



Erected Into a Township in 1733
At the Center of Montgomery County

WORCESTER TOWNSHIP PLANNING COMMISSION BUSINESS MEETING MINUTES
APRIL 23, 2026

CALL TO ORDER

The meeting was called to order at approximately 7:00 PM

ATTENDANCE

Present: All Planning Commission members were present. Absent: None. Also Present: Township Manager Dan DeMeno

APPROVAL OF MINUTES

Approval of March 26, 2026 Meeting Minutes – Approved unanimously.

LAND DEVELOPMENT

2022-01 – CITY VIEW PRELIMINARY PLAN REVIEW

The Planning Commission reviewed the preliminary land development application for City View.

Discussion occurred regarding the application, consultant review comments, outstanding items, and requested waivers associated with the application.

The Planning Commission discussed the requested waivers related to stormwater management basin timing requirements, grading within five feet of property lines and rights-of-way, detention basin bottom slope requirements, varying roadway cartway widths along North Park Avenue and Germantown Pike, and the proposed sidewalk termination within the site along North Park Avenue.

Additional discussion occurred regarding building height calculations, parking and refuse operations, floodplain and riparian corridor impacts, stormwater management revisions, retaining walls, traffic and utility coordination, emergency access, landscaping, and various outstanding consultant review comments associated with the application.

The Planning Commission also discussed the revised project scope, including the reduction from 180 proposed apartment units to 144 apartment units, revisions to building and parking configurations, updated amenity areas including grilling areas, fire pits, bocce courts, a pool area, tot lot, and dog park, and the proposed streambank stabilization improvements.

Discussion also occurred regarding traffic review findings, including the proposed left-in/right-in/right-out access configuration on North Park Avenue, full movement access on Germantown Pike, transportation impact fees, roadway widening waivers, and ongoing PennDOT and Montgomery County review coordination.



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The Planning Commission recommended approval of the City View Preliminary Plan to the Board of Supervisors subject to the review letters and outstanding consultant comments by a vote of 4-0-1, with Commissioner Andorn abstaining.

LD 2025-06 – 1616 WHITEHALL FARM IMPROVEMENTS PRELIMINARY PLAN REVIEW

This item was removed from the agenda at the applicant's request.

OTHER BUSINESS

Small Projects Process

The Planning Commission discussed the proposed Small Projects Process Ordinance for Land Development.

Discussion included the purpose of the ordinance, applicability, review procedures, and administrative considerations. Feedback was provided by the Planning Commission that the proposed ordinance may allow too many projects to qualify for the streamlined process and that additional review of the thresholds and applicability criteria may be warranted. Some members also expressed the opinion that all land development applications should continue to be subject to Planning Commission review.

No formal action was taken on the proposed Small Projects Process Ordinance for Land Development. The Planning Commission discussed the ordinance and agreed to continue the discussion and bring the matter back at the May meeting for further review.

Respectfully submitted,

Dan DeMeno
Township Manager

Ordinance No. 2026-XX

WHEREAS, the Board of Supervisors of Worcester Township is authorized to enact and amend ordinances pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq.; and

WHEREAS, the Board of Supervisors has determined that amendments to Chapter 130 are necessary to clarify terminology and establish a consistent and efficient process for the review of minor subdivision and land development applications; and

WHEREAS, the proposed ordinance has been submitted to the Montgomery County Planning Commission for review and recommendation; and

WHEREAS, the Worcester Township Planning Commission has reviewed the proposed ordinance at a public meeting and provided recommendations to the Board of Supervisors; and

WHEREAS, the Board of Supervisors has conducted a duly advertised public hearing pursuant to law.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

Section 1. Terminology Revised.

Chapter 130, §130-6 (Terminology), is hereby amended to revise and add the following terms:

SUBDIVISION

The division, redivision, consolidation, or lot line adjustment of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines, for the purpose, whether immediate or future, of lease, partition by the court, distribution to heirs or devisees, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street, easement of access, or residential dwelling, shall be exempted.

LAND DEVELOPMENT

The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:

A. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot, regardless of the number of occupants or tenure; or

B. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of streets, common areas, leaseholds, condominiums, building groups, or other features.

The term shall not include those activities specifically excluded under the Pennsylvania Municipalities Planning Code.

LOT LINE ADJUSTMENT

The reconfiguration of lot lines between two or more contiguous lots, tracts, or parcels where no additional lots are created and no new building lot results. A lot line adjustment constitutes a subdivision and may be processed as a minor plan in accordance with this chapter.

