

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
June 3, 2026

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Dave Scheuren, Kent Krauss, Marybeth Morrell and Rick Alderfer. Also, present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Director of Building and Zoning, Mike Beuke; Public Works Director, Doug Jones; Tom Medwid, Chief of Police; Cory Moyer, Deputy Chief of Police; Special Projects Coordinators, Grace Kelley and Christina Bernhardt; Township Solicitor, Andy Freimuth; Township Engineer, Michele Fountain; and Township Traffic Engineer, Stephanie Butler.

Chairman Bergman led all in the Pledge of Allegiance.

PROCLAMATION TO CHIEF TOM MEDWID - Chairman Bergman presented Chief Tom Medwid with a proclamation congratulating him on his retirement after 45 years as a police officer and 27 years as Lower Salford Township Chief of Police. Chief Medwid thanked the Board of Supervisors, the Police Officers and Township Staff for all the support that they have given him over the years.

Swearing In of New Police Chief Cory Moyer – Chairman Bergman conducted the swearing in of Chief Moyer. Chief Moyer thanked the Board for giving him this opportunity. He thanked Chief Medwid for being a mentor over the last 27 years and thanked his family for allowing him to take on this career despite all the challenges that go along with being a police officer.

Public Comment - There was no public comment.

Consent Agenda

Supervisor Scheuren moved to approve the consent agenda as presented. Supervisor Morrell seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Chairman Bergman reminded those present that the schedule of upcoming Township meetings was listed on the bottom of the agenda.

Zoning Hearing Board

Mike Beuke stated that there are no applications before the ZHB in June.

Park Board

Mrs. Hosterman reported that the next Park Board meeting is scheduled for June 23rd at 7pm.

Fire Chief –Chief Ryan Nase reported that for the month of May the Company had responded to 37 calls, with the Company averaging 8 firefighters per call. The Company was in service for 17 hours and 46 minutes. Chief Nase said that the company was very busy this past month with preparations for and covering the Country Fair Days.

Freedom Valley Medical Rescue – Chief Haines thanked Chief Medwid on behalf of the Ambulance squad. She also congratulated Chief Moyer on being appointed Chief and said that they looked forward to working with him. Chief Haines said that 95% of the recalls for mutual aid were from VMSC, however she said that the numbers were down for the month and that they were in talks with VMSC to work on this issue.

Communications Committee

Grace Kelley reported that the resident survey on communications will be open until the end of the month. The next meeting of the Communications Committee was scheduled for June 17, at 7:30pm. Supervisor Morrell thanked Grace Kelley and Christina Bernhardt for the excellent job in getting the information to the residents about the open space referendum.

Recreation Authority

Chairman Bergman said that the course was in great shape and doing well. He said that revenues were ahead of budget for the year.

New Business

- A) Ordinance 2026-05 – Ordinance to Enact Earned Income Tax Increase of .25% for Open Space Acquisition – Authorization to Advertise – Supervisor Scheuren moved to advertise Ordinance 2026-05. Supervisor Alderfer seconded the motion. The motion carried unanimously.

- B) Resolution 2026-15 – A Resolution Appointing a Liaison between Lower Salford Township and Berkheimer, Appointed Tax Collector of Local Taxes – Supervisor Scheuren moved to adopt resolution 2026-15. Supervisor Krauss seconded the motion. The motion passed unanimously.

- C) Resolution 2026 – 16 – Appointment Resolution for Open Space Bond Project
Chairman Bergman explained that this was to appoint, Bond Counsel, Financial Advisor and Solicitor to carry out the necessary work to allow the Township to float the bond to purchase the Allebach farm. Supervisor Scheuren moved to adopt the resolution. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- A) Authorization to Execute Terminations of Development Agreements for the Arbor Square Development (2005, 2013, 2017) – Supervisor Scheuren move to authorize the termination of the agreements. Supervisor Krauss seconded the motion. The motion passed unanimously.
- B) Motion to Authorize Fire Police Assistance to Perkiomen Township for the Funeral Service of Past Fire Chief, William E. Patterson, Jr. on Sunday, May 31, 2026 – Supervisor Scheuren moved to authorize the assistance. Supervisor Morrell seconded the motion. The motion passed unanimously.
- C)) Motion to Authorize Fire Police Assistance to Souderton School District for the 2026 Graduation Ceremony on Tuesday, June 9, 2026 – Supervisor Scheuren made a motion to authorize the assistance. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- D) Motion to Authorize Fire Police Assistance to Upper Salford Township for the following Events; Philadelphia Folk Festival, August 13, 2026, Old Goshenhoppen Oyster Picnic, September 12, 2026, and the Big Bad Bonfire, October, 3, 2026 – Supervisor Scheuren moved to authorize assistance. Supervisor Morrell seconded the motion. The motion passed unanimously.

