9/16/2026

Present: Joyce Hadley, Pete Krieger, Frank Schilling, Umar Farooq, John Polidoro, Elesa Knowles, Joe Pizzo
Absent: Michelle Benitz, Michael Gabrieli, Ed Deeveney, Nicole Khan

Ed Deeveney: Add as Absent to August Minutes and Spelling Corrected on the Updated August Minutes.
Motion to approve last month's minutes.
Will Walker: Approve

Data Center Ordinance
Recommendation for Approval Route 1 Certified Redvelopment Area Report

Farallal: Electrical generation, preparation, guardrails, and second meeting in October, AC Unit, There is a data center proposal for Falls Township for Approval.
Peppered with residential versus industrial build

Umar Farooq: How many data centers?
Montgomery and King of Prussia

Solicitor Joe Pizzo: The landscape is evolving and preparing for a data center, not a defined center or a warehouse filled with data centers, versus the Amazon data center near Fallingston and the noise it can generate and its size. Impacting the quality of life. 180 days and ordinance or define provide for a particular use. Curative and amendment - 33 pages. Recommended by the ordinance of the County. Big issues in the Township: where it would go, the ordinance and impervious coverage, how it would be covered, noise, and water quality. In comparison, it is more common in the middle of the state on flat land rather than in a dense urban area. A warehouse that already exists and would be modified to a couple of 100 thousand square feet. How do we put this into the zoning ordinance, addressing "adult" business and specific to that use? How are we going to have go-go dancers and proxy to schools and places of worship?

Quality of life and use, selection of 805, and formalized data center structure and topicality. The definition was structure, the data center, cooling of the principal structure, more than one campus, and Amazon warehouse structure on State Road. 1-2 a cooling tower or additional to supplement the pre-existing data structure. Sensitive Receptors- Neighbors directly impacted and at least 1 thousand feet. A football field of space between schools, places of worship, parks, and other receptors.
Page 7: A data center, in theory, has to be on 25 acres. Fallington has the data build and massive space. We have to be careful; we cannot ban them, but a reasonable scope and size relationship. A for Data Structure is 25 acres, and B is for 35 acres.
Ensure we will not have adverse impacts, and include buffer strips from the neighboring properties and canopy, noise, and a sight screen on the property.

Write the ordinance, and power has to be supplied off-site
Generator during an emergency serves

Aesthetic standards: Broken up into different materials, so they look like an office building, 809 Rooftops: the higher up, the more noise goes up; heating and cooling equipment on the ground and not roof-mounted. Also, cannot be mounted on the roof and be seen from the adjacent street.

Sound studies: pre- and post-construction noise during construction; 1 sound level off the site during the day and night and enforce

Farooq- Can damage your ear if 85 decibels or higher
Joe: Noise standard and use 7 am or 3 pm, or Saturday at 1 pm

Parking- Not largely staffed, a full shift of people in the building and defaulted to pre-existing.
Electronic and principal in the building, emergency and response plan to suppress the fire.
Performance standards, information matters, but enforced, and EMF and vibration from the data center.
Outside power or generation
Electric provider has to come from PECO; would that impact the grid

Frank Schilling: Increase PECO bills for citizens
Joe: Assure it meets the needs of the data center; PECO can provide electricity without putting the generator
Farooq: Standard for electromagnetic fields
Joe: Power lines must be buried or on the rear or the side of the data center
Utility connections, fossil fuels, and primary source of power for emergency power, and cannot be higher than 100 hours and generation equipment.
Cannot be used for power shaving and cannot sell it back like a solar panel to PECO.
Bensalem is public water; might use water for facilities; they have to use the public water and go through verification through Aqua, and once it is used for cooling, the sanitary system has to accept that the water is charging and provide a plan for how the water would be discharged into either the Delaware River and Bucks County Sewer or the surrounding area. Based on the size, the AC, not water.
John Polidoro: Antifreeze, water system, flushing of the system, and cleaning is a big burden.
Joe: Waste charge clarified
Frank: Closed-loop system
Joe: Chemicals and systems were discharged
Upper Montgomery visiting Data Center
Could not hear it
John: Higher boiling point and wanted to expand
Joe: We are not mandating any percent of cooling; cannot be roof-mounted, and Sewer and Aqua or a chemical coolant, and environmental issues. Air or water pollution!

LED standards, building, and lessening the impact of the utilities for the construction of the building and solar. Solar energy generation and standards for solar panels.
Lower and feasible and less environmentally harmful impact
Joe: Thermal impact and waste heat,
If possible, then they are obsolete. The decommissioning of the structure and putting it back to the way it was.
823 waiver, standards for the Council.

Questions:
Will Walker
Joyce Hadley: Joe and Kenn, initial purpose on page 4. Electricity, noise, and pollution. On page 5, cryptocurrency mining and a ledger of these computers. Gallons of water, Crypto Mining, and Chemical Part One

Farrall: Cryptocurrency can use those services and data centers. But the goal was to provide the same umbrella for this use so we could catch.

Joyce: Diesel Generators?

Joe: Emergency use if the power goes out, with diesel and natural gas, used for power generation, not the norm.

Joyce: Potentially, diesel spilling out of a data center pattern.

Joe: Purpose and intent: we don't want them in Bensalem; the Township cannot outright ban them. Chemical spills from non-data centers

Kenneth Farallel: Container and wall, and outer shell of the tank to mitigate a spill.

Joyce: Noise Control on page 13- what kind of noise?

Joe: Humming, equipment in the building, may make some noise, distant from the building
Has been open in NJ; pre-existing buildings, cooling equipment, backup equipment, vibrations, noise level, and it is not intrusive.

Joyce: How would you test the level of vibrations? We gonna measure the spillover of light and voice?

Pete: Any need for a vote or approval or not?

Kenneth Farallel: Recommend to Council on the Ordinance.

Pete: Is our ordinance similar to or stronger than the ordinance in other districts? I like that it is strong.

Joe: Codify district and standalone, not an overlay. Manage the expectations of the

Frank Schilling- Ordinance is airtight and rock solid. Beautiful job!
Farooq: Driving in VA and aesthetic and safety concerns. What would the resident of Bensalem get out of it? Employment, or revenue to the town and property
Investment in jobs, but once they are built, on autopilot and privacy. Can you put a limitation on how many data centers are on one block?

Joe: We have finite space and 1,000 feet of another.

Kenneth Farallel: You either allow or you don't allow it.

John Polidoro: Air pollution and odour, or smell- how do we filter it? Ozone and address it.

Frank Schilling: Trucking, not a concern?

Kenneth Farallel: Satellite or ground lines

John Polidoro: Will PECO or peak production for electricity bill and supplement the difference at the state level.

Joe: State and overriding concern, Brian Fitzpatrick. Not negatively impact the area around the data center.

John Polidoro: Energy-efficient or LEER rate; modify the energy efficiency rate. Carbon reduction technique. Be gold or platinum. Lighting with color temperature versus yellow-degree light. 8 percent and better optics. Modify to 3 K to 5k. NDA, private purchase,

8:55
Joe: PA disclosure for PA sunshine law. Industrial build in Fallingston, and the draw is 1/10 of the fairness of what Steel did to cool the Steel Mill.

Will Walker: Due diligence, motion to approve.

Make a move: Approval Route 1

Kenneth Farallel: Brian putting his neck out and using the money and commentary redevelopment, email out, and deadline for October.

Motion to table to next month, Joyce moved.
Motion to adjourn.
Second, Frank, to adjourn.
9:00 pm