CONSOLIDATION

The combination of two or more contiguous lots, tracts, or parcels into a single lot. A consolidation constitutes a subdivision and may be processed as a minor plan in accordance with this chapter.

MINOR PLAN

A subdivision or land development plan that meets the criteria set forth in §130-35.3 and is eligible for processing in accordance with that section.

Section 2. Amendment to §130-35.1 (Minor Plan Submission).

Chapter 130, §130-35.1 is hereby amended to read as follows:

§130-35.1 Minor Plan Submission

Minor plans, as defined in §130-6, shall comply with the requirements of this chapter.

Minor plans shall include the information required for a preliminary plan. The Township may waive requirements that are not necessary to evaluate the application based on the scale, scope, and impacts of the proposed development.

Section 3. Amendment to §130-35.2 (Plan Submission and Revisions).

Chapter 130, §130-35.2 is hereby amended to read as follows:

§130-35.2 Plan Submission and Revisions

All applications for subdivision or land development approval shall be submitted not less than 30 days prior to the Planning Commission meeting at which the application is requested to be considered. Applications shall include a digital submission in a format acceptable to the Township. Only complete applications shall be scheduled for Planning Commission review.

All plan revisions submitted for review shall be submitted not less than 30 days prior to the Planning Commission or Board of Supervisors meeting, as applicable, at which the plan is to be considered.

All plan revisions shall be accompanied by a report specifying the changes made to each plan element, including specific references to review comments made by the Township Engineer.

Section 4. Addition of §130-35.3 (Minor Plan Processing and Review).

Chapter 130 is hereby amended to add a new §130-35.3 to read as follows:

§130-35.3 Minor Plan Processing and Review

Minor plans may be processed in accordance with this section and may be eligible for administrative review and approval, including exemption from Planning Commission review, where the proposed subdivision or land development is limited in scope and impact.

A plan may be classified as a minor plan where it meets all the following criteria:

- A. The plan involves a lot line adjustment, consolidation, or subdivision creating no more than two lots.
- B. The plan does not propose the construction of a new street or extension of public or private utilities.
- C. The plan does not create more than 10,000 square feet of new impervious surface or building area.
- D. The plan does not involve more than 10,000 square feet of earth disturbance and does not require the installation of engineered stormwater management facilities beyond those required for minor regulated activities under Chapter 129 (Stormwater Management).
- E. The plan shall not result in impacts to adjoining properties, public infrastructure, or natural resources that, in the judgment of the Township, warrant full subdivision or land development review.
- F. The plan complies with applicable zoning requirements, or any required zoning relief has been obtained.
- G. The plan does not propose the establishment of a new principal commercial use that requires or includes additional impervious coverage, parking, access changes, or other exterior site improvements.

H. The proposed application, when considered together with any prior subdivision or land development approvals, permits, or construction undertaken on the same tract or on contiguous lands under common ownership or control within the preceding five (5) years, shall not exceed the thresholds established in this section.

The intentional segmentation or phasing of a project to avoid classification as a land development or to qualify as a minor plan is prohibited. Where the Township determines that a series of applications constitutes a single development project, the cumulative impacts shall be considered, and the application shall be processed as a full subdivision or land development.

Minor plans meeting the above criteria may be reviewed and approved administratively and may be exempt from Planning Commission review.

All plans, including minor plans, shall require formal approval by the Board of Supervisors.

The Township reserves the right to require full subdivision or land development review where warranted by the nature, scale, or potential impacts of the proposed application.

Section 5. Repealer.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 6. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions.

Section 7. Effective Date.

This ordinance shall take effect immediately upon enactment.

ENACTED AND ORDAINED this ___ day of _____, 2026, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 23, 2025

Mr. Dan DeMeno, Township Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, PAennsylvania 19083

Re: MCPC #25-0205-001
Ordinance Amendments: Small Projects Process
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced subdivision and land development ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 26, 2025. We forward this letter as a report of our review.

BACKGROUND

The township is proposing to make amendments to the Subdivision and Land Development Ordinance (SALDO) to include definitions for Small Project Process and other "minor land development" clarifications. The township's SALDO, Chapter 130 of the Township Code, currently provides a narrative description of minor plan processes (§ 130-35.1) but does not contain consistent, codified definitions. In addition, the Code defines "minor land development" under a 1,500-square foot/25% addition threshold, while the newly drafted Small Project Review process proposes a 10,000-square foot threshold. Without harmonization, these differences would create internal inconsistencies in the Code.