Public Comment – Rob Carlson, 864 Main St., told that Board that he has worked in the information technology field for many years and is well versed in the operations of data centers. He said that he had some suggestions that might be helpful to the Township as they move forward with putting together a data center ordinance. Chairman Bergman thanked Mr. Carlson and asked that he forward his information to Mr. Beuke who was coordinating the data center ordinance implementation.

There being no further business, Mr. Freimuth moved to adjourn at 8:08pm.

Respectfully Submitted,

Joseph Czajkowski
Township Manager

Bowman

June 24, 2026

Joseph S. Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, PA 19438

RE: **Engineer's Recommendation of Award**
Oak Drive (T-370) Roadway and Pedestrian Improvement Project
Lower Salford Township, Montgomery County, PA
Bowman Project No. 313822-01-001

Dear Joe:

Bowman Consulting Group, Ltd. (Bowman) has reviewed the bids received on June 23, 2026, at 11:00 AM, for the above reference project. Below is a summary of the bids received from the eleven (11) contractors:

	<i>Company</i>	<i>Base Bid</i>	<i>Status</i>
1	Marino Corporation	\$446,468.00	Verified
2	Sacks & Sons, Inc.	\$493,350.16	Verified
3	Road-Con, Inc.	\$582,000.00	Verified
4	Joseph J Danielle LLC	\$591,472.35	Verified
5	Scott Building Corporation T/A Scott Contractors, Inc.	\$592,878.00	Verified
6	Ply-Mar Construction Co., Inc.	\$597,184.00	Verified
7	Albert G. Cipolloni Jr. & Sons, Inc.	\$597,966.97	Verified
8	G&B Construction	\$629,458.60	Verified
9	Associated Paving Contractors, Inc.	\$654,209.90	Verified
10	T. Schiefer Contractors, Inc.	\$673,730.20	Verified
11	Construction Masters Services, LLC	\$938,654.85	Verified

Upon review, the bids received appear to be acceptable. Our office recommends the governing body consider awarding the contract to the lowest qualified bidder, **Marino Corporation** for a total of **\$446,468.00** at the July 1, 2026, Board of Supervisors meeting.

If you have any questions, or require additional information, please contact me at sbutler@bowman.com or 267-419-1256

Sincerely,



Stephanie L. Butler, P.E.
Team Leader, Transportation

/lsw

Attachment

cc: Lower Salford Township Board of Supervisors
Doug Jones, Lower Salford Township



428 Main Street, Pennsburg, Pennsylvania 18073
t 267.923.8673 f 267.923.8679 www.horizonengineers.com

Via Hand Delivery and Email

May 18, 2026

Lower Salford Township
379 Main Street
Harleysville, PA 19438

Attn: Ms. Patti Reimel

Subject: Lot Line Change – 645 & 667 Bergeys Mill Road – Waiver Request
HEA Project #3180

Dear Ms. Reimel,

As part of the above referenced minor subdivision application located at 645 & 667 Bergeys Mill Road, the applicant is requesting the following waivers from the Lower Salford Township Subdivision and Land Development Ordinances:

1. Section 142-41 requiring sidewalks, curbing and storm sewers to be installed along all existing streets, given the minor nature of the application and that no improvements are being proposed as part of this minor plan application (nor will there be any impacts to the existing roadways as a result of the proposal).
2. Section 142-42 requiring various types of landscaping, given the minor nature of this application and that no improvements are being proposed as part of this minor plan application (nor will there be any impacts to the types of activities occurring on the properties as a result of the proposal).

Please do not hesitate to contact me with any questions or if you need any additional information.

Sincerely,

Horizon Engineering

Cynthia D. Smith, P.E.

