so that the maximum height of any structure, including any rooftop apparatus be the 60'. It was agreed that the ordinance remains a work in progress. The revised draft will be redlined to incorporate the Commission's comments, and the zoning map and applicable districts will be reviewed to determine where different data center classifications may appropriately be located. The Commission discussed a future joint work session with the Board of Supervisors before making a final recommendation. D. Martocci, Township Engineer, stated that he would maa the changes based on the discussion this evening and provide additional proposed definitions and examples for the Commission to review prior to the September meeting.

  No formal motion or vote was taken on the proposed ordinance.

6. Public Input
Nothing was heard.

5. Adjournment
There being no further business, Mr. Peterson made a motion second by Mr. Washenik to adjourn at 7:59pm.

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

Next Regular Commission Meeting: Tuesday, October 13, 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:** _____
Bernard Kozen, Secretary

3

COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 160-2025

AN ORDINANCE OF COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA AMENDING CHAPTER 400, ZONING, OF THE COOLBAUGH TOWNSHIP CODE OF ORDINANCES BY ESTABLISHING MICRO, SMALL, LARGE, HYPERSCALE, AND EDGE DATA CENTER CLASSIFICATIONS; ADDING DEFINITIONS AND REGULATIONS FOR DATA CENTERS, DATA CENTER CAMPUSES, AND RELATED EQUIPMENT AND INFRASTRUCTURE; AND AMENDING THE SCHEDULE OF USES TO AUTHORIZE PRINCIPAL DATA CENTER USES AS CONDITIONAL USES IN THE INDUSTRIAL DISTRICT AND QUALIFYING EDGE DATA CENTERS AS ACCESSORY USES.

WHEREAS, Coolbaugh Township has previously ordained and enacted an ordinance entitled the Coolbaugh Township Zoning Ordinance found at Chapter 400 of the Coolbaugh Township Code of Ordinances; and

WHEREAS, the Board of Supervisors of Coolbaugh Township believes that it is in the best interest of the Township and its residents to amend the Coolbaugh Township Zoning Ordinance by establishing Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, Edge Data Center, and Data Center Campus classifications and adding requirements for those uses at new Section 400-91.4.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended as follows:

ARTICLE I.
Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended at Article III, Terminology, Section 400-10, Definitions, by adding new definitions for the "Data Center," "Micro Data Center," "Edge Data Center," "Small Data Center," "Large Data Center," "Hyperscale Data Center," "Maximum Electrical Demand," "Energy Infrastructure," "Data Center Accessory Uses/Structures," "Data Center Campus," "Data Center Equipment," "Data Center Campus Master Plan," and "Sensitive Receptor" as follows:

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Data Center
A principal or accessory use consisting of a building, portion of a building, modular enclosure, cabinet, or other facility occupied primarily by computers, servers, telecommunications equipment, data-storage equipment, or related systems used to process, transfer, route, exchange, host, or store digital information. The term includes cryptocurrency mining, blockchain transaction processing, server farms, Micro Data Centers, Edge Data Centers, and associated Data Center Equipment, but does not include a telecommunications equipment cabinet, utility control system, building network room, or similar installation that primarily serves the premises on which it is located and is accessory to another principal use.

Maximum Electrical Demand
The maximum coincident electrical demand, expressed in megawatts (MW), reasonably anticipated at full buildout of a Data Center or Data Center Campus, including information technology equipment, cooling systems, lighting, offices, utility infrastructure, and all other principal and accessory loads, but excluding electricity generated solely for emergency backup. Maximum Electrical Demand shall be based upon the greater of the utility service capacity requested or reserved by the applicant and the demand shown in the applicant's final design studies.

Energy Infrastructure
Electrical or energy facilities serving a Data Center or Data Center Campus, including substations, transmission or distribution lines rated at sixty-nine (69) kilovolts or greater, battery energy storage systems, fuel cells, on-site generation, bulk fuel storage, and backup generator installations.

Small Data Center
A Data Center or Data Center Campus that does not qualify as a Micro Data Center and has both: (1) a Maximum Electrical Demand of less than twenty (20) MW; and (2) less than two hundred fifty thousand (250,000) square feet of cumulative gross floor area devoted to the Data Center use at full buildout.

Micro Data Center
A compact Data Center designed to provide localized data processing, storage, network, or telecommunications capacity and having: (1) a Maximum Electrical Demand not exceeding one (1) MW; (2) not more than ten thousand (10,000) square feet of cumulative gross floor area at full buildout; and (3) equipment located within a building, modular enclosure, cabinet, or other purpose-built structure. Multiple installations located on the same tract, on contiguous tracts, or as part of a unified development shall be aggregated for purposes of determining classification. A telecommunications equipment cabinet, utility control system, building network room, or similar installation that primarily serves the premises on which it is located and is accessory to another principal use shall not be considered a Micro Data Center.