The proposed ordinance amendment creates a new §130-35.3 establishing a Small Project Review process for residential and nonresidential plans with less than 10,000 square feet of additional impervious surface and less than 10,000 square feet of additional building area. It provides exemptions from Planning Commission review where projects meet clear criteria and authorizes limited administrative review for qualifying projects in industrial zoning districts.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Worcester's intent to clarify the process for small projects in the SALDO. MCPC generally agrees with the statements in the Memorandum dated September 26th detailing



the reason behind the changes. These amendments will address administrative and potential issues in the current waiver of land development practice and will provide a clear legislative framework around the small projects process.

CONCLUSION

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed subdivision and land development ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoffrey Vaughn", with a long horizontal flourish extending to the right.

Geoffrey Vaughn, PLA, ASLA - Design Section Manager
geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: Christian Jones, Assistant Township Manager

TOWNSHIP OF WORCESTER
Montgomery County, Pennsylvania
ORDINANCE NO. 2026-___

AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 150 (ZONING) OF THE CODE OF THE TOWNSHIP OF WORCESTER TO ADD A NEW ARTICLE XXII ENTITLED "DATA CENTERS," TO AMEND THE LI LIGHT INDUSTRIAL DISTRICT USE REGULATIONS TO INCLUDE DATA CENTERS, LIMITED DATA CENTERS, AND ENERGY GENERATION FACILITIES AS CONDITIONAL USES, AND TO ADD REGULATIONS GOVERNING ENERGY GENERATION FACILITIES; PROVIDING FOR DEFINITIONS, STANDARDS, AND REGULATIONS; AND PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

SECTION 1. AMENDMENT TO USE REGULATIONS

The LI Light Industrial District provisions of Chapter 150 are hereby amended to include the following uses:

Data Center — Conditional Use, subject to Article XXII.

Limited Data Center — Conditional Use, subject to Article XXII.

Energy Generation Facility — Conditional Use, subject to §150-273.

SECTION 2. AMENDMENT TO CHAPTER 150

Chapter 150 is hereby amended to add a new Article XXII as follows:

ARTICLE XXII

DATA CENTERS

§150-253. Definitions

DATA CENTER — A facility used primarily for the housing, operation, and maintenance of computer servers, data storage systems, and related equipment, including associated infrastructure.

DATA CENTER CAMPUS — A coordinated development consisting of one or more buildings or phases on a unified tract.

DATA CENTER ACCESSORY USE — A use customarily incidental to a data center and not including energy generation systems used for normal operations.

LIMITED DATA CENTER — A facility used primarily for the housing, operation, and maintenance of computer servers, data storage systems, networking equipment, and related infrastructure that:

- A. Contains less than 100,000 square feet of gross floor area;
- B. Utilizes exclusively air-cooled, closed-loop, or other non-evaporative cooling systems;
- C. Does not utilize cooling towers or evaporative water consumption for routine operations;
- D. Has a maximum electrical demand not exceeding 10 megawatts;
- E. Does not include cryptocurrency mining, blockchain transaction validation, digital asset mining, proof-of-work computation, or similar high-intensity computational operations primarily intended for the creation, validation, exchange, or processing of digital currency or blockchain-based assets;
- F. Does not include primary on-site electrical generation facilities except emergency backup generators permitted by this Chapter; and
- G. Is not operated as a hyperscale, campus-style, or phased multi-building data center development.

SENSITIVE RECEPTOR — Residential uses, schools, hospitals, daycare facilities, nursing homes, and similar uses.

ENERGY GENERATION SYSTEM — A facility designed to produce electricity for use by a data center.

Any facility substantially engaged in high-density computational processing, server hosting, cloud computing, colocation services, artificial intelligence model training, blockchain operations, or digital data processing shall be considered a Data Center or Limited Data Center for purposes of this Chapter.

§150-254. Purpose

This Article regulates data centers as a high-intensity industrial use to protect public health, safety, and welfare.