Enclosures

cc: Michael & Kalyn Gouldey

/ProjData/Shared Documents/ProjAdmin/3180/Applications/Township/3180 First Township Submission Waiver Request.docx

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-07

“Data Center Ordinance”

AN ORDINANCE AMENDING THE LOWER SALFORD TOWNSHIP ZONING MAP TO CREATE AND IDENTIFY THE DATA CENTER OVERLAY DISTRICT AS AN OVERLAY DISTRICT OVER CERTAIN PROPERTIES ALONG WAMBOLD ROAD WITH AN UNDERLYING ZONING DESIGNATION OF “I” INDUSTRIAL DISTRICT; TO AMEND CHAPTER 164 (ZONING), SECTION 164-5 (DEFINITIONS AND WORD USAGE) TO ESTABLISH DEFINITIONS FOR THE TERM “BACKUP GENERATORS”, “RENEWABLE ENERGY POWER GENERATION SOURCE”, “DATA CENTER”, “DATA CENTER ACCESSORY USES”, “DATA CENTER EQUIPMENT”, “POWER STORAGE SYSTEM”, AND “SENSITIVE RECEPTOR”; TO AMEND CHAPTER 164 (ZONING) TO CREATE A NEW ARTICLE XXIV ENTITLED “DATA CENTER OVERLAY DISTRICT” TO PERMIT DATA CENTER’S WITHIN THE NEWLY CREATED DATA CENTER OVERLAY DISTRICT BY CONDITIONAL USE AND SETTING FOR SECTIONS AND REGULATIONS ADDRESSING INTENT, APPLICABILITY, CONDITIONAL USE, CONDITIONAL USE APPLICATION REQUIREMENTS, DENSITY, DIMENSIONAL, AND ADDITIONAL STANDARDS; AND TO AMEND CHAPTER 164 (ZONING), ARTICLE V (GENERAL PROVISIONS), SECTION 165-25 (CONSIDERATION OF CONDITIONAL USE APPLICATIONS) TO ADD A NEW PARAGRAPH “D” TO ESTABLISH GENERAL STANDARDS FOR THE REVIEW OF ALL CONDITIONAL USE APPLICATIONS.

The Board of Supervisors of Lower Salford Township does hereby **ENACT** and **ORDAIN**:

SECTION I. - Zoning Map Amendment

The Lower Salford Township Zoning Map is hereby amended to identify the Data Center Overlay District as an overlay district in addition to the underlying zoning district of “I” Industrial on those properties depicted on the plan attached hereto as Exhibit “A”.

pump stations; heating, ventilation, air conditioning, cooling towers, fire suppression, and related equipment; security features.

DATA CENTER EQUIPMENT (“DCE”) - Equipment related to the Data Center or Data Center Accessory Use. Examples of DCE include, but are not limited to, utility facilities, utility lines, fiber optic lines, redundant/back-up power supplies, Back-Up Generators, renewable energy power generation sources, redundant data communications connections, domestic and non-contact cooling water and wastewater treatment facilities, water cooling or holding facilities (including, but not limited to, closed-loop water cooling systems), pump stations, water towers, external environmental controls (emission controls, noise pollution controls, environmental impact monitoring), internal environmental controls (heating, ventilation, air conditioning, cooling towers, fire suppression, and related equipment), security features, fencing and building(s), offices and office building(s), cogeneration equipment and related piping and appurtenant equipment and structures, electrical substations (if permitted), pump stations, water towers, mechanical equipment, sound control systems, and all other facilities, equipment, parts, systems, conduit, piping, structures, buildings appurtenances and materials needed for any one or more of the functions, uses or purposes stated in the definitions of “DATA CENTER” and/or “DATA CENTER ACCESSORY USES”.

POWER STORAGE SYSTEM - A power storage system and the infrastructure systems and processes used to efficiently store, distribute and manage the power generated within the Data Center property. Power Storage System may also include a BESS (Battery Energy Storage System), which provides support to the local, regional or overall power grid by storing energy during off-peak hours and releasing it back into the grid as demand warrants.

SENSITIVE RECEPTOR – Buildings or structures used for residences (including institutional uses with a residential component), schools, daycare facilities, preschools, hospitals, community centers, and similar institutional uses.