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Edge Data Center

A Micro Data Center or Small Data Center located near the users, devices, networks, or facilities it principally serves for the primary purpose of reducing communications latency or supporting localized processing, content delivery, network interconnection, public safety, utility, transportation, health-care, institutional, or similar distributed services. An Edge Data Center may be a principal use or an accessory use. Classification as an Edge Data Center shall not exempt the facility from the applicable Micro Data Center or Small Data Center standards.

Large Data Center

A Data Center or Data Center Campus that does not qualify as a Small Data Center and has both: (1) a Maximum Electrical Demand of less than seventy-five (75) MW; and (2) less than one million (1,000,000) square feet of cumulative gross floor area devoted to the Data Center use at full buildout.

Hyperscale Data Center

A Data Center or Data Center Campus that, at full buildout, has either: (1) a Maximum Electrical Demand of seventy-five (75) MW or greater; or (2) one million (1,000,000) square feet or more of cumulative gross floor area devoted to the Data Center use. A phased development shall be classified according to the cumulative approved or reasonably anticipated full-buildout condition of the entire tract or unified development and shall not be segmented to avoid classification as a Hyperscale Data Center. Facilities required to be aggregated under Section 400-91.4 shall be evaluated collectively for purposes of this definition.

Data Center Accessory Uses/Structures

Ancillary uses or structures associated with data centers including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; domestic and non-contact cooling water and waste-water treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; and security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development for a data center campus.

Data Center Campus

An integrated development of multiple data centers that may include data center accessory uses/structures and data center equipment.

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Data Center Equipment
Outdoor or exterior mechanical, electrical, cooling, telecommunications, security, energy-storage, generation, or utility equipment serving a Data Center, Micro Data Center, Edge Data Center, or Data Center Campus, including generators, transformers, switchgear, chillers, cooling towers, condensers, battery systems, fuel systems, pumps, and related equipment.

Data Center Campus Master Plan
A plan for land development for a Data Center Campus as set forth in Sections 400-91.4.N, O, and P of this Chapter.

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

ARTICLE II. DATA CENTER USE REGULATIONS

Chapter 400, Zoning, of the Coolbaugh Township Code of Ordinances is hereby amended at Article X, Standards for Specific Uses, by adding a new Section 400-91.4, Data Center, to read as follows:

A. **Data Center Development**. A Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, or Data Center Campus shall be permitted as a conditional use in the I – Industrial District, subject to compliance with this Section and all applicable Coolbaugh Township ordinances and federal and state statutes. An Edge Data Center proposed as a principal use shall be reviewed under its applicable Micro Data Center or Small Data Center classification. An Edge Data Center that primarily serves, and is accessory to, another lawful principal use may be permitted as an accessory use in a district where the principal use is permitted, subject to the requirements of this Section.

B. **Data Center Classification and Applicability.** Each application shall identify the proposed use as a Micro Data Center, Small Data Center, Large Data Center, or Hyperscale Data Center and shall state whether the facility also qualifies as an Edge Data Center or is part of a Data Center Campus. The application shall include sufficient information to establish Maximum Electrical Demand, cumulative gross floor area devoted to the Data Center use, number and size of buildings, modular enclosures or cabinets, anticipated phasing, utility-service capacity, Energy Infrastructure, the area and users principally served, and the full-buildout condition.

    (1) Except as expressly modified by the Standards for Micro Data Centers and Edge Data Centers subsection, all requirements of this Section apply to every tier. Where that subsection establishes a different requirement for a Micro Data

Center or Edge Data Center, the more specific requirement shall control. Large Data Centers and Hyperscale Data Centers are additionally subject to the enhanced standards below.

C. **Enhanced Standards for Large Data Centers.**

(1) A campus master plan shall depict all reasonably anticipated phases, buildings, utilities, substations, generation equipment, cooling systems, access points, buffers, and supporting infrastructure.

(2) The applicant shall submit utility-capacity, water-use, construction-management, emergency-response, and decommissioning plans meeting this Section.

(3) Energy Infrastructure triggering Subsection E shall be subject to the component setbacks and supplemental studies specified therein.

D. **Enhanced Standards for Hyperscale Data Centers.**

(1) A Hyperscale Data Center shall be developed only pursuant to an approved Data Center Campus Master Plan covering the entire tract or unified development and anticipated full buildout.

(2) The minimum reforestation buffer shall be one hundred fifty (150) feet adjoining residential, agricultural, or conservation uses and one hundred (100) feet along public road frontages.