§150-255. Use Regulations

A. Data centers shall be permitted only by conditional use in the LI District in accordance with §150-215.

B. Data centers shall not be permitted in any other district.

- C. The standards of this Article shall supersede where more restrictive.
- D. The applicant bears the burden of proof.
- E. Compliance shall not create a presumption of approval.
- F. Where evidence is conflicting, incomplete, or inconclusive, the application shall be denied.
- G. Unless otherwise specified herein, all dimensional, bulk, and area requirements of the LI Light Industrial District shall apply.
- H. All data center developments shall be subject to land development approval in accordance with Chapter 130.
- I. Energy generation facilities shall be regulated in accordance with §150-273 and shall not be permitted as an accessory use.
- J. For purposes of this Article, “adverse impact” shall mean a measurable, negative effect on public health, safety, welfare, infrastructure, or natural resources, as determined by the Township based on competent evidence.
- K. The standards of this Article shall be interpreted cumulatively.
- L. Limited Data Centers may be permitted only by conditional use within the LI Light Industrial District subject to the requirements of this Article and §150-255A through §150-255Q.
- M. Limited Data Centers shall comply with all requirements applicable to Data Centers unless expressly modified herein.
- N. Notwithstanding §150-256, a Limited Data Center shall require a minimum tract area of 15 contiguous acres under unified control.
- O. Notwithstanding §150-257, a Limited Data Center shall maintain:
- (1) A minimum setback of 150 feet from all property lines; and
 - (2) A minimum separation distance of 500 feet from any residential use or sensitive receptor.
- P. The maximum permitted gross floor area of a Limited Data Center shall be 100,000 square feet.
- Q. Any facility exceeding one or more of the thresholds established for a Limited Data Center shall be classified as a Data Center and shall comply with all requirements applicable to Data Centers under this Article. No phased expansion, subdivision, increase

in electrical demand, additional principal building construction, or operational modification shall occur that results in exceedance of the Limited Data Center thresholds without approval of a new conditional use application as a Data Center.

§150-256. Minimum Tract Requirements

A. A minimum of 90 contiguous acres under unified control is required. Parcels separated only by an existing public street or utility right-of-way may be considered contiguous where all parcels remain under unified control. Unified control shall be established by a recorded agreement, deed restriction, or other legally enforceable instrument acceptable to the Township Solicitor, running with the land and prohibiting subdivision, lease, conveyance, condominiumization, lot add-on, easement creation, or other transfer that results in noncompliance.

B. Direct access to a public street is required.

C. Access via easements, private streets, or residential streets is prohibited.

D. All analyses shall evaluate full build-out regardless of phasing.

§150-257. Setbacks and Separation

A. Minimum setback of 250 feet from all property lines.

B. Minimum separation of 1,000 feet from any residential use or sensitive receptor.

C. No reduction permitted.

§150-258. Energy Generation and Backup Power

A. Temporary generators, mobile power generation units, trailer-mounted generation units, or similar temporary or portable energy infrastructure shall be prohibited except during bona fide emergencies or utility outages not exceeding 30 consecutive days.

B. Energy generation for normal operations shall be regulated as a separate principal use and shall not be permitted as an accessory use to a data center.

C. Backup generators shall be permitted only for emergency use.

D. Generators shall meet EPA Tier 4 standards, be limited to emergency use and testing not exceeding 100 hours per year, and shall not be used for grid supply, peak shaving, cryptocurrency operations, merchant power sales, or participation in demand response programs.

E. The applicant shall demonstrate no adverse impacts.

F. No data center shall rely upon an energy generation facility unless such facility is separately approved in accordance with §150-273.

G. Limited Data Centers shall not include on-site primary energy generation facilities.

H. Battery energy storage systems exceeding accessory emergency backup needs shall be prohibited unless separately approved as part of an Energy Generation Facility conditional use.

§150-259. Energy Usage Plan

A. A plan prepared by a professional engineer shall be submitted.

B. The plan shall identify demand, supply, and interconnection status.

C. The applicant shall demonstrate, through utility documentation and engineering analysis, that sufficient capacity exists without adverse impact to grid reliability. Such documentation shall include written confirmation from the applicable utility provider where available.

D. All analyses shall evaluate full build-out conditions regardless of proposed phasing.

E. Failure to demonstrate adequate power availability shall be grounds for denial.

§150-260. Water Supply and Hydrogeologic Impact

A. Public water shall be required where available.

AA. The routine off-site importation or exportation of water for cooling operations shall be prohibited.

B. Groundwater use is prohibited unless no feasible alternative exists.

C. A hydrogeologic analysis shall demonstrate no adverse impact to groundwater, surface water, or existing users. The Township may require peer review of such analysis at the applicant's expense.