SECTION III. - Amendment to Code

The Code of the Township of Lower Salford, Chapter 164 (Zoning) is hereby amended to add the following new Article XXIV entitled “Data Center Overlay District”:

B. The following documentation shall be submitted with the application for conditional use for the application to be deemed complete and accepted by the Township for processing in accordance with this Chapter and the MPC:

i. A three-dimensional (“3D”) model or rendering of the proposed Data Center that depicts, in photorealistic form, the height, style and scale of the Data Center, as built, and viewed from at least the following:

- (1) above the Data Center;
- (2) the Data Center property boundary (from at least four discernable viewpoints);
- (3) each intersection within 600 feet of the property on which the Data Center is proposed to be built; and
- (4) such other viewpoints as chosen by the applicant.

ii. A concept plan for the Data Center prepared by a professional engineer licensed in the Commonwealth of Pennsylvania which shall include at least the following:

- (1) the location of all proposed uses, accessory uses, preserved land, Data Center(s), Data Center Accessory Uses, DCE, wastewater treatment system(s), waste disposal systems, proposed public and private roadways, infrastructure of any kind, and the location of any building or structure; and
- (2) dimensions between proposed Data Center and adjacent properties and Sensitive Receptors, proposed setbacks, location of truck idling, proposed buffers, screening, and landscaping required by this Chapter and the Lower Salford Township Subdivision and Land Development Ordinance (including buffering of all ground mounted DCE), proposed sidewalks, and proposed emergency access locations;
- (3) a second means of ingress and egress for emergency access to the property;
- (4) identification and size of all parcels intended to be developed as part of a Data Center;
- (5) a boundary and topographic survey plan sheet signed and sealed by a Pennsylvania-licensed surveyor; and,
- (6) an existing features plan sheet, including but not limited to, woodlands, trees having diameter at breast height of 6 inches or more, floodplains, steep slopes, riparian buffers, soils, wetland and waterway delineation, buildings and manmade structures.

iii. An Economic Impact Analysis (“EIA”) prepared by a qualified professional which shall include at least the following:

(5) wastewater disposal analysis, including, at a minimum, (a) sanitary sewer collection and treatment capacity; (b) an analysis of the wastewater disposal needs of either a public sewer system or private system, indicating the quantity of wastewater generation expected. If the Data Center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required to determine if there is an adequate capacity to dispose of wastewater and that the disposal technique does not pose adverse impacts on surrounding water bodies, which study shall include, at a minimum, (a) calculations of the projected wastewater generation, including sources of wastewater; (b) a geologic map of the proposed project area within a radius of at least one mile from the property boundary; (c) the location of all existing and proposed wells within 1,000 feet of the property boundary and all known point sources of pollution; (d) the location of all surface waters within 1,000 feet of the property boundary with a notation of the capacity of all high-yield wells; (e) identification of how water will be recycled, treated, or released into surrounding water bodies; (f) a determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table; (f) a statement of the qualifications and the signatures of the person preparing the analysis;

(6) storm sewer and drainage infrastructure;

(7) gas, telecommunications, and broadband service availability;

(8) proposed utility extensions or upgrades;

(9) existing utility systems limitations and required improvements; and

(10) written verification from applicable utility providers confirming the ability to serve the proposed Data Center project.

vi. An Environmental Impact Analysis (“EIA”) prepared by an engineer licensed to do business in the Commonwealth of Pennsylvania which shall include at least the following:

(1) assessment of potential impacts of construction, operation, maintenance, and/or repair or trouble-shooting of the Data Center (including, but not limited to, during periods of emergency power, fire, and fire suppression and control) on wetlands, floodplains, streams, riparian buffers, steep slopes, woodlands, wildlife habitat, threatened or endangered species, other environmentally sensitive areas, soil conditions, geologic features, air quality, noise, ultrasound (20KHz or greater), infrasound (20KHz or less), vibration, light impacts, stormwater runoff, and erosion potential; and

(2) proposed measures to prevent or, as the case may be, mitigate and/or monitor, negative environmental impacts identified by the EIA.

vii. A Prospective Sound and Vibration Study (“PSVS”) conducted and prepared by by an acoustical engineer, licensed to do business in the Commonwealth of Pennsylvania, which shall include at least the following:

(4) ensure that all first responders receive adequate training specific to the installed system at the expense of the applicant; and

(5) include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center.

x. An Electronic Waste Plan outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the Data Center is updated or decommissioned.

xi. A Decommissioning Plan prepared by a qualified professional outlining the procedures for the safe shutdown, removal of equipment, disposal or recycling of materials, and property restoration in accordance with the requirements of Section 164-174.D.

C. The Township or its designated consultants may determine whether submitted studies, reports, and plans are complete and sufficient for review purposes. The Township may require revisions, supplemental information, or peer review and analysis where necessary to adequately evaluate the impacts of the proposed development.

Section 164-174. Density, Dimensional, and Additional Standards

A. Site location requirements.

i. Data Centers shall be located within the DCO as shown on the Zoning Map.

ii. Data Centers shall provide their main access from a principle arterial road as depicted on the Lower Salford Township Official Road Classification Map.