(3) Where a berm is required, the minimum berm height shall be fifteen (15) feet. Berms and vegetation shall provide year-round screening of buildings and principal mechanical and electrical equipment from public roads and Sensitive Receptors.

(4) The applicant shall submit the enhanced utility, water, construction, emergency-response, decommissioning, and annual-reporting materials required by this Section.

(5) Any expansion, conversion, change of use, or equipment addition that causes a Micro Data Center, Small Data Center, or Large Data Center to enter a higher tier shall require approval under the higher tier before issuance of any permit or approval required for the change.

E. **Energy Infrastructure Triggers.** The following shall trigger supplemental review regardless of data center tier: a new substation; a transmission or distribution line rated at sixty-nine (69) kilovolts or greater; a battery energy storage system; bulk storage exceeding ten thousand (10,000) gallons of combustible or flammable fuel; or an installation of ten (10) or more backup generators. The application shall identify the facility, capacity, location, hazard classification, applicable third-party approvals, emergency controls, spill or fire protection, and proposed mitigation.

F. Separate buildings, modular enclosures, cabinets, equipment compounds, parcels, phases, tenants, operators, utility accounts, or permit applications shall be aggregated

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when they are located on the same tract or on contiguous or commonly controlled tracts and share utility or network infrastructure or are planned or operated as a coordinated or unified development. Classification shall be based upon the cumulative Maximum Electrical Demand attributable to the Data Center use and the cumulative gross floor area devoted to the Data Center use at full buildout.

G. Any addition, replacement, or reconfiguration of servers, cooling systems, generators, batteries, electrical service, modular enclosures, or related equipment that increases Maximum Electrical Demand attributable to the Data Center use or cumulative gross floor area devoted to the Data Center use shall be evaluated cumulatively with the existing approved facility and any other facilities required to be aggregated under this Section. Approval under the applicable higher tier shall be obtained before issuance of any Township permit or approval required for the addition, replacement, or reconfiguration when the cumulative development exceeds a classification threshold.

H. **Conversion or Change of Use of an Existing Building.** The establishment of a Micro Data Center, Edge Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, or Data Center Campus within an existing building, a portion of an existing building, or an existing previously approved development shall constitute a change of use and shall be subject to all use approvals and zoning, subdivision and land development, building, fire, electrical, utility, and other permits applicable to the proposed conversion under this Chapter and other applicable law. Classification shall be based upon the cumulative gross floor area devoted to the Data Center use and the Maximum Electrical Demand attributable to the Data Center use at full buildout, including existing and proposed Data Center Equipment and all coordinated phases, tenants, buildings, and facilities required to be aggregated under this Section. No Township permit, approval, or certificate of occupancy required for the conversion shall be issued until the applicant demonstrates compliance with the requirements applicable to the proposed use and classification. Lawful existing dimensional or site conditions that do not conform to current requirements shall be governed by the nonconforming-use, nonconforming-structure, variance, conditional-use, subdivision and land development, and other relief provisions otherwise applicable under this Chapter and Chapter 355. Conversion of an existing building shall not, by itself, exempt the proposed use from an applicable requirement or establish entitlement to a variance, waiver, modification, or other relief.

I. **Accessory Uses/Structures.** Data Center Equipment shall be permitted by right when accessory to an approved Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, Edge Data Center, or Data Center Campus, subject to all requirements otherwise applicable to the equipment under this Section. Data Center

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Accessory Uses/Structures shall be permitted by right when accessory to an approved Data Center Campus. For purposes of the minimum distance between buildings, Data Center Equipment and unoccupied Data Center Accessory Structures shall not be subject to the twenty-foot setback requirement for unattached structures accessory to nonresidential buildings in Section 400-18 of this Chapter.

J. **Sound 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 cooling equipment, chillers, rooftop equipment, transformers, substations, mechanical equipment, loading operations, and emergency generators, complies with the following standards when measured at any property line of the Data Center tract:

1. Daytime, 7:00 a.m. to 10:00 p.m.: 55 dBA.
2. 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 obtained using instrumentation meeting ANSI S1.4 or its successor standard. Measurements and modeling shall account for existing ambient background sound and shall be conducted using accepted acoustical engineering practices. The study shall document equipment settings, meteorological conditions, measurement locations, background conditions, corrections, and methods used to distinguish facility sound from unrelated sources.

(2) **Low-Frequency Noise Standard.**

(a) In addition to the maximum sound levels above, noise generated by the facility shall not produce excessive low-frequency sound. 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 fifteen (15) decibels (dBC - dBA <= 15 dB). A greater difference constitutes evidence of excessive low-frequency noise and a violation of this Ordinance.