D. All analyses shall evaluate full build-out conditions regardless of proposed phasing.

E. Failure to demonstrate no adverse impact shall be grounds for denial.

§150-261. Wastewater

A. Public sewer shall be required where available.

B. Private systems require a feasibility study.

C. Discharge of untreated wastewater is prohibited.

§150-262. Construction Activity Regulations

A. Construction activity associated with a Data Center, Limited Data Center, or Energy Generation Facility shall be limited to the hours of 7:00 a.m. through 7:00 p.m. Monday through Saturday unless otherwise approved by the Township for demonstrated public safety or emergency reasons.

B. No construction activity shall occur on Sundays or federally recognized holidays except in cases of emergency.

C. The Township may impose additional construction traffic routing, staging, or scheduling limitations as necessary to protect public infrastructure and adjacent properties.

§150-262A. Fiscal and Public Infrastructure Impact Analysis

A. The Township may require submission of a fiscal impact analysis evaluating anticipated impacts upon emergency services, roadway infrastructure, stormwater infrastructure, utility systems, and municipal operations.

B. The Township may require mitigation measures, financial security, roadway bonding, or reimbursement agreements necessary to offset projected public costs attributable to the proposed use.

§150-262B. Traffic Impact

A. A PennDOT-compliant traffic study shall be submitted.

B. The applicant shall fund all required improvements.

C. The applicant shall identify anticipated construction traffic, oversized equipment deliveries, emergency access routes, and long-term truck traffic associated with equipment replacement and facility operations.

D. The Township may require routing restrictions, roadway improvements, intersection improvements, traffic signal modifications, or bonding necessary to protect public infrastructure and safety.

§150-263. Noise

A. Sound shall not exceed 40 dBA between 7:00 p.m. and 7:00 a.m. and 45 dBA between 7:00 a.m. and 7:00 p.m. at the property line.

B. Sound shall not exceed ambient levels by more than 5 dBA.

C. Pre- and post-construction studies are required.

D. The Township may require ongoing monitoring.

E. Any exceedance constitutes a violation.

§150-264. Utility Infrastructure

A. Electrical substations, switching stations, transformers, utility compounds, and similar infrastructure constructed principally to serve a Data Center or Limited Data Center shall be considered part of the Data Center development for purposes of review and compliance with this Article.

B. All such facilities shall comply with the setback, buffering, screening, noise, and operational standards applicable to the principal use.

§150-264A. Buffering and Screening

A. A minimum 50-foot buffer yard shall be provided.

B. Buffers shall include berms, evergreen planting, and screening sufficient to mitigate impacts year-round.

C. No activity shall occur within buffer areas.

D. Outdoor storage, outdoor equipment staging, storage containers, and outdoor mechanical equipment not expressly approved by the conditional use decision shall be prohibited.

E. Mechanical equipment, cooling infrastructure, transformers, substations, and emergency power infrastructure shall be screened from view from adjacent streets and residential properties to the maximum extent feasible as determined by the Township.

§150-265. Thermal Impacts and Heat Island Effect

A. A Thermal Impact Study shall be required.

B. Baseline conditions shall be established through pre-construction monitoring conducted in accordance with a methodology acceptable to the Township Engineer.

C. All analyses shall evaluate full build-out conditions regardless of proposed phasing.

D. No off-site thermal impact shall be permitted.

E. Waste heat shall be controlled, contained, or reused.

F. Water-based cooling shall not be the primary mitigation unless no feasible alternative exists and no adverse impact to water resources will occur.

G. Limited Data Centers utilizing exclusively air-cooled or closed-loop cooling systems shall not utilize evaporative cooling towers unless approved as a modification to the conditional use approval upon demonstration that no adverse impact will occur.

§150-266. Integrated Performance Standards

- A. All performance standards shall be met simultaneously.
- B. Compliance with one standard shall not result in noncompliance with another.
- C. All analyses shall reflect full build-out and peak operating conditions.
- D. The applicant shall demonstrate compliance with all applicable standards concurrently under peak operating conditions.
- E. Failure to demonstrate simultaneous compliance shall be sufficient grounds for denial.

§150-267. Independent Technical Review

- A. The Township may retain independent consultants to review all technical submissions.
- B. All costs shall be borne by the applicant.
- C. The Township may require escrow funding and replenishment.
- D. No application shall be deemed complete until required escrow funds have been deposited.
- E. Additional data or revised analyses may be required.
- F. The Township shall not be required to act on any application until all requested technical reviews are completed. Any applicable municipal review periods may be extended by mutual written agreement of the applicant and the Township where necessary to complete such review.
- G. Failure to comply shall render the application incomplete.