B. Area and bulk regulations.

i. Minimum lot size: The lot area for a Data Center shall be a minimum of five (5) acres.

ii. Maximum height: Data Centers and any accessory structures may not exceed 50 feet in height, inclusive of any superstructure or appurtenance mounted on or above the roof, including, but not limited to, bulkheads, water towers, roof-mounted DCE, elevator towers, parapet walls, and any other roof mounted equipment or structures. The height of a principal Data Center building may be increased up to 65 feet, inclusive of any superstructure or appurtenance mounted on or above the roof, including, but not limited to, bulkheads, water towers, roof-mounted DCE, elevator towers, parapet walls, and any other roof mounted equipment or structures, at the discretion of the Board of Supervisors as determined through the conditional use process. Roof-mounted equipment and appurtenances shall be set back from the parapet at least as far as the equipment's height above the roof surface and screened in accordance with this Article.

(2) The Data Center property shall also comply with all applicable landscaping requirements in the Lower Salford Township Subdivision and Land Development Ordinance, except to the extent modified above.

vii. Screening and soundproofing requirements.

(1) All Data Center mechanical equipment shall be fully enclosed, except where not mechanically feasible based upon manufacturer's specifications. If it is not mechanically feasible to fully enclose the equipment, full visual screening of Data Center mechanical equipment visible from view at the ground level from all existing and planned public roads and adjoining parcels shall be provided using enhanced landscaping, lattice, cladding, or a combination of these methods, to the Township's satisfaction.

(2) All buildings and any external equipment that may at any time generate noise or vibrations shall be designed with noise/vibration attenuating materials. In addition, external equipment that may at any time generate noise or vibrations shall be designed with enclosures, equipment, screening or buffering to mitigate transmittal of noise and vibrations beyond the property lines of the Data Center property so as to, at a minimum, comply with the maximum noise limits set forth in Section 164-174.D.

viii. Façade and aesthetic standards.

(1) Principal building facades require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally) of principal building façade.

(2) No more than 80 percent of a principal building façade may consist of one building material.

(3) No more than 80 percent of a principal building façade may consist of one color, texture, or pattern.

(4) Principal building façades require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the façade.

(5) Each principal building shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.

(6) Elevations/renderings of all principal building façades visible from off-site shall be submitted with the conditional use application.

(7) Any fencing proposed for a Data Center use shall not include barbed or razor wire and shall be subject to the Township's requirements for fences in this Chapter.

provide an interconnection agreement from the applicable electric service provider indicating that the necessary capacity is available, and the Data Center will be served. Special assessments (if any) and known impacts on electric rates (if any) to users other than the Data Center and directly attributable to the Data Center project shall be set forth in the agreement, and any costs to residential customers within the Township will be paid by the applicant, owner or, as the case may be, the owner/operator.

(3) A proposed Data Center whose Energy Usage Plan shows power demand of over 50 megawatts (MW) shall be required to procure a minimum of 10% of its power from renewable generation sources generated within the PJM region, which include solar, wind, hydroelectric power, geothermal, and waste heat from data center cooling processes. Electricity supply shall be procured through a power purchase agreement or similar mechanism as opposed to purchasing renewable energy credits (RECs) only.

vi. Backup Generator Use and Testing.

(1) Backup Generator use shall be limited to backup/emergency use only.

(2) Backup Generators and other back-up power systems shall not be tested between 7:00 PM and 7:00 AM.

(3) In the event of a power outage that requires use of Backup Generators that generate noise exceeding the sound limits set forth in Section 164-174.D, the owner or, as the case may be, the owner/operator shall attempt to re-establish compliance with the requirements set forth in Section 164-174.D within one (1) hour of the restoration of power to the Data Center and, in any event, shall re-establish compliance therewith within three (3) hours of the restoration of power to the Data Center.

vii. In the event a proposed Data Center requires any upgrade or expansion to either a public water supply system, public sewer conveyance and treatment system, and/or electric grid, the applicant shall provide, at its own cost and expense, the necessary design, permitting, construction and installation of improvements, which shall conform to all specifications, procedures, and timelines required for the utility provider, including, but not limited to, applicable provisions of the Lower Salford Township Code. All required upgrades shall be secured by financial security required by said utility prior to the start of any Data Center construction.

viii. No approvals shall be granted until all state and regional permits have been obtained with regard to utility service to a proposed Data Center.