(3) **Tonal Noise.**

(a) Operation of equipment producing a distinct audible tonal sound, hum, whine, buzzing, or pure-tone frequency plainly audible at a property line is prohibited unless the applicant demonstrates through acoustical analysis that the tonal characteristics have been mitigated through engineering controls.

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(4) **Sound Studies Required.**

(a) Preliminary Acoustical Study. A preliminary acoustical study shall be submitted during the conditional use, special exception, or land development review process. The study shall identify all proposed noise sources; model expected operational noise levels; evaluate cumulative and low-frequency noise impacts; evaluate emergency generator operations; identify necessary mitigation measures; and demonstrate compliance with this section.

(b) 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. Noise mitigation measures identified in the study shall be incorporated into the approved construction plans.

(5) **Post-Construction Compliance Testing.**

(a) 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. The Township may require additional acoustical testing whenever there is reasonable evidence of noncompliance or upon receipt of documented noise complaints. Failure to comply with the noise limits established herein constitutes a violation of this Ordinance.

(6) **Emergency Generator Testing.**

(a) Emergency generators shall be included in all acoustical studies. Routine generator testing shall be limited to 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.

K. **Utility Outages and Emergency Operations.**

(1) The sound limits established herein do not apply during a verified utility power outage or emergency event requiring operation of backup generation equipment. All sound studies shall nevertheless evaluate and disclose anticipated noise levels associated with simultaneous operation of all emergency generators and related equipment.

L. **Standards for Micro Data Centers and Edge Data Centers.**

(1) A Micro Data Center or Edge Data Center shall comply with all generally applicable zoning, building, electrical, fire, noise, lighting, stormwater, access, landscaping, and utility requirements except where this Section expressly establishes a modified standard.

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(2) Equipment shall be located within an enclosed building, purpose-built modular enclosure, cabinet, or screened equipment compound designed for the proposed use and shall not obstruct required parking, loading, pedestrian access, sight distance, emergency access, or required open space.

(3) Mechanical equipment, generators, transformers, batteries, cooling equipment, and other exterior components shall be identified on the application and screened from public roads and adjoining residential uses by the building, an opaque architectural enclosure, landscaping, or a combination thereof.

(4) Routine operation shall comply with the Sound and Vibration Standards of this Section. Emergency generators shall be included in the required noise documentation, and routine testing shall comply with the generator-testing limitations of this Section.

(5) The applicant shall provide the Township and emergency responders with a site plan, twenty-four-hour emergency contact information, equipment and hazard information, utility shutoff locations, battery and fuel details, fire-protection features, and emergency-access procedures.

(6) A Micro Data Center or Edge Data Center containing a battery energy storage system, bulk fuel storage, on-site generation other than emergency backup generation, a new substation, or ten (10) or more backup generators shall also comply with the applicable Energy Infrastructure requirements.

(7) Outdoor storage unrelated to the operation or maintenance of the facility is prohibited.

(8) Upon cessation of operations, unused exterior equipment, modular enclosures, generators, tanks, batteries, and associated improvements shall be removed and the site restored in accordance with the Abandonment and Decommissioning requirements of this Section.

M. **Component Setbacks.**

(1) Unless a greater setback is otherwise required, the following minimum setbacks shall apply from a Sensitive Receptor and from a property line containing a residential use:

(a) Data center building: three hundred (300) feet.

(b) Generator yard or bulk fuel storage area: five hundred (500) feet.

(c) Electrical substation: five hundred (500) feet.

(d) Battery energy storage system: five hundred (500) feet.

(2) Setbacks shall be measured from the nearest exterior wall, equipment pad, containment area, or security enclosure, as applicable, to the nearest lot line or boundary of the Sensitive Receptor use. Required buffers and berms may be located within a setback but shall not reduce it.

N. **Parking.** No parking serving a Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, Edge Data Center, or Data Center Campus shall be

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located within fifty (50) feet of a property line abutting a residential district or containing a residential use.

O. **Off-Street Loading.** A minimum of one (1) off-street loading space or dock shall be provided for each Small Data Center, Large Data Center, Hyperscale Data Center, or Data Center Campus. A Micro Data Center or accessory Edge Data Center shall provide an off-street loading space only when required by the generally applicable loading standards of this Chapter or when the Township determines during the applicable review that equipment delivery, replacement, or maintenance cannot be accommodated safely without a dedicated loading space.

P. **Utility Review.** The proposed use shall be serviced by public utilities. The applicant shall provide to the Township written verification from the appropriate public utility companies that:

(1) A written assessment by a certified professional in the field of engineering and utility design has been made of the potential electrical, water, and/or sewer consumption of the Data Center and/or Data Center Campus which ensures that there is sufficient capacity available to serve the Data Center and/or Data Center Campus as well as the projected service needs for future growth.