§150-268. Post-Construction Verification and Certificate of Occupancy

- A. No certificate of occupancy shall be issued until compliance with all standards is demonstrated.
- B. Testing shall be conducted under conditions reasonably approximating maximum permitted operational capacity.
- C. The Township may require independent verification at the applicant's expense.
- D. The Township may require ongoing monitoring and reporting.

E. The Township may impose operational limitations necessary to achieve compliance, including limitations on electrical load or equipment operation.

F. Construction or installation shall not create a right to operate in violation of this Chapter.

G. Failure to demonstrate compliance shall result in denial of occupancy or limitation of operations. Such limitations may remain in effect until compliance is demonstrated to the satisfaction of the Township.

§150-269. Emergency Services

A. An Emergency Response Plan shall be required and coordination with emergency services shall be demonstrated.

B. The applicant shall provide documentation demonstrating compliance with applicable NFPA standards and all applicable fire code requirements.

C. The applicant shall disclose all hazardous materials, battery systems, cooling agents, suppression systems, fuels, and related materials proposed for use at the facility.

D. Fire suppression systems and hazardous material containment systems shall be designed to prevent contaminated runoff, groundwater contamination, or uncontrolled off-site discharge during emergency events.

E. The Township may require review by the Township Fire Marshal, emergency management personnel, or independent fire protection consultants at the applicant's expense.

§150-270. Decommissioning

A. A decommissioning plan shall be required.

B. Financial security shall be posted and maintained.

C. The Township may enforce removal upon failure to comply or abandonment.

§150-271. Abandonment

A. A data center shall be deemed abandoned after 12 months of inactivity.

B. Approval shall expire if construction does not commence within 18 months.

C. Restoration may be required.

D. Reduction of operations below 25% of approved operational capacity for a continuous period of 12 months may constitute evidence of abandonment as determined by the Township based upon competent evidence.

E. Upon abandonment, all equipment, utility infrastructure, foundations, fencing, and related improvements shall be removed unless otherwise approved by the Township.

§150-272. Conditional Use Findings

Approval shall be granted only upon determination that all standards are satisfied. The Board may rely upon the reports and conclusions of its consultants in making such determination. Failure to satisfy any requirement shall be sufficient grounds for denial. The burden of proof shall remain with the applicant at all times. The Board of Supervisors may attach such reasonable conditions and safeguards as necessary to implement the purposes of this Article and the Township Code.

SECTION 3. ADDITION OF §150-273. ENERGY GENERATION FACILITIES

§150-273. Energy Generation Facilities

A. Purpose. To regulate large-scale energy generation facilities to protect public health, safety, and welfare.

B. Applicability. Energy generation facilities shall be permitted only by conditional use in the LI District and shall not be permitted in any other zoning district. Energy generation facilities shall comply with all applicable provisions of this Chapter.

C. Relationship to Data Centers.

(1) An energy generation facility proposed to serve a data center shall not be approved unless the data center independently complies with this Chapter.

(2) Approval shall not create a presumption of approval for a data center.

(3) An energy generation facility shall not be approved as a precursor to, or in anticipation of, a data center that has not received conditional use approval.

D. Minimum Tract. Minimum 50 acres; however, where an energy generation facility is proposed to serve a data center, the tract shall meet the minimum tract requirements applicable to data centers.

E. Setbacks. Minimum 300 feet from property lines and 1,000 feet from residential uses.

F. Noise. Shall comply with §150-263.

G. Air Emissions. Must comply with all applicable federal and state regulations.

H. Traffic. Traffic study required; applicant funds improvements.

I. Buffering. Minimum 75-foot buffer with screening.

J. Operations. The Township may impose reasonable operational limitations necessary to ensure compliance with the standards of this Chapter.

K. Integrated Performance. All standards must be met simultaneously, including those applicable to data centers where relevant.

L. Independent Review. Subject to §150-267.

M. Conditional Use Findings. Failure to meet any requirement shall result in denial. The burden of proof shall remain with the applicant at all times.

N. Enforcement. Energy generation facilities shall be subject to the enforcement provisions of this Chapter, including operational limitations where necessary to ensure compliance.

SECTION 4. REPEALER

All inconsistent ordinances are repealed.

SECTION 5. SEVERABILITY

If any provision is held invalid, the remainder shall remain in effect.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect upon enactment.

ENACTED AND ORDAINED this ___ day of _____, 2026.

TOWNSHIP OF WORCESTER
BOARD OF SUPERVISORS