D. Noise and Vibration.

i. Sound and vibration levels.

(1) Sound levels at the property line shall not exceed 40 dB(A) and 50 dB(C) from 7:00 PM to 7:00 AM, nor shall they exceed 45 dB(A) and 60 dB(C) from 7:00 AM to 7:00PM.

and/or vibration limits, the Township may, at its option, take enforcement action against the owner or, as the case may be, the owner/operator of the Data Center to enforce compliance up to an including injunctive relief to stop said excessive sound(s) and/or vibration and/or revocation of any certificate of occupancy issued for the Data Center.

ix. Where applicable, the aforesaid sound studies shall be conducted using sound level meters described in ANSI S1.4-2014 (as may be updated from time to time) and vibration detection methods described in ANSI S3.18-2002/ISO 2631-1-1997 (as may be updated from time to time). All such studies shall also employ criteria that are generally accepted by the professional acoustical engineering profession, such as the ASA or INCE-USA, measure decibel levels using a sound level meter that is capable of measuring A-weighted and C-weighted decibels in accordance with applicable ANSI standards; and measure the vibration levels in accordance with applicable ANSI standards.

E. Parking. The minimum parking required for a Data Center is not expressly provided for in Article XVI. Therefore, the following minimum parking requirements shall be satisfied:

i. The applicant shall have the burden of presenting evidence of the parking needs for the proposed Data Center use; provided, however, the minimum number of parking spaces provided shall be at least equal to the expected maximum number of employees and contractors on-site at any one time, plus 10% for visitors (or not less than 10 parking spaces for visitors, whichever is greater), plus parking spaces sufficient to accommodate regular deliveries by courier and small box truck.

ii. Large truck parking and unloading areas must also be provided to the satisfaction of the Township Traffic Engineer.

iii. The Township may ask for an additional 25 percent of required parking spaces to be held in reserve.

iv. All other requirements of Article XVI not inconsistent herewith shall apply.

F. Lighting. Outdoor lighting shall comply with the requirements contained in Section 164-25.2.

G. Decommissioning.

i. At the time of issuance of a building permit for the construction of a building on a Data Center, the owner or, as the case may be, the owner/operator of the Data Center shall enter into a written decommissioning agreement with the Township which shall obligate the owner or, as the case may be, the owner/operator of the Data Center to:

(1) notify the Township within 3 months of the discontinuation or cessation of the use of a Data Center and complete the removal of all servers, electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the Data Center and complete the minimum standards for decommissioning set forth below

(5) The Data Center property shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

H. Other Environmental Performance Standards. A Data Center use shall comply with the Environmental Performance Standards contained in Section 164-75, except to the extent specifically modified by the requirements contained in this Article. Any ambiguity shall be resolved in favor of the application of the stricter standard.

I. Expansion Limitations and Modified Conditional Use Approval.

i. Conditional use approval for a Data Center shall be limited to the operational characteristics, infrastructure capacities, and development intensities specifically approved by the Township.

ii. Any of the following shall require a new conditional use application and approval.

(1) An increase in approved electrical demand capacity;

(2) An increase in water usage beyond approved thresholds;

(3) A material increase in the number or size of any Data Center Accessory Use;

(4) Expansion of the approved building footprint or acreage of the Data Center property or the addition of other properties to the Data Center use; or

(5) Any other expansion determined by the Township to materially increase impacts upon public infrastructure, utilities, neighboring properties and uses, or the community in general.

J. Public Engagement.

i. The applicant shall hold a public meeting prior to the first planning commission meeting when the proposed land development or conditional use proposal is discussed. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with "public notice" as defined by the Pennsylvania Municipalities Planning Code.

ii. The applicant shall create and maintain a project website for viewing by the general public. The website shall explain the project parameters, including maps and elevations/renderings, beginning at least two weeks prior to the meeting discussed above, and until the time of final land development approval. The website shall provide a description of

elements; adequate standards of parking, loading and sanitation; and those determined to be necessary under subsection C above.