(2) If the above-referenced assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the applicant shall provide, at their own expense, the necessary system improvements necessary to mitigate any limits or system constraints to accommodate the Data Center and/or Data Center Campus. The necessary system improvements shall conform to all specifications, procedures, and timelines required by the public utility.

Q. **Water Use and Conservation Plan.**

(1) Each Large Data Center and Hyperscale Data Center shall submit a plan identifying cooling technology; source and legal availability of water; maximum average daily use; maximum peak daily use; potable, non-potable, and reclaimed-water quantities; wastewater generation; discharge method; drought-contingency measures; conservation and reuse practices; and proposed monitoring and reporting. Where a private well or groundwater withdrawal is proposed, the applicant shall submit a hydrogeologic and groundwater-impact assessment evaluating effects on nearby wells, streams, wetlands, and groundwater-dependent resources.

(2) The utility impact and capacity study shall separately evaluate effects upon existing residential, commercial, industrial, and institutional customers and shall demonstrate that sufficient planned capacity remains available for growth areas identified in adopted Township planning documents. For each phase, the study shall state existing capacity, committed capacity, proposed demand, required improvements, responsible parties, and the timing of improvements.

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(3) **Utility Lines.** To the extent practical, utility lines, including electronic, fiber-optic, cable, and telephone lines, from substations to a Data Center or Data Center Campus shall be placed underground. This requirement shall not apply when the utility company requires aboveground lines or underground placement is not feasible.

(4) **Emergency Access.** It shall be demonstrated that there is an adequate second means of ingress and egress suitable for emergency access to the site. Written approval from the Coolbaugh Township Volunteer Fire Company Chief shall be provided demonstrating there is adequate emergency access, truck turning, fire suppression, and fire hydrant availability on the site.

(5) **Height.** A Data Center and/or Data Center Campus shall comply with the minimum and maximum dimensional requirements of the Schedule of Development Standards in Section 400, Attachment 2. For purposes of determining the height of a Data Center or Data Center Accessory Use/Structure, projections through the roof of the building for items such as elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items shall not be counted.

(6) **Outdoor Lighting.** Section 400-49.I of this Chapter shall apply to a Data Center and/or Data Center Campus development. Outdoor lighting structures shall not be mounted above a height of 20 feet above finished grade, or 25 feet above finished grade if the development has more than 100 parking spaces, unless a variance is obtained from the Coolbaugh Township Zoning Hearing Board.

R. **Screening, Landscaping, Buffering, and Fencing.**

(1) **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. For purposes of this section, required screening shall be evaluated from adjacent properties, public roadways, and each applicable Sensitive Receptor category identified in this Ordinance.

(2) **Preservation of Existing Forests and Woodlands.**

(a) Existing mature forests, woodlands, and significant tree stands shall be preserved to the maximum extent practicable and incorporated into required buffer areas. Existing forested areas within required setbacks and buffers shall be credited toward landscape screening requirements

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where the existing vegetation provides equivalent or greater visual screening than required under this Ordinance.

(b) Clearing of existing woodland within required buffer areas is prohibited except for necessary access drives, emergency access, utility crossings, stormwater management facilities, or removal of invasive, diseased, dead, or hazardous vegetation.

(c) Where forest clearing occurs, all disturbed portions of the buffer shall be reforested in accordance with this section.

(3) **Reforestation Buffer Requirements.**

(a) 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; and sensitive receptors.

(b) For a Small Data Center, 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. A Large Data Center shall comply with the same minimum widths unless increased through conditional-use approval based upon documented site impacts. A Hyperscale Data Center shall comply with the enhanced widths established in the Data Center Classification and Applicability subsection.

(c) 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.

(d) A minimum of seventy percent (70%) of all plantings within reforestation buffers shall consist of native evergreen species to provide year-round screening.

(e) Reforestation areas shall be designed to achieve complete visual opacity within ten (10) years of installation.

(f) Naturalized woodland plantings shall be arranged in irregular clusters and varying densities to replicate native forest conditions and avoid linear or ornamental landscaping patterns.

(4) **Enhanced Landscape Berm Requirements.**

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(a) 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, or open-space lands; or sensitive receptors.

(b) Berms shall consist of naturalistic undulating landforms and shall not be constructed as straight or uniformly graded embankments. Berm heights shall vary along their length to create a natural topographic appearance.

(c) For a Small Data Center and Large Data Center, the minimum berm height shall be twelve (12) feet. For a Hyperscale Data Center, the minimum berm height shall be fifteen (15) feet. In every case, berm height shall be sufficient, in combination with vegetation, to accomplish required visual screening.

(d) 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.

(e) 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.

(f) Berm slopes shall not exceed a ratio of 3:1 unless stabilized through engineered design.

(g) All berms shall be planted with native canopy trees, evergreen trees, understory trees, and shrubs designed to create a mature woodland appearance.

(5) **Visual Screening Requirements.**

(a) 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.

(b) Screening shall consist of a combination of existing preserved forest, reforestation areas, naturalized woodland plantings, undulating berms, and architectural screening elements where necessary.

DRAFT

(c) Screening shall create a natural forest-edge appearance consistent with the municipality's rural and wooded character. Monoculture evergreen rows do not constitute sufficient screening.

(d) Screening effectiveness shall be measured year-round and shall not rely solely on deciduous vegetation.

(e) The Zoning Hearing Board, Planning Commission, or governing body may require additional screening where visual impacts remain significant after application of minimum standards.

(6) **Fencing.**

(a) Security fencing shall be required around all data center compounds, substations, generator yards, fuel storage areas, and mechanical equipment areas.

(b) Fencing shall be located behind required landscape buffers wherever possible.

(c) 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.

(d) Fencing along perimeter property boundaries shall be dark earth-tone, dark green, black-vinyl-coated, weathered steel, composite, wood, or other non-reflective material.

(e) 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.

(f) Security fencing shall not substitute for required landscaping, berms, or reforestation buffers.

(7) **Operational and Sustainability Reporting.**

(a) Each Hyperscale Data Center shall submit an annual report identifying completed and active phases; gross floor area; Maximum Electrical Demand and utility-service capacity; annual electricity and water use; generator testing dates and duration; fuel consumption and storage; renewable-energy procurement claimed by the operator; greenhouse-gas or sustainability information maintained in the ordinary course of business; noise or vibration complaints and their resolution; emergency incidents; and the condition of required landscaping, buffers, and mitigation measures.

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(b) Sustainability information is required for disclosure and monitoring and does not independently establish a prohibition unless another applicable ordinance provision or approval condition is violated.

(8) **Environmental Impacts.** Environmental impacts associated with a Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, Edge Data Center, or Data Center Campus shall be mitigated by demonstrating compliance with the following standards:

(9) **Air pollution controls.** All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following additional standards:

(a) **Visible emissions.** Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 127A(7), or its most recent update.

(b) **Hazardous air emission.** All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.

(c) **Dust, dirt, smoke, vapor, gas and odor control**. The use and applicant shall comply with Sections 400-49.J and 400-49.K. of this Chapter.

(10) **Vibration control.** 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 detectable beyond the property boundary. Vibration shall not exceed the threshold of human perception at any property line and shall not cause discomfort to persons, damage structures, interfere with the use or enjoyment of neighboring properties, or adversely affect sensitive receptors. The Township may require post-construction vibration testing upon receipt of complaints or where evidence of vibration impacts exists.

(11) Post-construction vibration testing may be required whenever complaints are received or evidence of vibration impacts exists; testing shall evaluate the threshold of human perception and potential effects on persons, structures, neighboring property use and enjoyment, and Sensitive Receptors.

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(12) **Glare or heat control.** Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceptible from any point beyond the lot lines.

(13) **Electrical power.** Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed, etc., as to be an integral part of the architectural features of the use or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements contained herein.

(14) **Construction Hours**. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work associated with or for a Data Center and/or Data Center Campus may only occur between the hours of 7:00 a.m. and 6:00 p.m. and shall comply with the provisions of Chapter 262 of the Coolbaugh Township Code of Ordinances, pertaining to noise. The Township may permit additional construction hours by administrative modification upon request by an applicant.

S. **On-Site Energy Generation and Energy Infrastructure.** Any on-site energy generation, substation, fuel-cell power station, battery energy storage system, bulk fuel-storage installation, or backup-generation installation shall comply with applicable federal and state requirements and shall be subject to review by the Township and Coolbaugh Township Volunteer Fire Company Chief. The applicant shall submit an emergency-response, fire-protection, hazardous-materials, spill-containment, ventilation, shutoff, access, and incident-command plan appropriate to the proposed technology. The owner shall annually recertify the plan, provide updated contact and hazard information, conduct annual training and site familiarization with emergency responders, and permit a site inspection by the Fire Chief or designee to identify emergency-response vulnerabilities and compliance with the approved plan.