SECTION V. – Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION VI. - Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION VII. - Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION VIII. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

NOTICE

NOTICE is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on _____, 2026 at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled "Data Center Ordinance" amending the Code of the Township of Lower Salford to amend the Lower Salford Township Zoning Map to create and identify the DATA CENTER OVERLAY DISTRICT as an overlay district over certain properties along Wambold Road with an underlying zoning designation of "I" Industrial District; to amend Chapter 164 (Zoning), Section 164-5 (Definitions and word usage) to establish definitions for the term "Backup Generators", "Renewable Energy Power Generation Source", "Data Center", "Data Center Accessory Uses", "Data Center Equipment", "Power Storage System", And "Sensitive Receptor"; to amend Chapter 164 (Zoning) to create a new Article XXIV ENTITLED "Data Center Overlay District" to permit Data Center's within the newly created Data Center Overlay District by conditional use and setting for sections and regulations addressing intent, applicability, conditional use, conditional use application requirements, density, dimensional, and additional standards; and to amend Chapter 164 (Zoning), Article V (General Provisions), Section 165-25 (Consideration Of Conditional Use Applications) to add a new paragraph "d" to establish general standards for the review of all conditional use applications.

Copies of the full text of the proposed Ordinance and Amendment to the Official Zoning Map are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township

UPPER GWYNEDD TOWNSHIP
BOARD OF COMMISSIONERS

1 PARKSIDE PLACE, NORTH WALES, PA 19454

PHONE 215-699-7777

www.uppergwynedd.org

June 12, 2026

SENT VIA EMAIL

Lower Salford Township

RE: Montgomery County Consortium
2026/ 2027 #2 Heating Oil Bid

To whom it may concern:

Please be advised that the bid for 2026/ 2027 #2 Heating Oil has closed. We received two bids this year with **Wilson of Wallingford** submitting the lowest bid in the amount of \$5.598 per gallon. All documents have been reviewed and are in order. The contract was awarded at the Upper Gwynedd Township Board of Commissioners Meeting on June 8, 2026.

Each participating municipality is responsible for getting their own contract fully executed. I have attached the contract. Please make sure all information is correct. Contracts can be mailed to **David J. Polidore, Commercial Fuels & Alternative Fuel Consultant, 221 Rogers Lane, Wallingford, PA 19086**. If you have any questions regarding the contracts, you may also reach **David J. Polidore** at **610-740-4233** or by email at **dpolidore@wilsonoilandpropane.com**. He will be the facilitator for each municipality, opening each account, confirming tank information, etc.

Should you have any questions, please do not hesitate to contact my office.

On behalf of the Board of Commissioners,

Sincerely,



Sandra Brookley Zadell
Township Manager

SBZ/csd

Enclosure(s): 2026/2027 #2 Heating Oil Contract

cc via email: John Chabala
File

CONTRACT

THIS CONTRACT is dated as of the 8 day of June in the year 2026 by and between TOWNSHIP OF LOWER SALFORD (hereinafter called OWNER) and Wilson of Wallingford (hereinafter called CONTRACTOR.)

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. GOODS.

CONTRACTOR agrees to sell and OWNER agrees to purchase quantities and to honor prices as designated below:

Average Posted Price in the US EIA Average

No. 2 Fuel Oil

Publication Date: March 30, 2026: \$ 5.198

Plus delivery, and so forth of: +\$ 0.40

= \$ 5.598

(per gallon)

9,000 gals. X Unit Bid Price \$5.598 = \$ 50,382.00
(Total Bid Amount)

in accordance with the Contract Documents as defined herein. Deliveries of goods are to be made at a location specified by OWNER; otherwise all deliveries shall be F.O.B. designated location.

CONTRACTOR agrees to sell and OWNER agrees to purchase during the Contract Term the goods hereinafter set forth in such quantities as may be required by OWNER for any purpose as may be herein set forth, and as set forth in the Contract Documents, as may be amended. OWNER is not obligated to purchase any specified amount of such Goods; however, it is estimated that the following quantities will be required at the prices designated:

See Exhibit C in bid documents

OWNER reserves the right to purchase upon the terms set forth herein any additional quantities which it may require during the Contract Term.

CONTRACTOR shall and will proceed to deliver the Goods as specified in the notice to proceed and to complete the Contract in a timely manner in good workmanlike manner in all respects in accordance with the provisions of this Contract and to the satisfaction of OWNER.

Article 2. CONTRACT TERM.

The Contract Term shall be as specified in Paragraph 1.B.3, General Instructions, of the Notice to Bidders.

Article 3. CONTRACT PRICE/PAYMENT PROCEDURES.

OWNER shall pay CONTRACTOR in accordance with Paragraph 1.E of the Notice to Bidders.

Article 4. PERFORMANCE BOND.