T. **Private Energy Generation; Limitation on Off-Site Service and Export.** On-site energy generation serving an approved Micro Data Center, Small Data Center, Large Data Center, Hyperscale Data Center, or Data Center Campus shall constitute Data Center Equipment and, where it satisfies the definition of Energy Infrastructure, shall also be subject to all requirements applicable to Energy Infrastructure. Such generation shall be permitted only when accessory and subordinate to the approved Data Center use and when approved in accordance with the Energy Infrastructure Triggers, On-Site Energy Generation and Energy Infrastructure, Accessory Uses/Structures, Utility Review, Sound and Vibration Standards, Component Setbacks, Screening, Landscaping, Buffering, and Fencing, Environmental Impacts, emergency-response,

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and other applicable provisions of this Section. Classification as Data Center Equipment or Energy Infrastructure shall not exempt the generation facility from any supplemental review, permit, study, plan, inspection, testing, operating limitation, or third-party approval otherwise required by this Section or applicable law. An Edge Data Center shall be governed by its applicable Micro Data Center or Small Data Center classification. On-site generation may supplement but shall not replace the public-utility service required by the Utility Review subsection. The applicant shall obtain the written utility-capacity verification required by that subsection based upon the public-utility service capacity requested or reserved for the Data Center use, without deducting anticipated on-site generation unless the public utility expressly authorizes a different capacity basis in writing. The generation facility shall be designed, sized, and operated to serve the electrical, resiliency, emergency-backup, or operational needs of the approved Data Center use. Electricity may be distributed among buildings, facilities, or tracts only when they are included within the same approved Data Center Campus or unified development, are under common ownership or control, and are authorized to receive such service under all applicable federal and state laws, utility requirements, and an executed interconnection agreement or other written utility authorization. Aggregation of facilities for Data Center classification purposes shall not, by itself, authorize private electrical distribution between tracts or customers. Electricity shall not be supplied to an unrelated off-site customer. Export to the electrical grid shall be permitted only to the extent expressly authorized by an executed interconnection agreement or other written utility authorization for net metering, demand-response participation, equipment testing, system protection, emergency operation, or temporary transfer of surplus electricity during an abnormal operating condition. An applicant may submit proposed utility-interconnection documents during zoning or land-development review, but no generation facility shall export electricity or distribute electricity between tracts or customers until the Township receives the executed interconnection agreement or other final written utility authorization and confirms that the authorized arrangement is consistent with the approved plans. Emergency backup generation shall remain subject to the emergency-generator testing, noise-disclosure, operating, fuel-storage, fire-protection, and emergency-response requirements of this Section, and an export authorization shall not permit routine non-emergency operation that is otherwise prohibited. The applicant shall demonstrate that authorized export is secondary to service of the approved Data Center use and that the facility is not proposed principally for wholesale electricity sales, grid export beyond the authorized purposes, or service to unrelated off-site customers. A generation facility that does not satisfy these limitations shall be reviewed as a principal electric-generation use under the applicable provisions and Schedule of Uses of this Chapter and shall not be authorized as Data Center Equipment, Energy Infrastructure, or an accessory use. The applicant shall submit electrical one-line diagrams; generation nameplate and

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operating-capacity information; anticipated peak and annual electrical demand attributable to the Data Center use; operating protocols; proposed or executed utility-interconnection documents; identification of all buildings, tracts, owners, operators, and customers to be served; estimated annual electricity generation, consumption, imports, and exports; and other information reasonably necessary to demonstrate compliance with this subsection. Any increase in approved generation capacity; addition of a building, tract, or customer to be served; change in ownership or control affecting the authorized service arrangement; change in utility-interconnection or export authorization; authorization of off-site service; change in the approved operating purpose or operating schedule of emergency backup generation; or change causing the facility to enter a higher classification shall require zoning review before installation or operation and any conditional-use, subdivision and land development, Data Center Campus Master Plan modification, or other approval required by this Chapter.

U. **Abandonment and Decommissioning.**

(1) A Data Center, Data Center Campus, or material portion thereof that ceases active operation for twelve (12) consecutive months shall be presumed abandoned unless the owner demonstrates continuing maintenance, a documented restart or redevelopment plan, and a reasonable schedule acceptable to the Township.

(2) Each Large Data Center and Hyperscale Data Center shall submit a decommissioning plan before final land-development approval. The plan shall address removal of abandoned generators, tanks, batteries, cooling equipment, substations and other Energy Infrastructure not accepted by a utility; lawful disposal or recycling of hazardous and regulated materials; building reuse or removal; site stabilization; revegetation; and restoration of disturbed areas.

(3) Decommissioning shall be completed within eighteen (18) months after a determination of abandonment unless the Board of Supervisors approves an extension for good cause. The Township may require financial security in a form and amount authorized by applicable law and reasonably related to the estimated cost of decommissioning and site restoration, subject to periodic review and adjustment.

V. **Data Center Campus Master Plan.**

(1) Every Data Center Campus, every Large Data Center, and every Hyperscale Data Center, whether consisting of one or multiple buildings, shall be subject to a Data Center Campus Master Plan covering the full site and anticipated full buildout. A Micro Data Center, including an Edge Data Center classified within the Micro Data Center tier, shall not require a Data Center Campus Master Plan unless it is part of a Data Center Campus or unified development. A Small Data Center shall require a Data Center Campus Master Plan only when it consists of multiple buildings, modular enclosures, cabinets, phases, or coordinated

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facilities. The submission shall be in addition to, and not in place of, requirements of Chapter 355, Subdivision and Land Development, all provisions of which shall be complied with unless specifically exempted by this Ordinance.

(2) **Individual Site Plan or Phase**. An individual site plan for each Data Center identified on the Data Center Campus Master Plan or each phase of the development of the Data Center Campus demonstrating compliance with the Data Center Campus Master Plan shall be submitted to the Township prior to the issuance of a building permit. Copies of any applicable third-party permits shall be submitted to the Township prior to the issuance of a building permit. Applicable third-party permits may include, but are not limited to, highway occupancy permits, NPDES permits and any additional Penn DOT and/or DEP permits deemed necessary.

(3) An individual site plan for each Data Center or each phase of the development of the Data Center Campus shall be consistent with the approved Data Center Campus Master Plan. The procedure for a modification to an approved Data Center Campus Master Plan shall be the same as a new Data Center Campus Master Plan under this section.

(4) A minor modification to an approved Data Center Campus Master Plan may be approved by the Board of Supervisors at the time of land development and consists of development that results in any of the following:

(a) A rate of stormwater discharge and runoff from the site equal to or less than rates identified in the stormwater management plan approved in connection with the Data Center Campus Master Plan.

(b) Minor shifts in building locations that do not substantially deviate from the originally approved plans.

(c) Addition or relocation of Data Center Accessory Uses/Structures or Data Center Equipment within the approved development area.

(d) Adjustments to internal road layouts that do not modify overall traffic patterns or alter ingress and egress access points.

(e) Adjustments to utility line routes within the approved development area.

(f) Building adjustments that increase the square footage of a Data Center or Accessory Uses/Structures by up to 2% or any adjustment that decreases or eliminates the square footage of a planned Data Center or Data Center Campus.

(g) Any di minimis adjustment to the approved plan required by a third-party governmental agency, including but not limited to PennDOT or DEP necessary for approval under their permitting process, subject to

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the limitations provided for in this Section 400-91.4.P(1). The Board of Supervisors will determine whether such adjustments are di minimis or not at the time of land development. If deemed more than di minimis, the applicant will be required to proceed with a new conditional use application unless otherwise approved by the Board of Supervisors.

(5) A major modification to an approved Data Center Campus Master Plan is any modification to an approved Data Center Campus other than those minor modifications listed above in Section 400-91.4.P(1). All major modifications shall be subject to and require a new conditional use application and hearing before the Board of Supervisors.

ARTICLE III. ZONING DISTRICTS

The Coolbaugh Township Code of Ordinances is hereby amended at Chapter 400, Zoning, Attachment 1, Schedule of Uses, I Industrial District, by deleting the existing conditional-use entries for "Data center" and "Data center campus" and replacing them with the following conditional-use entries: "Micro Data Center," "Small Data Center," "Large Data Center," "Hyperscale Data Center," and "Data Center Campus." An Edge Data Center proposed as a principal use shall be listed and reviewed under its applicable Micro Data Center or Small Data Center classification.

Chapter 400, Zoning, Attachment 1, Schedule of Uses, is further amended by adding the following general note applicable to all zoning districts: "An Edge Data Center that primarily serves, and is accessory to, another lawful principal use may be permitted as an accessory use in any zoning district in which the principal use is permitted, subject to Section 400-91.4 and all other applicable requirements. An accessory Edge Data Center shall not be listed or treated as a separate principal use."

ARTICLE IV. REPEALER

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

ARTICLE V. SEVERABILITY

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Coolbaugh Township, that this

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Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause or section or part thereof not been included therein.

ARTICLE VI. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment.

ENACTED AND ORDAINED BY COOLBAUGH TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 2025

_____
William Weimer, Chair

_____
Alma I. Ruiz-Smith, Vice-Chair

_____
Clare Colgan, Supervisor

Attest:

_____
Lynn Kelly, Supervisor

_____
Erin Masker
Township Secretary

_____
Cara Rogan, Supervisor

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