CONTRACTOR shall furnish a performance bond, in an amount at least equal to the Total Bid, as security for the faithful performance and payment of all of CONTRACTOR'S obligations under the Contract Documents. The performance bond shall remain in effect for the Term of the Contract, or until completion of the Work to the satisfaction of the OWNER. The performance bond shall be in a form as provided in the Contract Documents, except as provided otherwise by applicable laws or regulations, and shall be executed by such surety that is duly licensed or authorized in the Commonwealth of Pennsylvania and as is named in the list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (as amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All bonds signed by an agent or attorney-in-fact shall be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority shall show that it is effective on the date the agent or attorney-in-fact signed the bond.

Article 5. CONTRACTOR'S REPRESENTATIONS.

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

- 5.1 CONTRACTOR has examined and carefully studied the Notice to Bidders.
- 5.2 CONTRACTOR is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Work.
- 5.3 CONTRACTOR is aware of the general nature of Work to be performed.
- 5.4. CONTRACTOR has given OWNER written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Notice to Bidders and the written resolution thereof by OWNR is acceptable to CONTRACTOR, and the Notice to Bidders, including any Addenda thereto, are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

Article 6. CONTRACT DOCUMENTS.

The Contract Documents, which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work, consist of the following:

- 6.1 This Agreement.
- 6.2 Bid Form.
- 6.3 Performance Bond and Insurance Certificate(s).
- 6.4 Notice to Bidders.
- 6.5 Non-Collusion Affidavit

Article 7. MISCELLANEOUS.

- 7.1 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 7.2 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representative to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.
- 7.3 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intentions of the stricken provision.
- 7.4 This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

Signatures required on the following page

IN WITNESS WHEREOF, OWNER AND CONTRACTOR have signed three copies of this Agreement. One counterpart each has been delivered to OWNER and CONTRACTOR.

OWNER
TOWNSHIP OF LOWER SALFORD

By: _____

Date: _____

ATTEST: _____

Address for giving notices: 379 Main Street, Harleysville, PA 19438

CONTRACTOR _____

Date: _____

By: _____

Attest _____

Address for giving notices:



UPPER MERION TOWNSHIP PUBLIC WORKS

175 WEST VALLEY FORGE ROAD
KING OF PRUSSIA, PA 19406-1802
610-265-2606
www.umtownship.org

BOARD OF SUPERVISORS

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TOWNSHIP MANAGER/ SECRETARY-TREASURER

ANTHONY HAMADAY

TOWNSHIP SOLICITOR

FIRM OF:
Kilkenny Law

June 11, 2026

NOTICE OF CONTRACT AWARD

From: Geoffrey Hickman, Director of Public Works
To: David DeGidio, SJ Fuel South Company, Inc.
Encl: (1) Independent Contractor/Professional Services Sales of Goods & Merchandise Agreement
(2) Exhibit D: Required Forms

Subj: 2026-2027 Montgomery County Consortium of Communities Fuel Contract

Dear Mr. DeGidio,

On Thursday, June 11, 2026, the Upper Merion Township Board of Supervisors awarded the 2026-2027 Montgomery County Consortium of Communities Fuel Contract to SJ Fuel South Company, Inc. of Barrington, New Jersey for the price differentials of \$0.0800 (Regular Unleaded), \$0.0000 (Super Unleaded), and \$0.0800 (B2 Diesel). The term of this contract shall be from September 1, 2026 through August 31, 2027.

Within ten (1) business days of receipt of this Notice of Contract Award, please complete and submit to Upper Merion Township the signed copies of the following enclosures:

- Enclosure (1): Independent Contractor/Professional Services Sales of Goods & Merchandise Agreement
- Enclosure (2): Exhibit D: Required Forms

Furthermore, please furnish Upper Merion Township with a performance bond in an amount equal to fifty percent (50%) of the contract award amount, as well as a completed Certificate of Insurance listing Upper Merion Township Board of Supervisors as additionally insured. The contract award amount is \$137,954.80, calculated as the quantity of each fuel type multiplied by SJ Fuel South's respective price differential.

If there are any questions or concerns regarding this matter, please contact me at 610.205.8501.

Respectfully,

Geoff Hickman
Director of Public Works
Upper Merion Township
ghickman@umtownship.org
610.205.8501

Courtesy Copy:

Anthony Hamaday, Township Manager
Amanda Fean, Assistant Township Manager
Todd Lachenmayer, Public Works Superintendent